

**From:** Mary-Ann Everdell

**Sent:** Tuesday, May 4, 2021 3:40 PM

**To:** Clerks Richmondhill <clerks@richmondhill.ca>

**Cc:** Leigh Ann Penner <leighann.penner@richmondhill.ca>; Karen Cilevitz <karen.cilevitz@richmondhill.ca>

**Subject:** 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

Dear Sir/Madam

I hereby submit my concerns in opposition to the proposal as it is presented.

Here are my concerns.

- a. The proposed height will create shadowing and sight obstruction to those of us who reside on the west side of the building at 22 Clarissa Drive.
- b. The proposed density will increase community traffic on a routinely busy street.
- c. The proposed roadway also increase traffic and will be seen and used as a short cut access through the community. It is intended to provide daily access for commercial vehicles servicing the proposed development as well as the occupants of the intended towers. The exhaust and traffic noise will affect the overall enjoyment of our pool. Our pool is located on the west fence line.
- d. The amendment to the zoning by-law to allow this particular mixed use, ie car dealerships in a residential area is very surprising and seems an impractical and odd proposal.

Please consider the following:

Reducing the density will address the need for the proposed height.

Reducing density will reduce our site access obstruction and increased traffic use immediately outside of our west facing suites.

Amending the zoning bylaw to allow the car dealership in a residential complex is a strange mix of uses. It makes no sense to me. It may be more profitable as a tax base than the floor space of the units above it, however, in my opinion it is not a "must have" factor for potential unit buyers that will be living above it. Should we prepare ourselves for a line of car dealerships on Yonge Street from Major MacKenzie going south with the proposal of every additional development? The Richmond Hill of the future?

This proposal is just the tip of the iceberg in the redevelopment of the lands that I face. We should start out as we mean to go and deal fairly with the residents that are already here, have invested their tax dollar and deserve consideration that affects their day to day lives.

Please consider the over all good of the Community above the wish list of the developers. Developers come and go.

Respectfully submitted,

Mary Ann Everdell  
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