



September 11th, 2017

Salvatore Aiello, Manager of Development, Subdivisions
Katherine Faria, Planner II
Town of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, Ontario L4B 3P4

Subject: Zoning By-law Amendment – Igor Kotler – D02-16030
(SRPRS.17.047)

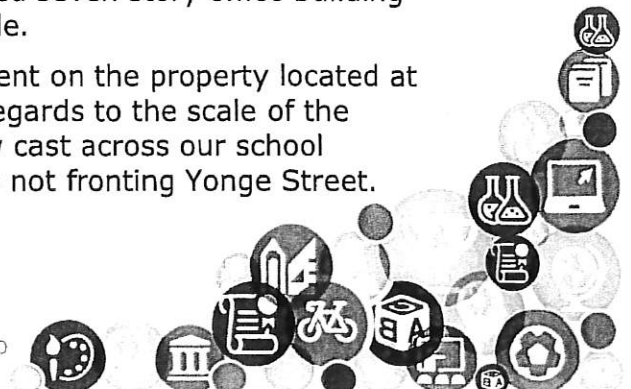
Mr. Aiello, Mrs. Faria:

The Conseil scolaire (CS) Viamonde is the property owner for the École Secondaire Norval-Morrisseau (51 Wright Street), a secondary school that abuts the subject property (located at 35 Wright Street ("the property")) to the north and west.

We have read the Staff Report SRPRS.17.047 and have several concerns with regards to the proposed zoning by-law amendment which would facilitate the construction of a seven storey (six plus at-grade floor space) office building ("the building"):

- École secondaire Norval-Morrisseau opened in 2012 following a major construction project: the CS Viamonde invested heavily to restore and enhance the heritage character of the school building (which is designated heritage). The proposed development does not compliment the character (design, scale, and architectural features) of the neighbourhood and the adjacent heritage school building.
- With the school property located to the west and north of the property, the building would cast a shadow across the school and school yard. Since no shadow study has been submitted, the extent of shadowing cannot be determined.
- Although the property is located within the Uptown District and building heights of six to eight storeys are permitted (in accordance with Sections 4.3.1.1), a property "without direct frontage on Yonge Street should generally include low density residential, medium density residential and office uses." The proposed seven story office building does not conform with the intended scale.

The CS Viamonde is not opposed to development on the property located at 35 Wright Street but we have concerns with regards to the scale of the proposed development, the amount of shadow cast across our school property, and the intended uses for properties not fronting Yonge Street.



We would be happy to further discuss our comments with the Town of Richmond Hill, if needed. Please do not hesitate to contact Daniel Stojc, Supervisor of Planning, at (416) 614-5932 or myself at (416) 614-5917 should you have any questions or require any clarifications.

Sincerely,



Miguel Ladouceur,
Director of Building, Maintenance and Planning
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Conseil scolaire Viamonde
csvgiamonde.ca

*tout est
possible*