

**From:** Dana Zheng  
**Sent:** Monday, May 15, 2023 12:15 AM  
**To:** Clerks Richmondhill <[clerks@richmondhill.ca](mailto:clerks@richmondhill.ca)>  
**Subject:** Re: CPM may 16, 2023 - Norfolk Development Inc

Hi,

I'd like to make some comments on this project. Here is my info, and my comments are listed below.

Name: Dan Zheng  
Address: 233 Norfolk Ave  
File#: OPA-23-0002, ZBLA-23-0003

Comments:

1. this would be the first high-density development project in our neighborhood within Local Development Area. To set good standards, City of Richmond Hill should ensure this project meets all the minimum requirements of RM6, if it wants the neighborhood's support. Currently, its proposal exceeds 7 of 11 criteria under Standard RM6 Zone under By-law 66-71 as amended.

1) minimum setbacks, It only meets 22% -32% of the minimum requirements.

2). minimum floors per unit (one bed),

3). Maximum building height, standard 30.48 meters vs proposal 50 meters, this is 70% more than the maximum height allowed.

4) minimum parking, standard 1.75 spaces/unit vs proposal 0.95 spaces/unit, it only meets 54% of the minimum requirement.

5). Minimum % of usable open space of GFA, standard 45% vs proposal 14%, it only meets 31% of the requirement.

6) maximum GFA % of Lot Area, standard 150% vs proposal 509%, this exceeds 3 times the maximum allowed.

7) Maximum Density, standard 60 units/acre vs proposal 298.53 units/acre, this exceeds almost 5 times the maximum allowed.

2. To ensure a tall building fits harmoniously with the existing detached dwelling neighborhood, City of Richmond Hill should stand on the ground and make sure this project does not exceed the maximum permitted building height and storeys.

3. There are some large trees at the site. City of Richmond Hill should ensure these trees are well protected and remove it only if it is absolutely necessary.

4. this proposal projects about an existing apartment building to the north, and single detached dwellings to the south, the west, and the east. City of Richmond Hill should ensure this project meets the provision of the 45-degree angular plane to be measured from all the adjacent low-density resident property line, including south, west and east sides. I believe this will ensure a progressive transition in the height and scale of this proposal high buildings down to the neighbour lower scale area. Currently, per page 10 in Architectural Drawings, it seems the tower portion exceeds the 45-degree Angular Plane.

5. Would you please advise if there is a guideline/limitation on the height of the building in a narrow street, in this case, Norfolk Avenue? If yes, please make it meets the requirements before approving.

6. Please perform a traffic analysis for this high-density development in a quiet neighborhood before approving this project.

Thanks  
Dan