

Hau, Lucy

Subject: FW: Times Group ZBA Application for Riverside - File Number. ZA 16 164154 (10.5)

From: Hugh - EYR
Sent: May 23, 2017 4:38 PM
To: Courchesne, Mary-Jane
Subject: RE: Times Group ZBA Application for Riverside - File Number. ZA 16 164154 (10.5)

Dear Ms. Courchesne,

RE: Times Group ZBA Application for Riverside - File Number. ZA 16 164154 (10.5)

My name is Hugh Kuang and I am a member of the board of directors of YRSCC 1303 and owner in the Riverwalk Condominium at 18 Uptown Drive #616, in Markham, Ontario.

On behalf of the condo corporation, the Vice President, Mr. John Poon, wrote you a letter dated August 17, 2016 listing concerns about Times Group's proposal's impact on the Riverwalk Condominium. Some of those concerns were voiced at the Public Meeting of May 2, 2017 for this application.

After the Public Meeting, I and Geoffrey Mack, (new board member of 2017) had a meeting with the developer and they explained to us that the distance between our Riverwalk Condo and the Riverside Condo is over 200 feet. With this distance, most of our concerns are alleviated (shadows, blocked views, and neighbourhood character). The letter from Mr. John Poon also mentioned negative impact on our property values based on the fact that our building will be shorter and therefore less desirable. We have quite different opinion with different owners. A lot of owners think that any positive impact on property value experienced by our neighbours to the west will have positive impacts on our properties at Riverwalk, as well. Therefore, we do not feel that the Times Group proposal will impact our property values negatively.

While Mr. Poon's letter has also made reference to the precedent setting nature of the decision to allow Times Group to proceed with a taller building, we recognize that given that Markham Centre has an Urban Growth Centre designation and is part of York Region's intensification strategy, higher buildings and intensification will be unavoidable which, as members of the Markham Centre community, I, myself and some other owners are welcome wholeheartedly.

If you have any questions, please do not hesitate to contact me.

Best regards,

Hugh Kuang