

November 20, 2023

The Corporation of the City of Richmond Hill

225 East Beaver Creek Road

Richmond Hill, Ontario

L3B 3P4

Mr. Jack & Mrs. C Gwendolyn Landolt

45 Sunnywood Crescent

Richmond Hill, Ontario

L4C 6W2

RE: City files: OPA-23-0006- and ZBLA-23-0010 – Proposed Residential Development

Attention: Mr. Stephen M. A. Huycke, City Clerk

We have been residents of 45 Sunnywood Crescent, Richmond Hill for 47 years.

We are alarmed and deeply object to the proposal of the monster condominium proposed by COLLECDEV (8868 Yonge) LP.

There are many grave issues arising with regard to this proposal. Some issues include;

- The proposed density of 431 condo units on a 0.58 hectare property significantly exceeds the maximum permitted density of 50 units per hectare.
- Proposed height is inappropriate
- There is an encroachment to the 45 degree rectangular plane along Westwood Lane and the 10 metre initial height prior to the application.
- The underground parking provides access directly onto Westwood Lane. This is alarming. It will not only be a traffic obstruction on Westwood Lane but it gives rise to safety concerns for the public. The placing of underground parking in the proposal is absolutely unreasonable. There is inadequate parking spaces provided for tenants and visitors.

The implications of the proposed condominium:

This proposal puts neighbourhoods in jeopardy. This monster building will totally change our neighbourhood. At present, we have a quiet, family, low density, neighbourhood. The condominium turns our community into a high density area with steadily increasing traffic, parking problem issues and safety concerns to us all. When the 3rd and this 4th Condo Tower are completed and fully occupied it will turn the Yonge – Westwood intersection into a living nightmare.

It is disconcerting too, that this 4th condominium backs directly onto the residential homes without appropriate transition to the neighbourhood.

This proposed application to build this enormous condominium, although, obviously, of financial benefit to the developer, results in the devaluating the residential property in our area and degrade our quality of living and our overall safety.

Would you please notify us of all future decisions of application?

Yours truly,

Jack & C Gwendolyn Landolt