

**From:** Nadia Popovici  
**Sent:** Wednesday, January 22, 2020 2:36 AM  
**To:** Clerks Richmondhill <clerks@richmondhill.ca>; Kaitlyn Graham <kaitlyn.graham@richmondhill.ca>  
**Subject:** City Files: D01-19003 and D02-19016

Re: Proposed Official Plan Amendment, Refer to:  
City Files: D01-19003 and D02-19016

The proposed development is very controversial.

At the request of some of our Councillors, the Developer is proposing to build 4 towers of 25 - 29 storeys at the intersection of Canyon Hill with Yonge. Canyon Hill & Yonge intersection.

The official reasons:

1. To achieve a higher population density at Bernard & Yonge area.
2. To address the traffic woes at this intersection, and
3. To keep up with the neighbouring cities.

These reasons are false and inaccurate:

**First:** The planned density of Bernard KDA is already far beyond its capacity.

**Second:** The traffic in this area will become a nightmare. With the new VIVA development, will be very difficult to exit onto Yonge street.

The Yonge & Bernard area is far away from any highways and the traffic on Yonge is very restricted by the existing bottleneck at Yonge and Mackenzie.

The idea that people will use VIVA in a daily basis to go to work downtown is unrealistic at best. I've been there – My job was on Commissioners Street, on the lake, and, when my car was in service, I had to use VIVA + Subway + another bus = 2 and half hours one way....

**Third:** No rational to compare our City with Markham and Vaughan when it comes to the rate of growing population. They have big employment units. People are buying houses/apartments in Markham and Vaughan mostly because they want to dwell and work in the same city.

In Richmond Hill we have only 208000 citizens. The majority of the employed people are commuting to their jobs.

This developer intends to put up 4 towers, and, across the street, on the East side of Yonge, another developer is proposing to build 3 towers of 25 – 29 storeys.

Please, refer to the map:

We will get an overdeveloped intersection, a kind of isolated colony, 7 towers of 25 to 29 storeys surrounded by residential streets, with no safe exit onto Yonge, no schools, no big employment units, and no enough jobs to attract people to move in!!!

Please, remember that we had already an approved plan which recommended limiting the building height to 15 storeys. As taxpayers, we have the right to ask why a very well documented plan was called off so quickly.

Respectfully,  
Nadia Popovici  
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