

1106-22 Clarissa Drive  
Hill, L4C9R6

January 20, 2022 Richmond

RE: City Files: D01-21007 /D02-21014 (City Planner: Leigh Ann Penner);

Proposed Amendment to the Official Plan and Zoning By-law for lands described as Part of Lots 3, 4 and 5; Plan 2260 and municipality known as 9651 Yonge Street.

Application from 1246652 B.C. Ltd.

We are condo owners and residents at 22 Clarissa Drive – Complex known as the Gibraltar, which will be directly affected by the proposed development. We are submitting our strong objection to the proposed construction of 3 towers in 20, 18 and 18 storeys in close proximity to the Gibraltar. Our concerns are the following:

1. **Traffic:** The only exit from the Gibraltar is via Clarissa Drive. Turning left onto Weldrick is currently problematic due to heavy traffic to/from Yonge - Bayview. Additional traffic will impose a greater strain on an already extremely busy area with entrance to T&T Plaza containing a big Grocery Store and other public entities.
2. **Reduced sunlight:** The height of the proposed high-rises will block sunlight and shadow both Gibraltar 15-storey buildings as well as the outdoor swimming pool. The swimming pool is an important part of the Gibraltar community which is mostly of senior residents. The swimming pool for them is the only greatest pleasure of their lives.
3. **Decreased property value:** The proposed construction will immediately decrease the value of the properties at the Gibraltar. Condo owners with West exposure will be most impacted. What compensation is planned for the condo owners, especially those who will have to “enjoy a minimum tower separation of 20 metres on the subject lands”?

We believe that consideration should be given to us Gibraltar residents who have contributed to building the community over many years. We would like to have the opportunity to continue real enjoying life in this building we call home.

Truly,

Lyudmila Shuralyova & Olga Poskonina