

From: Ernest Ling

Sent: Monday, April 5, 2021 10:07 PM

To: Clerks Richmondhill <clerks@richmondhill.ca>

Cc: Leigh Ann Penner <leighann.penner@richmondhill.ca>

Subject: D01-20015 and D02-20029 - Council Public Meeting - opposition of plan amendment

To whom it may concern including Leigh Ann Penner,

My name is Ernest Ling, owner of 23 Observatory Lane Unit 71, ON L4C 0M7. This note is to notify the City of Richmond Hill that I am against this plan amendment brought on by Whitehorn Investments Limited on the subject land which borders my property and townhouse complex area.

Here are my reasons for this opposition:

A. Residential density is already at a limit as it stands today with condo developments at the southeast corner of Yonge and 16th, southeast of Yonge and Observatory Lane, and two further condos northwest (by Weldrick) and just southwest below Yonge and 16th. Changing the main commercial plaza to another massive condo will bring traffic in the area to a standstill starting in construction and spilling over with residents and commercial traffic in and out competing with the traffic from Hillcrest mall across the street. Adding the effects of the center bus lanes with its advance green left only turns, navigating this intersection would be greater than 15mins to get through for any North-South car travel.

B. The danger of such a large construction project - from demolition, ground-testing, construction is too close for comfort. Having that much heavy equipment and danger of crane accidents could cause tremendous damage and bodily injury to death in our townhouse complex area. This liability is beyond any that a property developer has funds/insurance to pay for. It is not worth the risk. With the amount of work-at-home families today, including myself, post-pandemic will continue and the noise, dust and potential chaos of this land development will make our lives much more difficult.

C. The size of the buildings would block our south view and block out the sun and sky for many of the residents within 23 Observatory Lane. This will affect our property value and enjoyment of our neighbourhood.

D. The commercial use today of the subject land is critical for the local economy and the essential needs of our neighbourhood. The NoFrills, Dollarama, banks, restaurants and services form a core level of services for area residents who may not have a car, or can only walk to this commercial zone. Removal of all this for the sake of a condo development with a commercial frontage is completely inadequate for the needs of the community. I have seen first hand the commercial use of such condo commercial frontage and seldom are they commercially successful, case in point, Shops on Yonge in the World on Yonge Condo Complex in Thornhill.

These are my immediate concerns and if you wish for my voice to repeat this in person, I would be happy to provide it. Thank you for your attention.

Ernest Ling