

From: Parsa Beheshti

Sent: Wednesday, March 24, 2021 11:25 AM

To: Clerks Richmondhill <clerks@richmondhill.ca>

Subject: Council Public Meeting-Gates of Bayview Townhomes Inc (0 Oneida Crescent)

Hello,

My name is "Seyed Parsa Beheshti"; I'm the owner and resident of Unit 1212, 39 Oneida Crescent, Richmond Hill, Ontario, L4B 4T9.

I would like to attend today's public meeting, so it would be great if you could provide me with instructions on how to join online.

Here, I'm writing to strongly oppose the proposed Official Plan Amendment and Zoning By-law Amendment.

The following is my written opposition note to be read, noted and recorded during the meeting:

Increasing the density of high rise buildings in our community will cause excessive traffic on our busy streets (especially in the Oneida Crescent) and add greater pressure on hospitals, schools and public transportation in the area.

The proposed development will have detrimental effects on the residents' quality of life and pose risks to the safety of our families.

It is apparent that the developer is seeking to profit at the expense of hard-working residents and renters in our community.

Their plan is to build a 37-storey high-rise and increasing the FSI from 3.0 to 7.96, well above what is allowed by our town's by-laws. If approved, this would be taller than any standing building in the area.

To justify this increase of density, the developers are rezoning the subject land to "Special Commercial Five (SC-5)". If the developer intention is to keep the use of the land as Residential why is there a change from RM-1 to SC-5? If the developer intends to use the land for commercial and institutional uses, why does it have to be done in a very dense residential area while there are many empty lots for businesses along the high-tech road with adequate access and parking spaces?

The proposed plan will house 1518 units which is well above the previous proposal; unless the developers have a plan to create more parking spaces matching the residents' needs, the result will be overflowing cars in surrounding residential streets, visitor parking of adjacent condominiums as well as increasing congestion and posing safety risks for families.

Additionally, building 25 to 37-storey high-rises will create a shadow on all surrounding buildings and block the skyline view for them.

Clearly, the developer's proposal goes against Richmond Hill's Official Plan and Zoning By-law which are designed to protect our communities and enhance our infrastructure in a responsible manner.

Here, I urge the council and decision makers to work in the best interest of current and future residents and oppose the proposed plan.

Please let me know if you have any questions

Thanks for your consideration and help.

Best regards,

Seyed Parsa Beheshti