

From: CONNIE TUEN MUK

Sent: Tuesday, April 6, 2021 10:14 AM

To: Clerks Richmondhill clerks@richmondhill.ca

Cc: Edwin Chan

Subject: Proposed official plan amendment and/or zoning by-law amendment D01-20013 and D02-20025

To City of Richmond Hill,

City Files: D01-20013 and D02-20025

Regarding request from Hazelview Developments Inc. to amend the Official Plan and Zoning By-law for lands described as Part of Lots 4 and 6 and Part of Block A, Registered Plan 1642 and municipally known as 11160 and 11172 Yonge Street. The subject lands have a frontage of 65.48 metres (214.82 feet) along Yonge Street and a total area of 1.61 hectares (3.98 acres).

This is our written opposition submission to below amendment applications. This proposal introduces too high density around the area with not enough infrastructure and facilities to support to-be increased high density residential. This will increase high traffic jams, long awaiting time for public transits and grocery shopping. With the coping of Covid-19 or similar instances in the future, social distancing becomes much more challenging with high density neighbourhood. The towers are too high to block views around the area and introduces privacy concerns to low rise residential around the area, particularly the 35 storeys tower. It will take much longer to build the high towers with a lengthy inconvenience and noise affecting the neighbourhood.

1. The Amendment application proposes to amend the City's official Plan to increase the permitted height from 8 storeys to 35 storeys and to increase the permitted Floor Space Index (FSI) from 2.0 to 3.65 in order to facilitate a high-density mixed use residential/commercial development comprised of three towers 15, 18 and 35 storeys in height, 731 residential units and 510 square meters (5,490 square feet) of commercial floor space at grade.

2. The Zoning By-law Amendment application proposes to amend Zoning By-law 190-87, as amended, by rezoning the subject lands from "General Commercial (GCI) Zone" to "Multiple Residential Ten (RM10) Zone" with site specific provisions to facilitate the development proposal on the subject lands.

Please notify us of the adoption, passing or refusal for the proposed Official Plan Amendment or Zoning By-law Amendment.

Regards,

Tuen Muk, Connie

Chan, Edwin

Owner of 16 Ormerod Lane, Richmond Hill, ON L4S 0G3

Mailing address: