

November 16, 2020

City of Richmond Hill
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Richmond Hill, ON L4B 3P4
clerks@richmondhill.ca

Attention: Doris Cheng, Senior Planner - Site Plans
Deborah Giannetta, Manager of Development, Site Plans

RE: 3SPRI.20.012 Request for Comments, 9350 Yonge Street, City Files: D01-20009
and D02-20018

We are the owners and residents of 34 Penwick Crescent, located within the Richvale Community, approx 450m from the proposed development site. We have lived here for 15 years. We are very concerned about the proposed Official Plan and Zoning By-law Amendment applications to permit two high density residential apartment buildings on a portion of the subject lands.

We oppose the requested Amendments and request that this application be refused.

The Official Plan Amendment Application is a significant increase in both the maximum density and maximum height, which is not compatible with the area in question. Richmond Hill's Official Plan includes KDA for Yonge and 16th/Carrville with a maximum of 3.0FSI. These sorts of provisions are based on solid municipal planning principles and cannot be changed at will. This proposed FSI of 4.73 would place a burden on local roads, services, parkland and open spaces and negatively impact the surrounding area. Furthermore, the proposed building heights of 26 and 28 storeys significantly exceeds the maximum building height permitted for the lands for this portion of the KDA as outlined in sections 4.4.1.8 (c) and (d) which states that the maximum building height shall be 20 storeys and the tallest buildings are to be directed towards the intersection of Yonge Street and Carrville/16th Avenue. In addition, the Recommendations report identifies that the buildings shall have a maximum height of 15 storeys in this specific area of the KDA.

The approval of the requested Amendments and the creation of a new KDA1 zone would result in a notable change to the community. For instance, there would be an increase in traffic congestion, which is already a huge problem, that is not decreasing for the foreseeable future because suburban residents are not switching to mass transit in large numbers. The creation of a totally new KDA1 zone classification is a precedent that should not be created on a whim of a developer. If it was not suitable for the Official Plan, then it is just a way to "get around" the Official Plan and existing By-laws.

Furthermore, Richmond Hill cannot continue to treat each application for development and the associated Official Plan and Zoning By-law amendments in isolation. There are a large number of developments being planned for Richmond Hill, especially along the

Yonge Street corridor. The planning for these developments must remain within the boundaries and principles of the Official Plan, otherwise we will see massive negative effects and uncontrolled growth.

As stated previously, we respectfully oppose the requested Amendments and request that this application be refused in favour of development that is inline with with Richmond Hill Official Plan

Sincerely,

Patti & Gareth Edwards
34 Penwick Crescent
Richmond Hill

(copy: Councillor Karen Cilevitz, karen.cilevitz@richmondhill.ca)