

From: Ken Chan

Sent: Monday, April 15, 2024 10:07 PM

To: Clerks Richmondhill clerks@richmondhill.ca

Subject: D01-20008 and D02-20014

Our neighbourhood has received the Notice of Committee of the Whole Meeting regarding the City Files: D01-20008 and D02-20014.

We reside at 448 Balkan Road, Richmond Hill, Ontario. Prior to purchasing this property a few years ago, we were pregnant at the time and starting our new family. We visited the City of Richmond Hill prior to our decision in purchasing this property to inquire on the zoning by law and mainly the height of the building that will be built directly behind our property. We were told by the city personnel that the area is zoned for residential 2-3 storey building, and that was the main reason we were okay with purchasing this property.

That said, we wouldn't have purchased this property knowing that there will be a 7-8-story building with 2 levels of underground parking being built right next to us. The construction, pollution and noise of a 7 to 8-storey condominium development is an extremely unsuitable area to raise a young family, especially with the proposal now that it will be a 2 underground levels of parking that will require much longer and extensive construction.

Besides our personal reasons, we believe there are many factors that affect our community as well:

(1) We are concerned about the developer's financial situation and ability to fund and complete the project. If the developer is already in financial arrears, what will happen to our neighborhood if there is insufficient funding during the construction? We may be left with a neighborhood eye-sore that does not reflect the community which has many members that participate in Richmond Hill Blooms and put much effort into maintaining their properties.

It's also concerning that the developer did not disclose their default to their mortgages to their staff that were present at the previous meeting. This lack of transparency towards their own staff brings about concerns of reliability to complete this project and answer any questions the neighborhood or city may have.

The last thing we want in our neighborhood is another abandoned construction site, similar to the one closeby at Bayview Ave and Elgin Mills Road.

(2) We have seen an increase in the amount of vermin, racoons and rodents coming from the properties on Cartier owned by the developers due to a lack of maintenance. The properties have not been carefully maintained and weed growth has been allowed to spiral wildly as a habitat for many types of pests. This has been reported to the city

with no answers. We have had to procure our own pest control services at our own expenditure. This is a telling example of how unaccountable the developers can be.

(3) Traffic will be increased for the neighborhood with the increase of residents and visitors. Has there been sufficient traffic reports to prove that no alterations need to be made to the existing infrastructure? Has traffic survey reports been done by an independent company?

(4) The visitor's parking lot will be a noisy distraction to neighboring homes whose bedrooms will be very close to the noise of vehicles arriving and leaving at all times of the day. Bayview Avenue is already a busy street with heavy noise pollution, especially at night and adding a visitor's parking lot directly facing or connecting to several homes will lower the quality of life. There is insufficient separation between the developer's properties and its neighbors. Again, if the developer is not only trying to maximize their profit, they would have purchased more land to turn into a parkette or something similar to provide an adequate amount of separation from their new development and the existing homes.

(5) Shadow Study: This greatly affects our home and neighboring homes. We will lose valuable sunlight during the dark, depressing winter months. The shadowy study demonstrates that our home is completely covered in the morning during the winter. We will also lose privacy and our right to enjoy our property, especially our backyard in privacy.

The proposed building height only decreased from 24.85 metres to 23.18 metres which is only a 7% decrease. The proposed building height needs to be reduced at least 60% or more from the original proposal.

(6) The existing 50 foot+ trees are almost a century old, if not more, and bring character to our quiet neighborhood. Replacing them with little 6-9 foot trees would be a step backwards in environmental standards.

(7) Sewage Study: Have neighbors on the east side of Bayview been notified a 7-8 storey condo will be tapping into their infrastructure? There have been sewage issues in the Balkin neighborhood already, and through various neighborhood groups, we are also aware that the neighbors on the east side of Bayview have experienced sewage back up and other sewage issues.

(8) Floor Space Index: The FSI went from the original proposal decreased from 3.45 to 2.36 in the meeting last week. However in the Official Plan and Zoning By-law application from Wednesday, December 13th 2023 it was stated that the proposal would be 6 stories with an FSI of 2.24. The question begs to be asked, why has the FSI and proposed building been increased to 7 stories in a span of less than half a year?

Proposals from other developers with similar criteria (File ZBLA-23-0006) at 94-96 Church Street South has a lower proposed FSI of 1.87 & 5 stories as it also neighbors several homes.

We believe the developers should start with a more modest proposal similar to that of ZBLA-23-0006 instead.

(9) We disagree with the Official Plan Amendment for the maximum building height to be 7 stories based on statements above.

(10) Many other residents have probably mentioned this, but if we don't include these points we would be amiss. The closest hospital is MacKenzie Health which is already at capacity. With another large-scale condo development on Yonge Street, our community is already wondering how the hospital can provide adequate care to more residents in the area. Fundings/capacity for nearby hospitals, schools, parks, police, fire, public transit, parks & recreational programs have not increased for a long time, while the population in the area has been growing, an additional 7-storey building will certainly put severe pressure to our already strained city resources.

Finally, we are not opposed to the development as this is the direction the Federal Government of Canada wishes to increase housing. We believe that townhouses, or 3-storey multi-family homes would be more suitable for this neighborhood and bring about development while maintaining a quality of life for those nearby.

Thank you kindly,

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