

From: Brenda Macdonald

Sent: Wednesday, September 2, 2020 3:11 PM

To: Amanda Dunn <amanda.dunn@richmondhill.ca>

Cc: Tom Muench <tom.muench@richmondhill.ca>; Joe DiPaola <joe.dipaola@richmondhill.ca>; Office-Mayor Richmondhill <officemayor@richmondhill.ca>; Carmine Perrelli <carmine.perrelli@richmondhill.ca>

Subject: City files D01-20008 and D02-20014

Hi Ms. Dunn,

We received the Notice of Complete Applications dated July 16, 2020 for Files D01-20008 and D02-20014 respecting the Official Plan and Zoning By-law Amendment Applications (“Applications”) to permit an eight-storey, 185 unit apartment building on 122, 124 and 126 Cartier Crescent (“Subject Lands”).

We object to the Applications as they would result in a development that is not compatible or in keeping with the surrounding neighborhood. The Subject Lands and the surrounding area are comprised of primarily one-storey detached dwelling units. The Richmond Hill Official Plan (“OP”) identifies this area as “Low Density Residential” which “means single-detached, semi-detached and/or duplex forms of dwellings” are permitted. Also, the area is also identified as “Low-Rise” by the OP which, “means buildings or structures with a height of 4 storeys or less.”

The Applications propose an eight-storey high apartment building with a density of 451 units per hectare / 3.45 floor space index (“FSI”). The height and density is not appropriate for the location of the Subject Lands.

The height and density proposed by the Applications are more appropriate for a location that is designated for a more intense use such as the “Richmond Hill Centre”. The policies in Section 4.2.1 Richmond Hill Centre, Land Use in the OP permit “High Density Residential” and “Medium Density Residential” uses where development on Yonge Street, south of Beresford Drive, is from a minimum density of 3.5 FSI to a maximum density of 5 FSI (close to an integrated transit hub) with the building height ranging from four-storeys to 15-storeys.

The Subject Lands are designated, “Neighborhood” by Schedule A1 (Urban Structure) in the OP and have frontage on a local street (Cartier Crescent) and abut an arterial road (Bayview Avenue) as identified on Schedule A8 (Street Classification) in the OP. However, the building height and density proposed in the Applications are the type of height and density that the OP identifies for an area, located on an arterial road, such as the “Richmond Hill Centre”.

Further the policies in Section 4.9.2 Neighborhood, Design in the OP state that, “Development shall be compatible with the character of the adjacent and surrounding area” with respect to the building forms. The apartment building in an area of single-detached dwelling units is not a compatible built form. There is also a concern with the privacy of the existing residents being negatively impacted with an eight-storey building which is close to the existing one-storey dwelling units. The OP also states that development within the “Neighborhood” designation should be Low-Rise, as defined by the OP and shall have a maximum building height of three-storeys and four-storeys on an arterial road. The proposed development does not meet either of these OP policies respecting a compatible built form and height.

The Province’s documents, The “Planning Act”, the “Provincial Policy Statement” and “A Place to Grow: Growth Plan for the Greater Toronto Area”, and the Region’s Official Plan encourage intensification. However, intensification, including infill development, does not have to be a development such as an eight-storey apartment building. Intensification and infill development could include smaller lots for detached dwelling units or semi-detached dwelling units. Policy 4.9.1.1 Neighborhood, Priority Infill Areas in the OP does not identify the Subject Lands or the surrounding area as an infill area so no consideration should be given to supporting the Applications.

We do not support these Applications for the above noted reasons. Please provide a link to the submitted material in order for us to further review the Applications or identify where the material can be accessed on-line. Please notify us of any meetings (Council Public, Council, Community/Resident, etc.) and the passing of any implementing documents. The contact details are as follows:

xxx

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