

From: David

Sent: Wednesday, August 11, 2021 8:45 PM

To: Clerks Richmondhill <clerks@richmondhill.ca>; Sandra DeMaria <sandra.demaria@richmondhill.ca>; greg@gregberos.com; Office-Mayor Richmondhill <officemayor@richmondhill.ca>

Cc:

Subject: City Files: D01-21006 and D02-21011

To the City of Richmond Hill,

I, David Ma, reside in the City of Richmond Hill at 33 Coon's Road, Richmond Hill, ON, L4E2R6. I am writing to firmly oppose the development request made by Mason Sanglakhi and 2101071 Ontario Inc. to amend the Official Plan and Zoning By-law for lands described as Part of Lot 69, Concession 1 W.Y.S and municipally known as 13564 and 13580 Yonge Street.

The subject property is designated as Settlement Area under the Oak Ridges Moraine Conservation Plan (ORMCP).

The subject lands are designated "Neighbourhood" in accordance with Schedule "A2" (Land Use) of the Town's Official Plan (refer to Map 3) and are located within the "Settlement Area" designation in accordance with Schedule "A3" (Settlement Area) (refer to Map 4). [Enclosed in this email]

Under previous study, the development within the "Neighbourhood" designation was capped to a maximum building height of three (3) storeys and four (4) storeys along an arterial street; Development must be compatible with the character of the adjacent and surrounding area.

The application is seeking to amend the Official Plan and Zoning By-law and alter the character of the neighbourhood. It is seeking to "permit the development of the lands with an 8 storey residential apartment building consisting of 214 dwelling units, a Floor Space Index of 3.5, a gross floor area of 16,581.90 square metres (178,488 square feet) and 347 parking spaces."

The amendment will further increase traffic congestion on Coon's Road, increase noise and environmental impact to the Oak Ridges Moraine Conservation Plan (ORMCP).

The city must act responsibly and ensure any amendments must take consideration of past and present environmental studies conducted on these lands. Various requests to amend have been submitted in the past years and the latest amendment request application is of extreme concern to the livelihood of residents like myself and neighbours.

We must object and request the applicant to rescind or make major changes to the application.

Regards,
David Ma