

From: SILCO Design

Sent: Monday, May 3, 2021 3:37 PM

To: Clerks Richmondhill <clerks@richmondhill.ca>

Cc:

Subject: Opposition to the proposed plan amendment Files D01-18003 & D02-18013

Importance: High

Dear Sir/Madam

I hereby submit my opposition to the Proposed Revised Official Plan Amendment and Zoning By-Law Amendment files D01-18003 and D02-18013 submitted by 2705785 Ontario Ltd c/o Dilawri Real Estate Group Inc. My opposition to this development as submitted is based on the following reasons:

1. The proposed 16 storeys second tower located at the rear of the property projects beyond the 45 deg plane as set by the city's approved development plan. Approval shall request compliance and approve building heights which fall below the 45 deg plan projected from the 22 Clarissa Dr. Property westerly line. Building shall be terraced back in similar fashion as the third tower at Grand Palace Condominiums, 9612 Yonge St.
2. Additionally a tall building as proposed will cast a shadow and sun deprivation occurring if no terracing is done.
3. The proposed density and associated cars will negatively impact our site access (22 Clarissa Dr.) due to the in and out left turn traffic to this property. As proposed the left turn traffic would be directed through the plaza to the North facing the May Ave. This may work in theory because the number of cars facing a red light cannot spatially line up along the northern property line and will be funnelled onto Church St. South. Church St. South is a busy street already. Access to our property is especially affected if the contemplated private roadway along the rear property line is approved and implemented. Merging onto Church St. South from Clarissa is difficult now and will be more difficult from the additional traffic from the proposed development. The bottle neck which will definitely happen will greatly obstruct access at 22 Clarissa Dr.

In conclusion I request that the Planning and Infrastructure Department strongly consider the above raised concerns and approve a reduced density thus reducing our site access obstruction and bottle necking from the increased traffic, and terraced building for the easterly tower thus being compliant with the 45 deg plane rule and reduce the shadowing occurrence.

Thank you,

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