

From: Junhua Zhang

Sent: Monday, September 11, 2023 10:11 PM

To: Castro Liu castro.liu@richmondhill.ca; Clerks Richmondhill clerks@richmondhill.ca

Cc: Terrence Au terrence.au@richmondhill.ca

Subject: Re: Immediate Attention Required - 0 John Birchall Road Revised Development Proposal

Dear Councillor Liu,

The community has voiced its concerns yet remains unsettled with the updated proposal. It's disheartening to witness staff support for such an "amended" plan that doesn't seem to align with our community's vision.

I've taken the time to review the provided documentation and could not locate any shadow studies. Would it be possible for you to check and provide these?

While we appreciate the reduction in building height, the proposal still raises significant concerns:

- The revised buildings are wider, diminishing the spatial aesthetics.
- Only 200 units are being removed despite the addition of affordable housing units.
- The proposed Floor Area Ratio (FAR) is 3.8, starkly contrasting to the more suitable 2.0 — nearly doubling the density!
- There's a conspicuous absence of details regarding an 8-story parking garage.
- The North Leslie Plan specifies a maximum of 10 stories for medium/high-density constructions. It's perplexing as to why a 16-story building would even be considered. The proposed parking structure alone approaches the height limits for medium/high-density establishments.

My residence is located directly behind the proposed construction site. The potential of two densely populated buildings and an 8-story parking structure obscuring our views is disconcerting, to say the least.

Moreover, contrary to recent traffic studies, John Birchall Rd has seen increased traffic since its extension to Elgin Mills. Adding an estimated 800+ vehicles from 450 units to this roadway seems ill-advised.

Additionally, the renderings portray an unrealistic picture of the surrounding environment. Bawden Dr., for example, is represented as a main thoroughfare when, in

reality, it's a two-lane residential street. The images also fail to depict the homes situated directly behind the proposed structures.

The community's consensus is clear: the disappointment in RH City Staff's recommendation for this plan's approval is palpable. We genuinely hope the Council reconsiders and halts this incongruent development in our neighbourhood.

Should this proposal be greenlit, it would force my family to contemplate relocating from Richlands—a decision made with heavy hearts given our investment in this community.

Thank you for your time and understanding. We hope for a solution that serves both the community's and the city's best interests.

Warm regards,

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