

By email:

Feb 17, 2020

To: City of Richmond Hill  
225 East Beaver Creek Road  
Richmond Hill, Ontario,  
L4B 3P4

**Re: Planning Application Resubmission: 9929,9935 and 9939 Yonge Street; and 186 and 188 Church St South by Metroview Development (Elmwood) Inc. (City Files D01-18004 & D02-18029);LPAT files number PL190574 and PL190575**

Dear City Council,

I drove around the neighbourhood this morning and counted the number of houses. There are roughly 200 within the boundary S. of Major MacKenzie Ave East, E. of Church St., N. of Harding and W of Cedar. The 4 proposals – 2 on Yonge St. backing on Church and 2 additional developments proposed on Church St. would give a total of 742 residential units not adding the proposed townhouses on the south side of Major MacKenzie Ave East from Lawrence to Lennox. **These proposals are all within a distance of 550 meters!**

It will increase our population density 400%, adding more traffic congestion in the neighbourhood resulting in more accidents, hazards, overuse of infrastructures and sadly crime. We are in the immediate area south of the designated historic residential area of Richmond Hill which is supposed to retain the old character of the town. Why can't these developments go north of Elgin Mills where they will have access to public transit also if that is what they are looking for.

With the new proposed Metroview development which will be accessed through Elmwood where Mariann Nursing Home is located, there will be devastating consequences to the residents there because a lot of them go outside the home for walk in their walkers and wheelchairs. Are these elder people in need of help going to lose their freedom of movement or risk being injured or losing their lives? Furthermore, none of the other existing buildings around are **20 stories and on an elevated vantage point**. The particular site at Yonge and Elmwood will serve as an unnecessary 'Mini CN Tower' where it stands out like a sore thumb and reduces privacy of all neighbours. It will set a precedent for other developers to appeal directly to LPAT. The four developments referred to includes files: Metroview (D01-18004,D02-18029 and D08-18056), the others are D01-12011 and D02-12132 and D06-12100 for a 8 story building consisting of 82 residences on Church St, a **high density mixed use** residential/commercial development with 270 apartments and 7 townhouses on Church (D01-16005 and D02-16034) and D01-14002,D02-14006 for a 15 story **mixed use** with 120residences and retail space at Yonge and Harding. These **TEN** file numbers are taken from the posting as of today, From the mailing from the City, City file D08-18056 was left out. I am not sure if it was approved already or not being appealed.

Sincerely yours,  
Tuan Mai  
214 Ruggles Ave

CC: Tome Kondinski (LPAT)