

**From:** Mark Wang

**Sent:** Friday, July 17, 2020 9:46 AM

**To:** Clerks Richmondhill <[clerks@richmondhill.ca](mailto:clerks@richmondhill.ca)>; David West <[david.west@richmondhill.ca](mailto:david.west@richmondhill.ca)>

**Subject:** Oppose developing plan at 10684 and 10692 Yonge Street

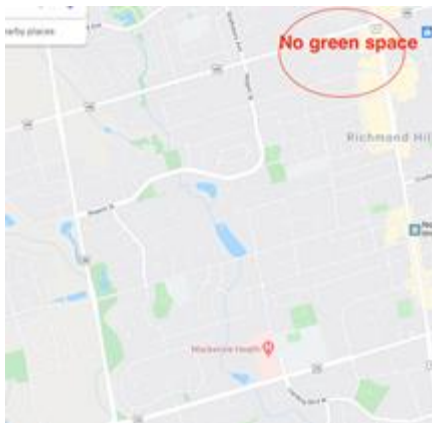
To all of Council,

My name is Mark Wang, resident at 81 Arten Ave, Richmond Hill, ON L4C 0X6.

I am opposed to the proposal development plan at 10684 and 10692 Yonge Street. This site should be a commercial, not a high-rise residential.

My concerns are:

1. **The neighbourhood already lacks for the green spaces and parks.** The Mill Pond community is well known for its sustainable development with balance between green spaces and population densities. But the Northeast corner of the Mill pond has been already over developed with high population (commercial buildings, houses and townhouses), and there is no big green space in this corner like the rest of the Mill pond. If more people come to this area, the existing problem is getting worse.



2. **The high density population building does not fit with the character of the surrounding neighborhood. (Official Plan 4.9.1)** The surrounding buildings on either side of the site are commercials (North and South on Yonge street). The West side (Arten and Oxford) is residential with single houses. The proposal of the high-rise apartment building should not exist in this area. There is no transition of heights with adjacent buildings. The 45 degree angular view This site should be a commercial site, not residential.
3. **The quiet residential neighborhood can not support heavy traffic.** There is an existing heavy traffic issue and noise issue on the Elgin Mills, and intersection between Yonge and Elgin Mills. Many people are using Arten Ave, Vomano street and Oxford Street as through traffic during the rush hours. If the population density increased, the traffic issue would get worse, which will impact both the safety and environment of our neighborhood.

4. **The proposed plan does not follow the Richmond Hill Official Plan, (Official Plan 3.4.1).** Yonge and Egin mills is not one of major gateways, nor one of the LDAs in Richmond Hill. (4. Land Use policies and 4.9). 4.9.1 states the area is a low-density residential, and high-density residential should not build in this area. The building height is not following with the Richmond Hill Skyline and it breaks the significant views mentioned in the Official plan ( 3.4.1.)
5. **The quality of the community is deceased.** The surrounding neighborhood properties are paying high property tax and are well maintained. The value is heavily impacted by this proposed building. The skyline is changed, and the view is blocked.
6. **The community safety and security risks are increased.** Arten and Oxford community are quiet areas. If the population density is increased, the safety and security risks are increased as well, which will negatively impact the existing residents.
7. **The existing public facilities, schools, hospitals and resources could not be overstressed.** The Mackenzie Hospital is already "... one of the busiest emergency departments in Ontario and there's not enough space, beds or resources to care for the number of patients." The building with heavy population density should not exist in this area to prevent public resources scarcity.

In conclusion, this site should be a low-rise commercial, the residential building does not fit with neither surrounding communities nor the Richmond Hiill Official Plan. The Council should carefully make the decisions, and listen to the voice from our communities. The developer should follow and read the Richmond Hill Official plan and take social responsibilities to take care of the surrounding communities. The developer needs to rethink their proposal before presenting it to the city and to the public to minimize use of the public resource to hold the public meetings. The developer should stop the residential development.

All of my neighborhoods are very concerned about the negative impact of this development on both our community and our city. Our neighborhoods are willing to see Council to follow their tax-payers' voice and reject the residential development.

Best regards!  
Mark Wang