

From: Mojtaba Ebrahimi

Sent: Monday, November 20, 2023 12:01 PM

To: Clerks Richmondhill clerks@richmondhill.ca

Subject: Formal Opposition and Request for Verbal Representation - Application COLLECDEN (8868 Yonge) LP

Dear Mr. Stephen M. A. Huycke, City Clerk,

I trust this message finds you well. We are writing to officially express our strong opposition to the proposed Official Plan Amendment and Zoning Bylaw Amendment Application submitted by COLLECDEN (8868 Yonge) LP, under City files OPA-23-0006 and ZBLA-23-0010, for the Proposed Residential Development. Please see the attached document for more details.

In addition to our written submission, we respectfully request the following:

1. Individual Time Slots for Verbal Representation: We kindly seek individual time slots to provide verbal representation during the scheduled public meeting at 7:30 P.M. on November 21, 2023, in the City's Council Chambers. This will enable us to present our concerns and objections more comprehensively.
2. Notification of Future Decisions: We also request to be promptly notified of all future decisions pertaining to the aforementioned application. Staying informed about developments in this matter is crucial for our continued engagement and understanding of the decision-making process.

We appreciate your attention to this matter and your commitment to facilitating public participation. If there are any specific procedures or forms required to formalize our requests, kindly guide us accordingly.

Thank you for your time and consideration.

Sincerely,

Rofeide Jabbari, Mojtaba Ebrahimi

39 Sunnywood Cres, Richmond Hill, ON, L4C6W2

Tel:

Written opposition to the COLLECDEV - (8868 Yonge) 2023 OP and Zoning Bylaw Amendment Application

We strongly oppose the proposed development in its present form because of its excessive scale and intensity, (height, density, massiveness), disregard for blended transitional requirements to the abutting 60+ year old well established neighbourhood single family homes (spacing and yard setback, privacy, north side 45 deg angular projection violation, building projections, transitional design, city servicing access), lack of urban living considerations (pedestrian and cyclist friendly form, adequate parking, traffic congestion, noise and general public safety), environmental considerations (storm management, site water management, sanitary, waste management, city servicing access, energy efficiency, sufficient parking, EV provisions) and general lack of consideration for the existing long established vibrant neighbourhood.

The proposed development has not met the developmental transitional requirements of the recently updated City and Regional Developmental Standards that were especially revised to meet the newly enacted Provincial Mandates. The 2016 OMB decision allowing the developer to build an 8-storey retirement home building on the specific site, with a maximum density of 2.64 FSI, is ignored in this new 14 storey - 4.82 FSI Condo application. Furthermore, transitional requirements of the Richmond Hill Centre proper built form and landscape to abutting established neighbourhoods have been ignored.

The specific land in this application is not situated on the Yonge Street main corridor west city block. It is situated on the second westerly city block, well over 120 meters away from Yonge Street, on the west side of Rosewater Street, and directly on the neighbourhood R2 grounds. The Specific Subject Land should be treated as an important transitional zone between the Richmond Hill Centre designation to the east and the existing neighbourhood designation to the west.

The final City Council decision on this property development will form the precedent for all future city developments abutting established neighbourhoods as it will shape the city's future directional character; set its commitment to its vision and developmental future objectives; and establish how the City's Official Plans and Bylaws are viewed and respected by others. This is where the City Council will make its mark for what it really stands for and accordingly stake its reputation. We all hope that the City Council will stand by the city's future vision, objectives and principles, and in so doing also support its long established neighbourhoods.

Key Highlights of Main Objections

1. The proposed density of 431 condo units on a 0.58 hectare property, with an 4.82 FSI, significantly exceeds the maximum permitted density of 50 units per hectare in the R2 neighbourhood designation and the OMB 2016 approved density maximum of 2.64 FSI for the subject land parcel;
2. The proposed height is contextually not appropriate and as such it fails to achieve an appropriate transition to adjacent and surrounding abutting low-density well established 60+ year old neighbourhood;
3. The scale of the proposal is inconsistent with the City's recently updated developmental Official Plans, as it relates to height, density and transition, and therefore compromises the City's ability to achieve its vision and developmental future objectives;
4. There is encroachment to the 45 deg angular plane along the Westwood Lane. Furthermore, the 10m initial height prior to the 45 deg angular plane application on the west side abutting the

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existing houses should be reconsidered, as it provides an visual monstrosity to the abutting residents;

5. The proposal's loading bay and underground parking accessing Westwood Lane does not have sufficient spacing for safe access and will create significant concerns and traffic obstruction on the Westwood Lane. Consideration should be given to relocate this further south or relocated to the southeast side, directly off Rosewater Street. Some screening and recessing may be also to minimize the adverse visual impact;
6. Building front spacing off Rosewater Street should not be compromised and general yard spacing and urban built form requirements should be enforced, as part of the proper transition to the existing abutting neighbourhood and for the safe access of pedestrians and cyclist alike;
7. Adequate parking spaces should be provided for tenants and visitors, with provisions for EVs. The subway is many years away from becoming a reality and these developments should meet the requirements for the proposed occupation timing. With only the smaller two of the adjacent newly built buildings been occupied, and the largest 3rd building still under construction, the parking situation has become unworkable. Desperate new building residents are actively soliciting rental parking on the existing neighbouring houses, with payment in-advance. This proposal's 4th condo building would only make parking worse if it is permitted to be built for subway access that will not materialize for many years to come;
8. There appears to be numerous deficiencies on the environmental side with storm management, ground water management, waste management, sanitary and the like.
9. Mature tree planting and landscaping considerations for environmental reasons and appropriate transition to the abutting neighbourhood should be enforced;
10. General public and city servicing access appear inadequate. These should be improved to reduce neighbourhood concerns;
11. There does not appear to be any accommodation for affordable housing. The city should ensure that the developer provides its proper share of affordable housing for the city.