

TREGEBOV COGAN ARCHITECTURE

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To: Frank Mazzotta

Re: 1000 Elgin Mills Road East.

Frank,

We have reviewed the *Planning Justification Amendment* prepared by KLM Planning partners Inc; dated June 8, 2020.

The *Planning Justification Amendment* acknowledges that amendments to the Official Plan, Zoning By-law and Site Plan Agreement are required.

We have prepared accompanying diagrams to better illustrate your concern with the proposed additional 4 storeys in building height of the adjacent development, and it is our understanding that the dominant amendment issues are as follows: transition in scale, privacy overlook, and field of vision.

The elevation and section diagrams demonstrate that the proposal lacks an appropriate transition in scale between the 14 storey building and the 4 storey town house dwelling units. There is only 22m separating the two building types. There is no gradual transition in scale, rather an abrupt increase in massing and height.

The proposed 4 storey height increase would also permit 8 additional suites with glazing and balconies directly overlooking your development (four x 2-bedroom + den and four x 1-bedroom + den). Using 2016 census data for Richmond Hill of 3 persons/unit, an additional 24 persons would be overlooking your development and have a greater vantage point than those in the previously approved 10 storey building. Given that there is just 17.1m from these overlooking balconies to the townhouse rear yards, privacy would be greatly compromised by the proposed additional 4 storeys.

The diagrams also illustrate that the additional height will impact sky exposure from the rear yards when looking upwards. Using a 60° field of direct vision, the easterly rear yards were not impacted by the approved 10 storey building. The proposed 14 storey building penetrates into the field of direct vision. Using a 120° field of peripheral vision¹ the incursion into field of peripheral vision expands by 26m from the rear yards of building 'A' and 'C' into the rear yards of building 'B' and 'D' as well as the communal park.

The proposed 4 additional storeys lack in transition of scale, undermine privacy and penetrate into fields of vision, thus creating adverse impact upon your townhouse development.

Sincerely,



Michael Cogan, OAA, MRAIC
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September 19, 2021

¹ (Minimum requirement to possess a G class drivers' license in Ontario [O. Reg 83/05, s. 10; O.Reg 535/20, s. 1.])











