

From: Lisa Cunningham

Sent: Saturday, June 4, 2022 8:26 PM

To: Clerks Richmondhill clerks@richmondhill.ca

Subject: City Files: D01-20018 and D02-20033 - Schlegel Villages Development Proposal @ 11300 Yonge St.

To whom it may concern,

I reside at 148 Lacewood Dr., Richmond Hill. I am the original resident, having occupied the home since it was built in 2012. My home faces the above-noted proposed development.

While I support the expansion of long-term care and retirement residences in Richmond Hill (of which there is a need for more public services, rather than privately-owned), I am opposed to the proposed location of the above-noted development and, thus, I am opposed to Schlegel Villages' rezoning request. The proposed use of the land at 11300 Yonge St. is incompatible with the adjacent uses of land. Surely, there are alternative locations in Richmond Hill for a project of this nature where adverse effects to adjacent uses of land could be avoided.

Permitting eight and ten-storey buildings in this location will significantly alter the character and esthetics of the adjacent residential neighbourhood and disrupt the quiet enjoyment of its residents - on account of noise from construction, increased vehicular (including ambulance) and pedestrian traffic, non-resident visitors, etc. As a result of the pandemic, many residents work or study remotely from their homes permanently and we cannot afford to be disrupted by the noise of construction from a large scale project of this nature at our doorsteps for several years to come. Years of construction will no doubt cause residential home values in this neighbourhood to plummet too. For the last ten years, the residents of Lacewood Dr. have lived with a field of green as the view from the cul-de-sac on Lacewood Dr.; we do not want to be subjected to looking at a parking lot and tall buildings towering above our homes.

Assuming that my neighbours and I are powerless against political agendas and developers' deep pockets, I respectfully request that should this rezoning and development proposal be approved, Schlegel Villages not be permitted to build buildings as high as those proposed. There are no existing high-rise buildings on the west side of Yonge St. near our neighbourhood and it should stay that way.

In addition, if the development is approved, Schlegel Villages should be required to (i) build a tall, wooden fence (as tall as Richmond Hill by-laws permit) along the perimeter of its development adjacent to the residential homes on Lacewood Dr., and (ii) plant mature trees all along such perimeter. Specifically, at the very least, the area marked in red in the screenshots below should be fenced off. The existing fence is a chainlink

fence, which a tall, wooden fence should replace. This will improve the sightlines for residents and help to minimize noise disruption.

Furthermore, if a path is permitted to be built connecting Yonge St. to the ravine/stormwater management pond at the foot of Lacewood Dr., this will increase pedestrian traffic and impact the flora and fauna in the ravine. Thus, garbage receptacles should be installed at the entrance to the ravine and along the proposed path to Yonge St. to minimize pollution and harm to the wildlife in the area.

Thanks in advance for your consideration of my comments.

Best regards,

Lisa Cunningham



