

September 23, 2024

VIA EMAIL

Clerk, City of Richmond Hill
225 East Beaver Creek
Richmond Hill, ON L4B 3P4

Dear Mayor and Members of Council:

Re: REQUEST FOR NOTIFICATION of all meetings of Council, Committees of Council and/or Ontario Land Tribunal Hearings relating to consideration of the APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT relating to the properties municipally known as 539 - 563 MAJOR MACKENZIE DRIVE EAST and 148 -158 MAPLE AVENUE in the City of Richmond Hill, City Files OPA-23- 0010 and ZBLA-23-0014.

We are writing to you as the concerned owners of the property located at 149 Sussex Avenue in the City of Richmond Hill, where we have lived for forty-five years.

In writing this letter, we are officially voicing our opposition to the rezoning of municipal Addresses 539 - 563 Major Mackenzie Drive East and 148 -158 Maple Avenue (the "Adjacent Development Site") from Residential Second Density (R2) Zone to a Residential Multiple Sixth Density (RM6) Zone.

Our home shares a property line with the Adjacent Development Site and we strongly oppose the construction of the proposed high density mixed-use residential/commercial development, due to the major effects this will have for us and our local community. There is no transition from the proposed high-density development on the Adjacent Development Site and the surrounding established neighbourhood, and the proposed two tower complex is out of place in the immediate neighbourhood of mainly 1950's bungalows with a few infill homes.

We agree with the concerns raised in the Staff Report for the Council Public Meeting on September 24, 2024 (Report Number: SRPBS.24.094, as attached) regarding the Official Plan and Zoning By-law Amendment Applications - Major Mack Maple Inc. - City Files OPA-23-0010 and ZBLA-23-0014.

Additionally, we are concerned about how the Adjacent Development will affect:

- DRAINAGE:
 - With the proposal for the drastically different use of the land, how will this affect the surface water flow? How will the existing water pooling be addressed within the back yards of the city block made up of Major Mackenzie Drive East, Maple, Elmwood, and Sussex Avenues?
 - During the winter months, there is the issue of additional snow buildup and melt water on the surrounding properties. Like a snow fence or any structural barrier,

the proposed building will create downwind eddy effects that alter wind speed and direction, causing snow to settle out.

- Some CONSTRUCTION ISSUES:
 - Have or will wind tunnel studies be done on how the two (2) towers (12 and 20 storeys in height) and the connecting 6 storey podium will affect the existing neighbourhood structures and tree canopy (adverse aerodynamic turbulence etc.)?
 - Displacement of rodent population, damage from construction dust/debris among others.
- NOISE and PRIVACY:
 - How will vibrations and acoustic noise ground/air transmissions/reflections from the building's mechanical and other systems be addressed? For example, the proposed underground garage/building air intake is at the corner of Maple Avenue and Major Mackenzie Drive East, but the two exhaust shafts and vent blowers are right beside the bedroom windows of the existing neighbouring bungalows.
 - Truck traffic and backup beeper disturbances when accessing the loading dock for the commercial units on the ground floor.
 - The issue with the 45-degree angular planes, neighbourhood shadowing, and views from terraces/balconies that will affect the privacy of the existing neighbourhood and community

Please note that we are currently dealing with critical health concerns which occupy the majority of our time making it difficult for us to attend the scheduled meeting on September 24th, 2024. However, with this submission we want to ensure that we have input into any and all future decisions made by Council and/or Committees of Council. As such, we are formally requesting that we be provided with notification of any and all future meetings where the proposed application on the Adjacent Development Site is to be considered. In the event the applications are appealed to the Ontario Land Tribunal, please accept this letter as our formal request to be provided with notice of any such appeal, should such appeal be filed in respect of the proposed development.

In addition to filing our formal request with the Clerk of the City of Richmond Hill, we have also copied the City's Planner Mr. Giuliano La Moglie to confirm our formal request to both be involved in the process and provided with the notification referred to herein.

Sincerely,

Doug and Yvonne Mirrlees
149 Sussex Avenue, Richmond Hill, ON L4C2E9

H:

E-mail:

cc: - Mr. Giuliano La Moglie (Planner II - Subdivisions), City of Richmond Hill Planning and Infrastructure Department – Development Planning Division