

From: Ilya Serebrianik
Sent: Tuesday, April 21, 2020 7:29 PM
To: Godwin Chan <godwin.chan@richmondhill.ca>
Cc: Planning Richmondhill <planning@richmondhill.ca>
Subject: Applications for Official Plan Amendment: D01-19005 and d02-19023)

Dear Godwin,

I am writing with regards to the application for official plan amendment and zoning by-law amendment for a proposed residential development at Oneida Crescent (D01-19005 and D02-19023).

I am an owner of a condo unit at 55 Oneida Crescent and I am very concerned with the proposed re-zoning and proposal to build 4 additional high-rise buildings in the lot across from Sky City 1 & 2 condo buildings. Oneida Crescent / Red Maple area is already a very busy area in terms of traffic. Considering that there are 4 new high rises already being constructed on Oneida Crescent (Yonge Parc 1, 2, and Era 1, 2 projects), all of which will be channeled through a single entry / exit road right onto Oneida Crescent, the traffic situation will be a near-disaster even off peak. If there will be even 1 more additional high rise on Oneida Crescent, or Red Maple, this area will be very tough to live in.

Moreover, additional high rises will block the view for all the buildings that are already on Oneida Crescent and will affect the market value of all the existing units on this street, including those which are already in the process of being constructed for the 4 above mentioned projects.

Please take the above concerns into consideration as I am certain that not a single owner / renter of condo units from all the buildings on Oneida Crescent will want to see additional high-rises on this street. I am also not sure what happened to the original application under file number D06-14004 (D02-01008, D03-01001), where townhouses were planned to be built on that land parcel.

Sincerely,

Ilya Serebrianik

From: Ilya Serebrianik
Sent: Saturday, January 23, 2021 12:20 PM
To: Clerks Richmondhill <clerks@richmondhill.ca>
Cc: Doris Cheng <doris.cheng@richmondhill.ca>
Subject: Re: D01-19005 and D02-19023

Hello,

This e-mail is regarding the amendment request submitted for Official Plan and Zoning By-law for lands described as Part of Lots 37 and 38, Concession 1 E.Y.S. and municipally known as 0 Oneida Crescent.

As a long time community member owning condominium unit first on 350 Red Maple Rd and now on 55 Oneida Crescent overlooking the subject lots I am very concerned with the proposed development plan. There are already too many high density buildings in place on Oneida Crescent, and 3 more are currently under construction. As such the amount of traffic is already at the limit of what Red Maple Road and Oneida Crescent can handle, where further expansion is not possible. Also, construction of very tall buildings for the area would drastically affect the value and attractiveness of condo units facing east, as there will be no view anymore. Many units are already losing the north / northeast view from the 30 storey building currently under construction as part of Era 2 project.

One of the key decision factors in favour of buying a condominium on Oneida Crescent was the attractiveness of the area, particularly the north, south, and especially east views. Another key factor for the decision to buy a condo unit on Oneida Crescent was due to the original plan for the subject lots, which indicates the plan for townhouses and not skyscrapers. With the 4 high rise buildings already constructed / being constructed (Young Parc 1 & 2, Era 1 & 2), residents in on Oneida Crescent already lost / losing views from their balconies / windows and there is no motivation to purchase property in the area when all you are left to view is neighbouring buildings at a very close range.

In summary, the proposed developments would drastically affect the attractiveness of the area, if approved, because:

Oneida Crescent is already overpopulated, where

- Oneida Cres & Red Maple Road are already hardly able to handle the traffic, even without the 3 under construction buildings not yet occupied
- The drastic increase in density of population is also a huge concern with the pandemic, where stores within the vicinity would have huge line ups and make the area unlivable, forcing residents to drive to more remote stores
- Residents on Oneida Crescent would lose what's left of their view and there will be no motivation to stay or buy condos here, which, in turn, would affect the value of the condo units in the area, as well as existing surrounding townhouses

- Residents on Oneida Crescent have already been subjected to years of construction noise and dust, which would continue for another number of years if the development plan for very tall buildings is to be approved

Please include my concerns as part of the planning discussions.

Thanks in advance,

Ilya