

BayMills RPA
45 Leno Mills Avenue
Richmond Hill, ON
L4S 1C2

City Clerk
The Corporation of the City of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, ON
L4B 3P4

June 18, 2019

Re: D01-18008 and D02-16036
430518 Ontario Limited proposal for 0 Elgin Mills Road East

Dear Mr. Stephen M.A. Huycke, City Clerk,

I am the President of the BayMills RPA and represent over 1000 ratepayers who live to the west of the subject property. I am writing to provide feedback on this proposal and if there is an opportunity to provide verbal feedback at the June 19, 2019 7:30pm meeting, I would like to be added to the speaker's list.

We do not support the current proposal and have the following concerns with the proposal:

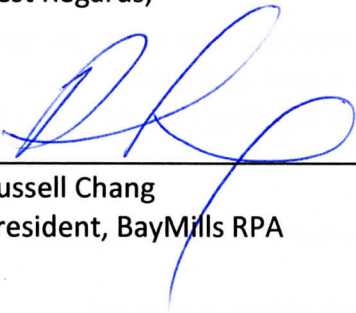
- 1) **The proposed 9 and 14 storey buildings** (15 stories if you include the proposed mechanical penthouse) **are NOT compatible with the developments in the surrounding neighbourhood – Guiding Principle #4 of the North Leslie Secondary Plan.** The surrounding area is a mix of townhouses, freehold houses, mixed commercial with proposed 6 story buildings (on the SE corner of Bayview and Elgin Mills).
- 2) **The proposed 14/15 storey building heights violate** sections 9.6.2.3 and 9.6.3.2 (g) of the North Leslie Secondary Plan which place limits on heights of Medium/High Density Land use to 10 storeys and Mixed Use Commercial / Residential to 4 storeys. Such 14 /15 storey buildings belong on the high-density corridors such as Yonge St. and Hwy. 7.
- 3) **Residents have a Right to Light.** There were no shade studies posted on the Richmond Hill website. If not already included in the proposal, we would recommend that one be requested of the developer as some of the townhouses to the north of the 9 and 15 storey buildings in the same proposed plan will likely be light challenged during the day.

- 4) **Insufficient greenspace?** The proposed plan does not seem to have much green space for the residents to utilize, unless the wetlands to the north of the property is considered as such. Nonetheless, we want to make sure that the developer follows the City of Richmond Hill's planning principles for green space allowances.

- 5) **Why so many exceptions?** We believe that the proposed development of the land should adhere to the policies, guidelines set forth in the existing Official Plan as well as the City of Richmond Hill's zoning by-laws. the City of Richmond Hill Planning Department's Staff Report cites several exceptions – on pages 5 and 6 - over and above the building heights - to the proposed C1 Zone standards, By-law 55-15. Such exceptions need to be adjusted to meet the standards, not approved.

We thank the City and the developer for the opportunity for this consultation and opportunity to provide feedback on this proposal. We look forward to continue to work together with the developer and City of Richmond Hill to help develop the surrounding neighbourhood in a manner that is consistent with the Official Plan and Richmond Hill by-laws, planning policies and guidelines.

Best Regards,



Russell Chang
President, BayMills RPA

Cc
Senior Planner Jeff Healey
Councillor Tom Muench
Councillor Castro Liu
Regional Councillor Joe DiPaolo
Regional Councillor Carmine Perrelli
Mayor David Barrow