

From: **zhirong wei**

Date: Sat, Jul 18, 2020 at 3:19 PM

Subject: rental building development

To: <david.west@richmodhill.ca>

Dear officer:

I am resident of 49 arten Ave, richmond hill, We noticed that an application for 10684 and 10692 yonge street, proposing a 28 storey apartment building on the subject lands.

This proposal violates the spirit of the City's Official Plan in a number of grotesque ways and skews the original vision of having unique, vibrant city. The developer is clearly only interested in making a quick profit at the expense of the community.

The proposed apartment building will house around 284 units, but the developer proposes to only provide for 273 parking spaces. This will mean that the overflowing cars will be parked along Arten and Creekview Ave, increasing congestion and traffic safety risk.

The developer's lot borders the corner of Arten and Creekview Avenue. They are also proposing to have a connecting driveway onto Arten and Creekview Ave.

Cars from the apartment will be driving onto Arten and Creekview to further increase congestion and traffic safety risk.

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 a FSI of 4.3. Far exceeding the current maximum of 2.0.

Currently, the city has allowed for a 45 degree angular plane on buildings fronting Yonge Street.

This 45 degrees is calculated by taking the edge of adjacent property, and aimed at the top edge of the highrise. The developer is proposing to change the starting point of this angle be at 10 meters above ground. This will mean that the highrise will loom closer to adjacent properties.

Currently, lands with Yonge Street frontage has the maximum building height of 15 storeys, and a maximum building height of 4 storeys. The developer proposes a 28 storey building.

The developer is proposing to alter our bylaw so they only need to perform the Flood Risk Assessment for their individual lots rather than a comprehensive Flood Risk Assessment of the area. This will impose additional flood risk to adjacent properties.

So my family and our neighbours don't agree this proposal. we hope you reject this proposal for our community benefit.

Sincerely

Zhirong Wei