

From: M L

Sent: Monday, September 11, 2023 8:40 PM

To: Clerks Richmondhill [clerks@richmondhill.ca](mailto:clerks@richmondhill.ca)

Cc: Castro Liu [castro.liu@richmondhill.ca](mailto:castro.liu@richmondhill.ca)

Subject: RE: 15.2 SRPBS.23.001 - Request for Direction - Revised Development Proposal - Official Plan Amendment and Zoning By-law Amendment Applications - Leslie Elgin Developments Inc. - 0 John Birchall Road - City Files D01-21008 and D02-21016

The community (120 + participants and their respected families) have been engaged and still not happy with the revised plan. In fact, we are very disappointed that RH City staff would recommend this amended plan by Leslie Elgin Developments Inc.

Although the original ludicrous proposed height of the building has been reduced.

- The buildings are now very wide rather than tall.
- They are only removing 200 units while adding affordable housing units.
- Floor Area Ratio (FAR) of 3.8 vs 2.0 - Almost double the density!
- No clear or obvious image or mention of the 8 story parking garage. Only shown in site plan not spoken to.
- We would like to see the shadow studies.

It seems like the developer had initially, purposefully, and tactically reached for the starts in order to settle for something that is still well above Med/High density height and density zoning.

The official North Leslie Plan states that medium/high density is to be max 10 stories. Why would city staff agree to 16? That's almost double!

The parking garage they are proposing is almost at the max height for medium/high density building and that's just the parking. We live directly behind where they are proposing to build and do not want our view to be obstructed by 2 tall, wide, and very dense buildings let alone an 8-story parking garage in our backyard views.

Contrary to the traffic studies conducted during the pandemic. John Birchall Rd has in fact become busier now that it is open to Elgin Mills. Adding 450 units and 800+ cars to this street is simply a bad idea.

All of the proposed images make the area look like a major intersection with larger green space buffer all around when in fact there are houses directly behind. Bawden

Dr. in the Map 8 - revised proposed elevations image is not a main 4 lane road with commercial units. It's only a two-lane residential street with houses. They also don't show the houses directly behind the buildings in the Map 8 - revised proposed elevations.

The entire community is very upset that RH City Staff has recommended Council to accept this plan amendment.

I hope and pray that with support from Richmond Hill Councilors we can continue to stop this type of unfit development in our community.

If this does indeed pass, My family will immediately begin to plan to move out of the community. Which is very unfortunate with all the time, sacrifices, and recourses we put into moving to Richlands.

Moyez Lalani

42 Hilts Dr.

Richmond Hill, Ontario

L4S 0H8

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# MAP 7 - REVISED PROPOSED SITE PLAN



DG/VC SRPBS.23.001

BLOCK 13 File Nos. D01-21008 and D02-21016

CITY OF RICHMOND HILL  
PLANNING AND  
BUILDING SERVICES  
DEPARTMENT















