

From: Doris Chan

Sent: Wednesday, April 27, 2022 1:41 PM

To: Clerks Richmondhill <clerks@richmondhill.ca>

Cc: Kaitlyn Graham <kaitlyn.graham@richmondhill.ca>; Tom Muench <tom.muench@richmondhill.ca>; Joe DiPaola <joe.dipaola@richmondhill.ca>; David West <david.west@richmondhill.ca>; Carmine Perrelli <carmine.perrelli@richmondhill.ca>

Subject: Objection to Applications for Plan and Zoning Amendments, Files:D01-21009 and D02-21018

Re: Objection to Applications for Plan and Zoning Amendments, Files:D01-21009 and D02-21018

Dear Sir/Madam,

My name is Doris, a resident of Mon Sheong Court (MSC) at 11211 Yonge Street, Richmond Hill, Ont.

I strongly object the proposed zoning amendment at 11283 Yonge Street (Files D01-21009 and D02-21018).

(1) Proposed building is too high and too close to the existing MSC building. This will significantly reduce the natural light which is extremely important to the health and well-being of all seniors. Average age of current residents in MSC are over 70 years old and most of the time they stay at home. Therefore the only way they can get some natural sunlight is from the window/s. When the new building (15 storeys) overshadows the existing one (10 storeys), natural light will be blocked, not to mention about loss of privacy, short-range/blocked views. With a proximity of only 8.9 meters, it means window curtains/blinds need to be closed most of the time. Needless to say, it is extremely unhealthy for all the seniors, living in the the proposed new building and existing MSC.

(2) Because of its height (15 storeys) and proximity (8.9 m), wind issues, especially in winter, can be very dangerous for seniors. We are experiencing this issue on the South of MSC (entrance from Yonge), even though the space between the 4-storey Long Term Care building and MSC is over 10 m. One can tell how bad the tunnel effect will be when two tall buildings with proximity of only 8.9m.

(3) For safety reason, high-rise building is absolutely not suitable for seniors: -

- An incident we experienced 2 weeks ago in MSC building C:

Although there are 2 elevators serving this building, one of them was completely out of service for over 3 weeks.

On Apr. 15, 2022 the other one also broke down suddenly around 5:30pm and was not back to service till mid-night.

At 9:30pm one resident with walker who lives on 6th floor, had to "crawl" several storeys in extreme difficulties to

get home. One probably would think it's very impossible that both elevators will be down at the same time. Yet this

happened several times in our building already!

- It is dangerous for seniors to travel great distance on the stairs to evacuate in an emergency such as fire outbreak.
- Survival support personels won't reach in time to a high-rise building in case of medical issue.

(4) Over congested parking: Increase pressure on car parking due to insufficient spots to be shared by residents, visitors, Mon Sheong Foundation staffs, MSC management staffs, restaurant and clinical staffs, PSW and a lot more for commercial use. Even now, in the pandemic time when there are few visitors, the 70 parking spaces on the North side of MSC where the proposed building will be built on, are fully occupied every weekday. The planned 105 parking spaces definitely will not be sufficient for 198 residences and 190 long-term care-beds users. There is NO surplus parking spaces in MSC as stated in the proposal.

(5) Mix of retirement home and commercial is not a good idea although it may give the residents some convenience but at the same time causing lots of risk for the seniors, also adding pressure to the insufficient parking spots.

(6) Addition of this new building, this area will become extremely densely packed. We seniors need space and we need to breathe fresh air. Do not box us in walls!

Most of the residents in MSC speaks Cantonese or Mandarin, who are unable to express their objections for various reasons (language barrier, health condition, poor mobility etc.). They should not be taken advantage of. Though we support to build more senior retirement homes and LTC facilities, but definitely not at the expense of our health and safety.

For the sake of health and safety benefits of all the senior residents of MSC at 11211 Yonge Street, I urge the Council and Planning Officers of the City of Richmond Hill, to reject Mon Sheong Foundation's application on this project.

Please keep me informed of any upcoming information related to this project.

Thank you,
Doris Leung