

22 Clarissa Drive,
Richmond Hill ON, L4C 9R6
May 17, 2021

The City Clerk,
The Corporation of the City of Richmond Hill,
225 East Beaver Creek Road,
Richmond Hill, ON, L4B 3P4
[Submitted by e-mail to clerks@richmondhill.ca](mailto:clerks@richmondhill.ca)

Dear Sir:

Request from 2705785 Ontario Ltd, File # D01-18003 & D02-18013

This Objection to the Proposed Revised Official Plan and Zoning By-law Amendment is submitted by the Board of York Region Condominium Corporation 688. This Board was duly elected to represent residents of 22 Clarissa Drive, the Western building of a two building complex known as “The Gibraltar” located to the east of the proposed development. We have also been assured by the majority of Unit Owners/Residents occupying the 198 suites of this building that we have the authority to speak on their behalf on this matter, evidenced by signatories to a previous petition and e-mail/telephone or social media comments received in lieu of gatherings restricted by current Covid-19 regulations.

In response to a previous request that was heard at a Public Meeting of March 20, 2019, we submitted an objection and petition dated March 18, 2019 (for easy reference, a copy of which is attached) asking that the request, inter alia, to amend City Requirements to permit the construction of two towers that were **38% and 25%** higher than the maximum building height of 45 meters contained in the City’s Development Standards **be denied**. Additionally, of **great concern** was the proposed increase of the Maximum Floor Area Ratio from the standard 2.50 to **3.99** and the deleterious impact that increases of traffic volumes may have in the immediate region’s road network. We were subsequently advised that the request would be revised and resubmitted.

We note from the staff report prepared by planning staff that was recently available on the City’s website details of the revised proposal include:

1. The Maximum Floor Area Ratio was further increased to **4.35 or 74%** higher than the current standards. It appears that there will be way too many activities/facilities contemplated for a 0.74 hectare site and congestion as well as considerable traffic movements egressing the site will compromise safety on adjoining streets.
2. Tower A is 19 storeys with a height of 62.8 metres that is 4 storeys or 17.8 metres (**40%) higher** than the maximum building height permitted in the RM10 Zone; Tower B is one storey or 8.8 metres (**20%) higher**. We note

- your concerns on account of the separation distance of the towers for appropriate light, views and privacy within the proposed development **and trust that you will recognize the impact excessive heights of these proposed towers will have on our building located to the Southeast.**
3. Parking spaces were increased by 15% suggesting that **traffic volumes exiting the site will be further increased** on proposed future driveways adjacent to our property and on to Clarissa Drive as well as on to Church Street. These streets are already very busy and probably not designed for large volumes of traffic movements despite the possible introduction of additional traffic signals. A review of the Traffic Impact Study that was not shared with the public should verify these concerns. We are also unsure of exiting measures via “adjacent private property” and potentially future or existing private driveways that are not detailed. We anticipate that the City’s Transportation Engineering Division is addressing these issues in the study currently under review.
 4. Minimum distances from property lines have also been substantially reduced. Combined with the huge increase in the Maximum Floor Area Ratio, it appears that the development will be very congested.
 5. We applaud the inclusion of additional family sized residential units although being concerned about their “affordability” and the limited outdoor recreational space available for their occupants.
 6. While similar concerns exist about the townhouse units, we appreciate the street frontage environment that it will introduce although it will not fully address the issue with a 45° plane consistent with existing City’s development rule.

Because of these factors, **we are respectfully again objecting to the proposed amendments to the Official Plan and Zoning By-law for this site.** Furthermore, while we welcome the higher quality of architecture on the Yonge Street frontage that a prestigious automobile dealership could provide, we question the suitability of such a facility on a small site with restricted access and egress.

We fully appreciate the need for further densification along the Yonge St. corridor in accordance with the York Region Official Plan for Urban Areas and to justify recently implemented or future mass transit systems but due consideration should be given to the localized environment for each specific case. There are other locations in close proximity that could tolerate taller structures and higher densities because of what currently exist in terms of adjacent structures and access roads.

The general area from around Elgin Mills to 19th on Yonge St, for example is ideal for automobile dealerships and no wonder several are located there. It is also hardly likely that frequent users of public transit will be buying or servicing an Audi RS e-tron GT! Similarly, Yonge Street around Hwy 7 can readily support

taller structures because of surrounding properties, lower ground elevation and proximity to existing or contemplated major transit hubs.

We make these claims not because of nimbyism but facts well known to the competent urban planners employed by the City of Richmond Hill and local councillors. We urge you therefore to maintain development within the existing guidelines that were carefully developed, successfully utilized by many recent developers and have served the Richmond Hill community well in creating this beautiful City that we call home.

Yours very respectfully, submitted on behalf of the Board of Directors YRCC 688,

Tahir A. Mohammed PMP, P.Eng
President, YRCC #688 Board

Cc Karen Cilevitz, Councilor, Ward 5
Leigh Ann Penner, Senior Planner - Subdivisions
Gheorghe Silber, Vice-President, YRCC 688
Diane White, Treasurer, YRCC 688
Mary Ann Everdell, Secretary, YRCC 688
Konrad Fernandes, Director, YRCC 688
Brian Macnamara, Officer, YRCC 688
Rodica Vlagioiu, President, YRCC 705
Property Manager YRCC 688
Property Manager YRCC 705

Attachment, Previous letter dated March 18, 2019

22 Clarissa Drive,
Richmond Hill ON, L4C 9R6
March 18, 2019

The Town Clerk,
The Corporation of the Town of Richmond Hill,
225 East Beaver Creek Road,
Richmond Hill, ON L4B 3P4

Dear Sir:

Request from NYX9675 Yonge Ltd, File # D01-18003 & D02-18013

This **Objection and Petition** is being submitted by members of the Board of York Region Condominium Corporation 688, duly elected to represent the residents of 22 Clarissa Drive, the Western building of a two building complex known as "The Gibraltar" about a request that has been made by NYX9675 Yonge Ltd.

The applicant is seeking Council's approval of Official Plan and Zoning By-law **Amendment** applications to permit the construction of a high-density, mixed-use residential/commercial development comprised of two residential buildings with tower heights of 18 and 16 storeys and ground floor retail/commercial uses on lands North West of our building.

The application is seeking amendments to facilitate its development by:

- Increasing the maximum site density from 2.5 FSI to 3.99 FSI;
- Increasing the maximum base building height from 4 storeys to 5 storeys;
- Increasing the maximum building height from 15 storeys to 18 and 16 storeys for the towers proposed.

We understand that at present the site is zoned as General Commercial One (GC1) under Zoning By-law, that permits various commercial uses. A high density, mixed use residential/commercial development as proposed however, is not permitted. We applaud that the amendment is seeking general approval to rezone the area to add Apartment Dwelling, Retail Commercial Use, Financial Institution, Private Home Daycare, Business and Professional Office, Medical Office, Convenience Retail Store, Home Occupation, Restaurant, Personal Service Establishment, Clinic, Private Club, Institutional Use and Accessory Building to Apartment Dwelling Use as additional permitted uses. These facilities will be of benefit to and add value to our Community.

We are very concerned however, about its request to amend requirements pertaining to Minimum distances from property lines (front from **15m to 4m**, side from **14m to 6.5m**, rear from **15m to 9.5m**); Maximum Building Height currently at 45.0 metres (15 storeys) since proposed Tower 1 of 18 storeys is 62.0 metres or **38% higher** and Tower 2 of 16 storeys is 56.0 metres or **25% higher**; also the Maximum Floor Area Ratio that will be increased from **2.50 to 3.99**.

The proposed development may be generally consistent with the Regional Mixed Use Corridor policies in that it supports a range/mix of land uses and activities in a compact, pedestrian-friendly and transit-oriented manner but **these things can be accommodated within the applicable density and height provisions established in the current Official Plan** that Council had the foresight to adopt for very important reasons.

Additionally, vehicular and pedestrian movements within the areas around the site will be severely affected and our primary concern is with additional volumes that will be forced on to Church Street, Weldrick Rd E and on Clarissa Drive for unlike Yonge Street there are apparently no improvements proposed to these roadways **that will experience considerably higher traffic**. At present, many seniors live in the Gibraltar Condos and are adversely affected by traffic movement. This could get worse! With the Commercial activity proposed, we are also not satisfied that there will be sufficient "on site", visible, parking stalls available to support these facilities and we trust that this item will be adequately addressed. Despite the restrictions that exist on Yonge Street north of Major Mackenzie you are undoubtedly aware of the bottlenecks created by parked vehicles.

We accept that as the Town grows and more mass transit systems are introduced there will be a demand to vary these guidelines that were thoughtfully and previously adopted by Council but we urge you to maintain the Official Plan that has served us well. Richmond Hill is a great place to live and that should be sufficient incentive for future growth. Many new successful developments have taken place along the Yonge Street Corridor under the existing Official Plan and there is no need to exploit our Community further.

We have attached a Petition supported by almost 100 occupants of our building at 22 Clarissa Drive **objecting to the proposed amendments** and we trust that our concerns will be addressed on March 20, 2019 when the amendments are discussed and reviewed.

Yours very respectfully on behalf of the Board of Directors YRCC 688,

Tahir Mohammed
Vice President,

Diane White
Treasurer,

Mary Ann Everdell
Secretary,

Carlo Ruffolo
Director

Cc Karen Cilevitz, Councilor, Ward 5
Leigh Ann Penner, Senior Planner -Subdivisions
Deborah Giannetta, Manager of Development, Site Plans
Kelvin Kwan, Commissioner of Planning and Regulatory Services
YRCC 705
Bulletin Boards of 22 Clarissa Drive

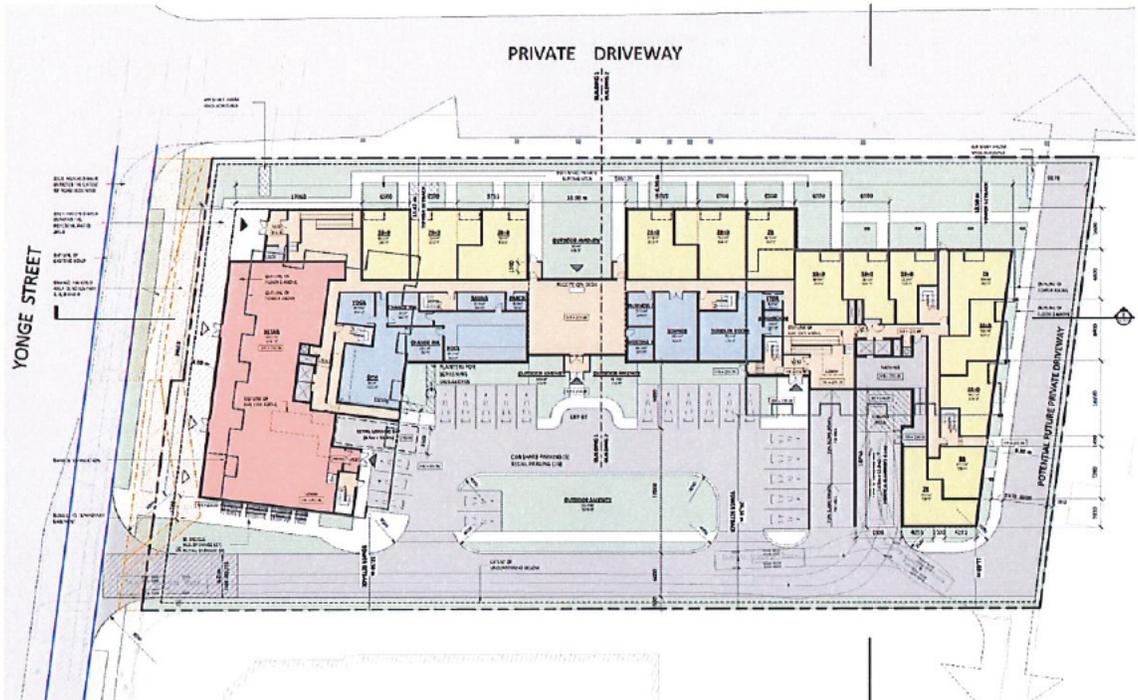
Attachment

SITE IN RELATION TO 22 CLARISSA DRIVE



PROPOSED LAYOUT FOR SITE IN RED BOX

Emphasizing the effect of increasing Floor Area Ratio from 2.50 to 3.99 and illustrating the inadequacy of site parking for Commercial patrons



Petition from 22 Clarissa Residents Against Request from NYX9675 Yonge Ltd File # D01-18003 and D02-18013

We the undersigned would like to express serious concerns about the proposed development requiring the amendment of the Official Plan and Zoning By-Law.

Among our concerns are the height, the increased vehicular traffic, changes to the flavour of the community, obstruction of the views, diminished natural light and parking to serve the commercial uses fronting onto Yonge Street. Owing to the proximity of the proposed development to our existing building, we would like to object to the amendment.

A copy of the Petition submitted by the Board of Directors YRCC 688, dated March 18, 2019, containing approximately 95 signatures, is on file in the Office of the Clerk.