

June 15, 2022

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

By Email: clerks@richmondhill.ca

Re: City File No.: D01-20018 & D02-20033
Part of Lot 54, Concession 1. W.Y.S.
AKA 11300 Yonge Street, Richmond Hill (Schlegel Village)

To whom it may concern,

Further to your issued Notice of Complete Applications Under the Planning Act re City Files: D01-20018 & D02-20033 (aka 11300 Yonge St.), as a resident who has been living on Lacewood Dr. Richmond Hill for more than 10 years, I am writing regarding above mentioned application to change the use of long term/ retirement home buildings. Without any prejudice, kindly please allow me to present some potential problems as follows:

1. As your letter mentioned, the new buildings to be planned are a total of 743 units consisting of 240 long term care beds, 409 retirement home suites, and 94 independent seniors' apartments that such high buildings/constructures will impact low rise buildings/townhouses residential privacy located on Lacewood Dr.! Privacy is a fundamental right of every Ontarian to respect FIPPA (Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. F.31).
2. Do residents have the right to **natural light and green natural space**? Yes, we do! The planned high buildings will block our sunlight and we will lose our east side view permanently. Municipal zoning bylaws and development agreements often should go to considerable lengths to minimize the impact of shadows on adjacent land to ensure that everyone can enjoy **green natural space, light, and privacy**. As a result, right-to-light and minimizing the capacity of green space issues often be attention to come before a local Committee of Adjustment or the Ontario Municipal Board (OMB) on an application to vary the strict provisions of a zoning bylaw. Is it possible to think more about negative effect of reducing the capacity of green space in our community?
3. If we review the map of our living area, the map flags show at least **EIGHT** projects of long-term homes/retirement buildings (Revera Elginwood Long Term care, Mon Sheong care, Richmond Hill Retirement Residence, Delmanor Elgin Mills, Chartwell Oak Ridge Retirement Residence, Sunrise of Richmond Hill, Hilltop Place Retirement Residence and Brookside Court Retirement Residence) standing in our living area, especially **FOUR** projects close along with Yonge Street; however, only **ONE HOSPITAL** in Richmond Hill?!

We may get experiences from Covid-19 pandemic that our community medical services are not able to take more pressure on concentrated long-term homes.

4. Finally, I understand that it might take high cost to renovate our Yonge Street including upgraded smart bus stations and roadway conditions so that we should protect the zoning land for commercial use to improve employment opportunities. Therefore, the purpose of changing use of zoning land re this long-term care project doesn't make sense and possibly present lose-lose effect excluding the builder/development company in the future.

To respect all seniors/retirees need to be living in more quiet, comfortable homes with more health care to ensure immediate and future needs are met instead of noise and crowded places with heavy traffic and insufficient medical resources.

Thank you so much and kindly please advise if there are any updates!

Best Regards,

Yi Mei

Owner of 126 Lacewood Dr., Richmond Hill