

From: Betty Sun

Sent: Sunday, June 21, 2020 10:35 PM

To: Linda Asikis <linda.asikis@richmondhill.ca>

Cc: Adam Foran <adam.foran@richmondhill.ca>; Doris Cheng <doris.cheng@richmondhill.ca>;

Subject: Re: Stop! D01-20004 and D02-20010

Hi Linda,

I would like you help to add the following message to my file. My name and mailing address is at end of email.

Our community received notice that Sabella Ridge Estates Inc. is proposing to amend the Official Plan and Zoning By-law for 10684 and 10692 Yonge Street.

As a resident, we are in **strong opposition** to the proposed by-law amendments and the development of a 28-storey rental apartment building southwest of Elgin Mills Road West and Yonge Street.

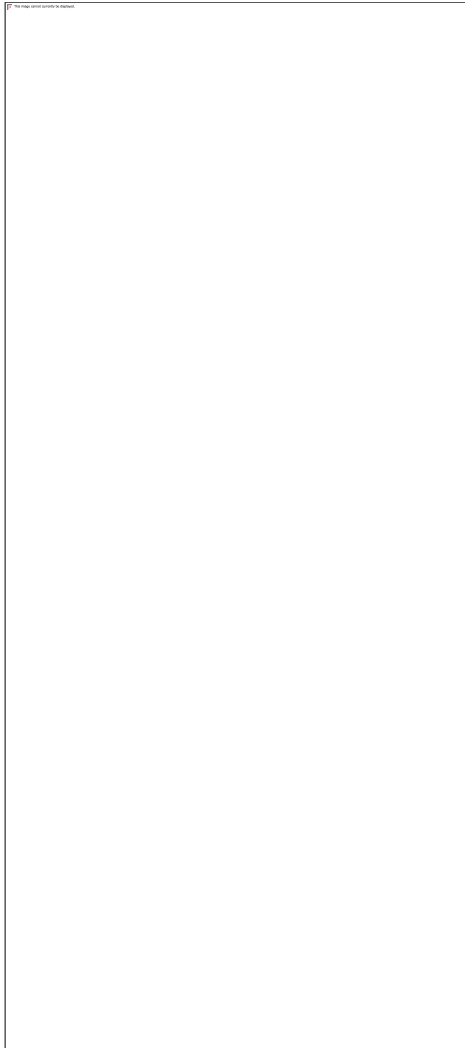
The proposed application is in direct violation of the Town of Richmond Hill's Official Plan and enforced Zoning By-law which are designed to protect our communities and enhance our infrastructure in a responsible manner. Permitting the amendments would violate the spirit of Richmond Hill's official Plan in a number of grotesque ways, skewing the original vision of having a unique, vibrant city.

1. Excessive Traffic Congestion

Yonge street from Elgin Mills to Major Mackenzie is a high-traffic area in Richmond Hill and our current infrastructure has trouble controlling the flow of traffic as is evidenced by long traffic gridlocks, packed public transit systems and numerous car crashes.

The 2019 Annual Collision Statistics Report released by the municipality of York Region notes 67 collisions in the Yonge and Elgin Mills intersection between 2016 and 2018 - **the fourth-highest number of collisions in Richmond Hill.**

The proposed application will add even more heavy traffic to exist significant traffic congestion area. After VIVA express line project completed, more and more traffic will be accumulated on Yonge St from Elgin Mills to Crosby, where **three-line traffic change to one-line traffic**. We are sure that problems will be exasperated where 273 cars from this building join the road.



2. A 28-storey rental building will be completely out of character in the low-rise suburban area and will ruin our skyline

This is a 2019 Google Street View picture of the low-rise commercial areas adjacent to the lot in question, as well as a residential property behind the empty lot:



Please note there are **no high-rise buildings in this area:**



3. Proposed application entryway on Arten / Creekview will add community safety and traffic risk

Building an entryway into our quiet residential neighborhood will disrupt our lives and allow this developer to profit from the devaluation of our single-family homes. We are hard-working residents of Richmond Hill who have invested our life savings into our homes. It is entirely unethical and unfair allow the developer to steal money from our community in this way.

Developer is seeking to maximize profit by building fewer parking spaces than residential units – only providing 273 parking spaces for 284 rental units. This will undoubtedly result in an unwelcome overflow of parked cars filling our quiet residential streets, increasing congestion and posing safety risks for families and businesses in the area. Car traffic and parked vehicles increase the risk of accidents, pedestrian hits and property damage in residential areas by forcing cars to squeeze through narrow passages. **Arten and Creekview Avenues are particularly sensitive to any parked cars as the curvature of the road impairs driver visibility to oncoming traffic.**

4. Building will cast a shadow on homes, block their view of the skyline and impede privacy

Currently, the city has allowed for a 45-degree angular plane on buildings fronting Yonge Street. Sabella Ridge Estates is proposing to calculate from a starting point that rests 10 meters higher. This will mean that **the high-rise will loom 10 meters taller and closer to adjacent properties, smothering the sunlight and air.**

Note: 10 meters is equivalent to 32.8 feet. A regular floor in a condo is 8-10 feet high. This is equivalent to moving the angle calculation 4 storeys off the ground, and they can build 4 storeys taller than ANY OTHER buildings in the entire Richmond Hill city.

5. Will increase flooding risk to adjacent properties

Building on a property lot that is resting in **a designated Flood Vulnerable Area**. Under Richmond Hill's Official Plan section 3.2.2.5.1 and 2, “no new development shall occur until... a comprehensive Flood Risk Assessment Study is completed.” The developer is proposing to alter our bylaw so a Flood Risk Assessment is only conducted for their individual lot rather than a comprehensive Flood Risk Assessment of the area. This will impose **additional flood risk** to adjacent properties.

6. Building density

Building density is calculated using the floor space index (FSI). The new building aims to change the bylaw to accommodate for the new building with an FSI of 4.3, **far exceeding the current maximum of 2.0**. A higher FSI means that the building will be taller and less ground space for the community.

7. Stealing from the community

This developer is seeking to maximize profit by building as many units as possible while providing little to support its own tenants, not to mention the needs of the community. The building will do much to damage the property value of the community by adding noise and traffic congestion, while smothering out air, sunlight, and walking space. After the project is done, the developer is off with a large profit while the rest of the community has to deal with the aftermaths.

Summary

I, the resident of Richmond Hill stand up to developers seeking to unfairly profit from our communities without regard for the impacts caused to our residents, neighbours and families. I **strongly oppose** the proposed development of a high-rise rental building that will strain community resources, violate our By-laws, ruin our skyline and stealing wealth from our local residents.

Sincerely,

Min Sun

16 Creekview Ave. Richmond Hill L4C 9X1