

From: joanne hung
Sent: Monday, April 24, 2023 8:31 PM
To: Clerks Richmondhill <clerks@richmondhill.ca>
Cc:
Subject: Re: objection to the Parkway's re-development proposal

I am writing to object the Parkway's re-development proposal. I would like to express my concern over the proposal.

1. The Application does not comply with Federal Zoning Regulations for Buttonville Airport. "The height of buildings or structures shall be restricted in accordance with the Federal Zoning Regulations for Buttonville Airport for as long as the Buttonville Airport continues in operation."

Allowing nine towers ranging from 35 to 42 storeys in height, to be built on the subject lands would be out of character with the 13 storey condo buildings and other low-rise buildings which are in existence or authorized in the vicinity.

The nine towers proposed to be built will cause blockage of sun and views, as well as wind tunnel effect to the existing neighborhood condos and buildings.

The developer is trying to maximize profit from the zoning change at the expense of the interests of the 1,500 residents who have been living in the neighbouring condominium units for the past 20 years.

This is literally pushing the residents who live on the south side of the current 9015 & 9017 condos, against a brick wall three times the height of their own building and "boxing" them inside several encroaching towers.

2. Lack of municipal infrastructure, transportation system, community service support and recreation park to accommodate the proposed development.

The proposed development will add 3,460 dwelling units and potentially 14,000 new residents to this location. This will exacerbate the already congested traffic on this strip of Regional Road Highway 7 where the entrances/exits from Highway 404 are located. The developer needs to recognize the fact that the "lands available for redevelopment" on the Subject Site are three small "pockets" of land (with total area of about 4-5 acres) situated on an "already developed" site (with existing Sheraton Hotels, Conference Centre and retail shops) and the "land for redevelopment" can be made available only after the demolition of 3 small-size existing buildings. The proposed development is way too aggressive and unrealistic to the existing environmental support & facilities.

I feel strongly that the City has a duty to protect the current residents in the neighborhood from invasive development and to protect the quality of life of over 1,500 vulnerable residents from the imminent adverse effects caused by the proposed development.

Your support and understanding are much appreciated.

Yours truly,
Joanne Hung
(resident of 9015 condominium)