

From: Jusin C

Sent: Tuesday, January 21, 2020 6:33 PM

To: Clerks Richmondhill <clerks@richmondhill.ca>

Subject: Objection of the proposed over-development at Yonge/Canyon hill

Just like everyone in the neighborhood, I am opposing the proposed construction of 4 residential towers from 25 to 29 storeys at Yonge/Canyon Hill. I never see such tall structures north of Steeles Ave. along Yonge Street, even at Yonge/Hwy 7 and 16th St intersections, which are more urbanized areas with much dense population and better infrastructure (more lanes and wider roads, closer to the freeway, future subway extension, etc). Canyon hill/Yonge is just not ready for taking the title of "Home of the HIGHEST skyscraper in Richmond hill". Besides, the area is already notoriously congested, during rushed hours, travelers are stuck at the intersections all the way from the Elgin Mills Rd and Teston Rd, the backlog impacts all side streets including Canyon hills Ave.

- Not like other major arterial roads south of Elgin Mills, Major Mac Dr, 16th and Hwy 7 all have railway underpasses over the rail, the Elgin Mills East railway grade crossing causes huge traffic problems. City should prioritize the railway grade separation at Elgin Mill East to improve the traffic, there should be any significant urban development (associated with huge traffic increase) before this comes true. Over development without associated improved infrastructure would just destroy the City.
- Teston road is not through all the way to Hwy 400, the traffic flow backlogged from the Dufferin St, which is a bottle neck with very narrow two lane road. City should make the Teston/Elgin Mills Rd through all the way to Hwy 400 to improve the traffic.
- We have noticed more and more cars traveling (even speeding) on Canyon hill Ave these days as an alternative of Elgin mills, we have been suffering from the vehicle noises and noted pedestrians (kids) are in potential hazard due to more and more fast moving vehicles as Canyon hill Ave is a narrow two lane road but with post speed of 50km/hr (same as Yonge St), which should be lowered down as it runs through all residential neighborhood with most non-signal controlled intersections. What is the current AADT on the Canyon hill Ave? and what is the capacity (vehicles per hour) of the current stop sign controlled intersections along Canyon hill? With the increase of thousands of vehicles from those high-rise towers, is this narrow two-lane road capable to accommodate such significant traffic flow increase, would the current Canyon Hill Ave's roadway width, configuration and alignment become substandard, and would the increase traffic on a fast speed narrow road causing pedestrian roadside safety issues. We need City/Developer to provide comprehensive traffic study within the area to ensure the traffic increase from proposed development not exceeding the capacity of the existing roads, and more importantly, to maintain our neighborhood a safe, quiet, livable place as before.

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