

From: JACK KREPEL

Sent: Wednesday, May 31, 2023 2:15 PM

To: Clerks Richmondhill <clerks@richmondhill.ca>

Cc: Ian Noy

Subject: Re: Notice of Ontario Land Tribunal Case Management Conference 0 Oneida Crescent, City of Richmond Hill (the "Lands") OLT Case No. OLT-22-004469

May 31, 2023

To whom it may concern:

With respect to the above Case, we have the following concerns and objections for the Tribunal's consideration.

The current road network does not have capacity for the influx of another 1517 units. Oneida Crescent is merely 500 meters in length. Traffic conditions are already strained. This plan would put 14 condo buildings around Oneida with all traffic emptying onto such a small crescent. Work week morning traffic of residents going to work, children going to school, will create a traffic and pedestrian nightmare as they all try to exit Oneida and get onto Red Maple. Emergency vehicles will not be able to access buildings in the event of emergency (we have already experienced this without the new development).

We also suspect the demographic of families to this new proposed development would be young. The majority would likely have young children of school age. The school in the area is already at capacity which means these new children would have to be bussed. This would create further congestion and a potential neighbourhood traffic/pedestrian safety issue.

The proposed building heights would block out the sun for 55 and 65 Oneida condos with eastern exposure. In winter this would make a bleak day even worse. The snowmelt on the west part of Oneida would be delayed because of the lack of sunshine and further exacerbate already strained traffic and pedestrian movement.

The high density plan meets NONE of the vision elements outlined in the Richmond Hill (RH) Centre Plan, as presented numerous times (e.g., secondary plan study, as presented June 26, 2019). In particular, there are no amenities for the community outside the building residents. There is no point selling a vision if the projects being considered meet none of the overall quality of life goals. The RH Centre open house presentation talks about:

A critical mass of development that supports activity but integrates with its surroundings,
A mix of uses,
A mix of building types and styles,
A focus on high quality design and creation of place,
Animated and active streets,

A fine grained network of streets,
A pedestrian friendly environment,
Places To bike, Places for cars,
A mix of parks and open spaces,
More finely scaled spaces,
Attractive pedestrian connections,
Places for fun and delight,
Green infrastructure,
More sustainable building design, etc.

The plan being considered will negate all of these worthwhile objectives and will create a slum-like environment over time. Any future plan should be vetted to ensure it is aligned with the RH Centre vision. This plan does not!

Sincerely

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