

From: Helena Ng

Sent: Wednesday, March 16, 2022 12:16 AM

To: Planning Richmondhill planning@richmondhill.ca; Clerks Richmondhill clerks@richmondhill.ca

Cc: Tom Muench tom.muench@richmondhill.ca; David West david.west@richmondhill.ca; Joe DiPaola joe.dipaola@richmondhill.ca; Carmine Perrelli carmine.perrelli@richmondhill.ca

Subject: Objection to the 11283 Yonge Street New Development proposal

Re: Applicant : Mon Sheong Foundation

Location : 11283 Yonge St.

File(s) : D01 - 21009

D02 - 21018

Dear Sir,

I, as a resident of Mon Sheong Court at 11211 Yonge Street, object to the proposal of the New Development of 11283 Yonge St.

The reasons are as follow :

1. Reduction of natural light and causing hazard to the health of those residents living in 11211 Yonge St.

The existing buildings of Mon Sheong Court (MSC) of 11211 Young St. has only 12 storeys in Block A, 7 storeys in Block B and 11 storeys in Block C, however the new proposed new building will be 15 storeys. The natural light of the North-sided residents of the existing 11211 Yonge St. will totally be blocked by the new gigantic building !

The existing 11211 Yonge St. MSC is an elderly retirement building. Our units are small with only one-sided windows. We, elderly people stay home most of the time, the window is our only place to see the outside world, however the new gigantic 15 storeys building blocks our natural light and we cannot even see the sky ! Whenever we look out , we can only see a gigantic building. It will be a disaster to our health !

2. Closeness between the existing and the new building

The new building will be too close to the existing 11211 building. It is almost window to window visibility ! It totally violates the privacy of the residents of the existing building !

That means we have to close the blinds or curtains all day. It will be no different from living in a jail with 4 walls ! It will cause another disaster to the health of the existing residents of MSC.

3.. Limited parking spaces

The new proposal will have 198 Retirement units, 190 LTC Beds and 419 m* Commercial areas. The new plan should provide enough parking spaces for the LTC workers, LTC family visitors, Commercial stores workers, customers and the retirement units residents, however the new plan has only limited parking spaces. It will create a new parking problem.

4. Question about the Little Red House

When we bought the unit at 11211 Yonge St. it was told that the Little Red House at 11283 is a Heritage Building and it cannot be demolished. If the little red house is going to be redeveloped into a gigantic 15 storeys building, that means MSF purposely giving false/untruthful promises to let us fall into a trap hole !

5. Question about the 419* Commercial Area

Within a 15-20 minutes walk, in our neighbourhood ,we have 2 supermarkets -- Nofrills and Longos, McDonald, Tim Hortons , A&W, and all kinds of Restaurants. It is totally inappropriate to build the LTC Beds and Senior units on a high rise building and on top of a Commercial complex.

We really appreciate the Government granting 190 Long Term Beds to MSF. However MSF can not just use a small parking lot to redevelop a gigantic building, sacrificing the health issue of the existing 11211 Yonge St. MSC residents. MSF should keep the existing Little Red House and the existing small parking lot may redevelop into a 2 or 3 storey LTC building or the Government should provide another piece of land to MSF for the LTC Beds.

Thank you for your attention !

Sincerely,

Helena Ng

(A resident of MSC, 11211 Yonge St.)