

**YORK REGION CONDOMINIUM CORPORATION NO: 893**  
**8909 Bathurst Street Richmond Hill Ontario**

**Concerns – Proposed Development located at 8905**  
**Bathurst street.**

We believe that the proposed development of 20 story and 16 story condominiums yielding nearly 400 units is incompatible with the current low-density community of 12 townhomes immediately next door.

There are no high rise buildings along Bathurst street in Richmond Hill from Hwy 7 to Bloomington Rd; the entire Bathurst street within Richmond Hill boundaries.

While we understand that there is a new master plan being considered along the Yonge/Bathurst/Hwy7 transit corridor; we question the following:

Where is the wisdom in planning a 20 story building and a 16 story building that will dwarf its townhome neighbours ; that will border and impact the existing parkland/conservation area; that is not within recommended boundaries for the Bathurst-Highway 7 Major Transit Station Area, and whose subject lands, are located beyond the 800 metre radius to the transit station.

The proposed buildings are excessively high and will cast a shadow on neighbouring properties; particularly the townhomes located immediately next door at 8909 Bathurst street.

Several years ago; Vaughan council addressed a proposal called Jaffari Village to be located at 9000 Bathurst which among other things proposed two 17 story residential buildings.

After extensive consultation with community groups the height of the two buildings were changed to 8 and 6 stories respectively.

Based on that experience; it would seem that an appropriate height for multi residential buildings in the neighbourhood has already been established in the immediate area on the Vaughan side of Bathurst street.

We believe strongly that while we may be Richmond Hill; our concerns and needs are similar to those of our neighbours in Vaughan.

The proposal in its current form addresses only the viewpoint and interests of the developer rather than a collaborative effort with the adjacent townhouse community.

We understand and agree that Tridel has been a respected Development partner in Richmond Hill. We have no interest in standing in the way of reasonable progress. However; we do have a right to raise issues and suggest ways to alleviate our concerns.

Several days ago; we were approached by Tridel to learn more about the project and have some of our queries answered.

We strongly believe that the very close proximity to our neighbouring townhomes on the north side of Bathurst Street is unreasonable considering the size of the proposed buildings.

The development in a modified form could be more suitably distanced further from our townhomes whereby privacy issues could be significantly alleviated.

Additionally; building heights on the current proposed site plan could be reduced to heights similar to those proposed for 9000 Bathurst.

We note that Page 12 of the Staff Report states:

**"the proposed development does not conform with the relevant policies of the Plan with respect to the provision of a 45 degree angular view plan measured to the adjacent medium density residential property line. In this regard, the proposed development must be designed to be compatible with, and to provide for, an appropriate transition with respect to adjacent low-rise residential uses"**

Additionally; the existing congestion on Bathurst Street will be exacerbated by the proposed development.

On-street parking is not possible along Bathurst street and is scarce within the surrounding established neighbourhood.

Being immediately next door to the proposed property will likely create a situation where an overflow of visitors to the highrise properties will result in transgressions on our townhome property for the purposes of parking..

Concern is also raised about the noise and light pollution the proposed development will generate from parking lot lights and traffic development.

Are adequate water, sanitary, and stormwater management capacity available to support the proposed development?

The proposed development is located adjacent to the East Don River Valley and Webster Park. Concern is raised about the environmental impacts of the development.

We believe that an Environmental Impact Study ("EIS") should be conducted to determine if the bordering woodlands, plants and wildlife are threatened..

We thank council for the opportunity to voice our concerns.



A handwritten signature in blue ink, appearing to read "M. Glassman".

M. Glassman

A handwritten signature in blue ink, appearing to read "I. Harendorf".

I. Harendorf

We are unit owners within York Region Condominium Corporation No: 893 and authorized by the Corporation to submit this presentation on behalf of the Corporation.