

From:
To: [David West](#); [Doris Cheng](#); [Adam Foran](#); [Clerks Richmondhill](#); [Office-Mayor Richmondhill](#); [Daniela Fiore](#)
Subject: Development at 10684 & 10692 Yonge St - Application #s D01-20004 and D02-20010
Date: Friday, June 19, 2020 7:45:39 AM

I am a homeowner at 97 Arten Av and want to express my complete and utter shock regarding the above applications. I am completely appalled at the submissions by the developer. The principles that should be applied in any consideration of this, or any developers application, is what the compelling case, burning bridge, or exceptional and extraordinary circumstances are which would allow the developer to ask for these leaves from the official plan of Richmond Hill and the by-laws? What gall on their part! There are no valid reasons. To simply ask for the moon and the stars without justification knowing that the City may negotiate to a lower compromise but still outside the limits of the plan and the by-laws?

I am urge you to hold firm to the plan and by-laws that were adopted through numerous stakeholder and resident consultations over years. There is no need to even entertain their request - simply return the application as denied and needing to abide by the plan and by-laws.

Additionally, I will request in writing and ever and any public meeting that is had, the following:

1. A full environment flood assessment of area as required by TRCA and the official plan – not an exception – which will hopefully conclude that the development is high risk and be stopped
2. Full parking spots for all resident and commercial units
3. Access to the buildings (entrance and exits) only off of Oxford Av which is already capable of handling traffic because of stop signs and lights at oxford and Yonge as well as commercial properties – versus Creekview\Arten which is all residential
4. A stop sign installed at Vomano and Arten Av, including speed detector readers and flashboard along Arten. Police presence to enforce speeders, stop sign infractions, etc., once buildings are built all to be paid by developer
5. A decrease in building density to comply with all official plans, etc. A 100% increase to the density measure by FSI is ludicrous – they are proposing 4.3 vs. Max of 2.0?
6. A decrease in height of building and angular plane of building to comply with all official plans, etc. Height limits and where angular plane is measured from should be enforced with no excuses

The above applications are in no way aligned to the Vision of the City of Richmond Hill, the official plan, or what the resident taxpayers of the area actually want nor need.

I urge you all to remain firm. Any precedents you set by allowing variances will be further leveraged by future developers – it's a slippery slope. Remain strong and firm against these developers.

I, for one, amongst many neighbours, will be there to speak up against this grotesque application and will also take note as to who votes for\against the developers wishes. Developers don't vote in elections. Residents do.

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