

From: Fengyun Li

Sent: Tuesday, May 14, 2019 12:34 AM

To: Clerks Richmondhill <clerks@richmondhill.ca>

Subject: Application 11488 Yonge Str and 49 Gamble Rd(SW corner). Council meeting May 14th.

To COUNCIL, CITY OF RICHMOND HILL,

I attended the All Council Meeting on May 7th, 2019. I am very disappointed that a vote per the Staff Report was deferred with regards to this proposed development. In addition, I continue to have several concerns about the proposed development.

1)In the Staff report, (Page 14 – the paragraph towards the bottom – titled Access). “In terms of access, the Region of York has directed that the proposed easterly access onto Gamble Road will be restricted to right-in/right-out operation only to serve the proposed apartment building and access will not be permitted to Gamble Road for the townhouse portion of the development, rather it is to be provided through Royal Chapin Crescent to the South.” However, Michael Manett, Agent for [2515756](#) Ontario Inc. assured Council at the May 7th meeting that there would be no roadway access from the development onto Royal Chapin Crescent, only a pedestrian walkway. They are contradicted. Which one should I believe?

2)Royal Chapin Crescent is a very small community, and [11488 Yonge](#) and Gamble south and west corner also is a tiny parcel of land, where only have a bungalow on the property currently. To build an 8 story condo and 56 units of stacked townhouses will drastically increase the population density and traffic density. It will over develop this small land.

3)According to the design drawing, the condo will only have 8 surface parking spots for 141 units the stacked townhouses will only have 3 surface parking spots for 56 units. This obviously not enough for the new residents and their guests. As the closest neighborhood, Royal Chapin Crescent will meet street parking issues inevitably in the future.

4)The development will build on the flood plain and will build so close to the water. Is it safe for the new development and our existing community?

5)The new development will build immediately adjacent to Yonge and Gamble intersection. That means 200 families will move in in the future. I do not think adding so much population at a big intersection is reasonable.

Regards,
Fengyun Li

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