

From: Marney Pollock
Sent: Tues Sept 17 2019 8:28 AM
To: Clerks Richmondhill
Subject: Agenda item 13.3 proposed development at Yonge and Harding

I want to comment on this proposed development for the Harding/Yonge location proposed by Metroview. It is proposed that 22-storey buildings be erected. That is too high for that location.

Yes, across the street there was a 22-storey building approved by OMB -- that is site specific and does not translate to what is acceptable across the road. At the location at Yonge and Harding there is a 14 or 15-storey condo on the South East corner, and residences behind it. There must be a transition from the height of the condo to the low residences. That is in the Official Plan. To have a very high tower overlooking these residences means that privacy is encroached upon and light is changed. If you are at the top of that tower you can see a long way into the residential neighbourhood. This must be considered.

In contrast, across the street, the approved 20 and 22-storey buildings that have been approved are located in a field, with no residential buildings around it. There is no comparison of the impacts of these two building locations (east and west of Yonge) on neighbours.

I strongly urge you to consider that residents who have been here for many, many years deserve a better fit than what is proposed -- actually they deserve a dwelling that FITS with the residents homes and also with the condo that is to its south. That still provides for intensification that the Ontario government demands. Planning and Council need to satisfy ALL requirements of the Official Plan, the Ontario Government's mandate and Residents needs. Please send this proposed development request back to the developer for reworking.

Pat Pollock

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