

22 Clarissa Drive,  
Richmond Hill ON, L4C 9R6  
January 28, 2022

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

Dear Sir:

Request from 1246652 B.C. Ltd, File # D01-21007 & D02-21014

This **Objection and Petition** opposing a request to amend the Official Plan and Zoning By-law for lands described as Parts of Lots 3, 4 & 5, Registered Plan 2260 and municipally known as 9651 Yonge Street is being submitted by members of the Board of York Region Condominium Corporation 688. This Board is duly elected to represent the residents of 22 Clarissa Drive, the Western building of a two building complex known as "The Gibraltar". To further support our opposition, we are including a petition signed by the majority of our residents.

The applicant is seeking Council's approval to permit a high-density, mixed-use residential/commercial development comprised of three new towers 20,18 & 18 storeys high connected by two 6 storey podiums with at-grade commercial uses, at-grade town house dwelling units with a combined total of 610 residential units on lands West of our building.

We are objecting to amendments in the application to facilitate development by:

- Increasing the maximum site density from 2.5 FSI to **5.0 FSI**;
- Increasing the maximum base building height from 4 storeys to **6 storeys**;
- Increasing the maximum building height from 15 storeys to **20,18 & 18** storeys for the towers proposed.
- Reducing the minimum tower separation from 25 m to **20m**

We are happy that the amendment is seeking approval to rezone the area to add facilities that could benefit and add value to our Community by having additional commercial entities within walking distance of our homes but that opportunity comes at a huge cost to our quality of life and well being. We are very concerned that this request to increase Maximum Building Height currently at 45.0 metres (15 storeys) will allow for towers more than **50% & 63% higher** than what is currently permitted and especially by increasing the Maximum Floor Area Ratio from **2.50 to 5.0**.

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 **many of these things could 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 vehicular traffic volumes that will be forced on to adjacent streets and on to Clarissa Drive in particular. Unlike Yonge Street there are apparently no improvements proposed to these roadways **that will experience considerably higher traffic**. At present, many seniors living in the Gibraltar Condos are already adversely affected by traffic and have difficulty exiting but this would only get worse! Also, vehicles turning on to Weldrick Road can be very challenging. With the Commercial activity proposed and the introduction of more people in the 610 dwelling units on a relatively small site, the limited infrastructure to support these facilities may also be severely impacted and we sincerely trust that this will be adequately investigated & addressed.

We accept that as the City of Richmond Hill 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 features that have served us well. Richmond Hill is a great place to live and we should not be striving to emulate North York but instead learn from their mistakes. Many new successful developments have taken place along the Yonge Street Corridor in Richmond Hill under the existing Official Plan and there is no need to exploit our Community further. This is of grave concern especially with the number of other new development projects contemplated in this small area.

Being the closest neighbour to the proposed development, we will perhaps be affected much more than others, as there are 100 residential units of a 15-storey building facing the proposed development at 9651 Yonge Street. The three new towers will block their views and principal source of natural light forever with inadequate spacing between them and connecting 6 storey podiums. Our indoor and outdoor swimming pool as well as a landscaped area will be in the shadow of these new buildings especially during the summer months. New development may be of benefit to Richmond Hill in that it supports Provincial transit improvements with densification but it comes with a high price for many existing residents. Owing to limited, local employment opportunities, we continue to just make our beloved City a “bedroom” community!

We have attached a Petition supported by over 100 occupants of our building at 22 Clarissa Drive **objecting to the proposed amendments** and we trust that our concerns will be considered on February 2, 2022 when the amendments are discussed at a Public Meeting. We would welcome the opportunity to speak on this matter at your upcoming Public Meeting but since we represent a large community your normal allocation of 5 minutes speaking time may be inadequate.

Respectfully submitted by  
The Board of Directors YRCC 688,

Cc Karen Cilevitz, Councilor, Ward 5  
Leigh Ann Penner, Senior Planner –Subdivisions

/petition attached..

**Petition from 22 Clarissa Residents Against Request from  
1246652 B.C. Ltd File # D01-21007 and D02-21014**

We the undersigned would like to express serious concerns about the proposed development at 9651 Yonge Street requiring the amendment of the Official Plan and Zoning By-Law.

Among our concerns are the height of the three towers, the increased vehicular traffic that will be generated, drastic changes to the ambiance of the community, obstruction of the views and diminished natural light. As the closest neighbour to the proposed development, we are objecting to the amendments.

**A copy of the Petition regarding the proposed development at 9651 Yonge Street, submitted by Maria Veriniotis, on behalf of The Board of Directors York Region Condominium Corporation No. 688, dated January 28, 2021, containing approximately 133 signatures, is on file in the Office of the City Clerk.**