

**From:**

**Sent:** Tuesday, April 8, 2025 11:58 AM

**To:** Clerks Richmondhill <clerks@richmondhill.ca>

**Cc:**

**Subject:** Submission for Public Record - Yonge MCD Inc. Application (OPA-24-0007 and ZBLA-24-0013)

**Importance:** High

Dear City Clerk,

I am writing to formally submit the attached letter regarding the proposed development application by Yonge MCD Inc. (City Files: OPA-24-0007 and ZBLA-24-0013), located at the southwest corner of Yonge Street and Brookside Road.

This submission outlines our serious concerns with the application, particularly its clear disregard for existing planning policies, legally binding agreements, and years of community-based input. The proposal represents a dramatic intensification over what has already been approved, exceeding established limits for building height and density — in some cases by more than triple. Such an extreme departure is not only excessive, but fundamentally incompatible with the surrounding area's character, infrastructure capacity, and environmental sensitivity.

What makes this proposal particularly troubling is its irrational scale and timing. The developer is requesting floor space indexes (FSI) of up to **12.38** — 2.5 to 2.8 times the maximum permitted — and towers as tall as **49 storeys**, immediately adjacent to low-density neighbourhoods and protected natural areas. These changes were proposed less than two weeks after the dissolution of the **Yonge-Bernard Residents Association (YRA)**, which had reached a legally binding agreement with the developer through a years-long negotiation. The timing and scope of this application raise serious questions about planning integrity and public trust.

The attached letter has been reviewed and supported by five former board members of the Yonge-Bernard Residents Association (YRA), which was formally dissolved in October 2024. While no longer an active organization, these individuals remain committed to the principles of responsible growth and community integrity that YRA championed.

Please include this letter as part of the **official public record** of **tonight's Council Public Meeting** regarding this development application. We respectfully ask that our concerns be considered in the review and deliberation process for this proposal. Thank you.

Kind regards,

John Li

On behalf of five former board members of the

Yonge-Bernard Residents Association (YRA)