

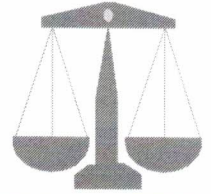


THOMAS RICHARDS BA LLB

BARRISTER & SOLICITOR

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LAW SOCIETY OF UPPER CANADA (1988) CANADIAN BAR ASSOCIATION (1988)



September 22, 2020

By E-Mail Attachment Only

CITY OF RICHMOND HILL

225 East Beaver Creek Road, Ground Floor,
Richmond Hill ON L4B 3P4

Attention: Council

Regarding: Public Comment
SRPRS.20.131 - Request for Comments
Zoning By-law Amendment Application
Richmond Hill Ecumenical Homes Corporation
286 Major Mackenzie Drive East - City File: D02-20016

Dear Council Members:

In my capacity as a resident of 326 Major Mackenzie Dr. E., and as a lawyer (now practicing from home due to Covid-19) representing several residents, I submit the following comments in opposition to the subject zoning amendment application.

TRAFFIC CONGESTION

Access to St. Marks, the existing residential tower on the subject property, is along a narrow lane/alley that bottle-necks with traffic from Major Mackenzie, and traffic entering and exiting the ramp leading to the underground parking for this condominium at 326 Major Mackenzie Dr. E.

For one example, if there are four (4) vehicles waiting at the traffic light, then vehicles exiting the parking garage at 326 Major Mackenzie Dr. E. condominium are blocked in and prevented from exiting.

Often there are incidents of horn blowing and general expressions of frustration with vehicles criss-crossing from several direction, some at speed entering from Cedar Ave., creating real safety concerns.

Before this zoning amendment can be considered, there must be an independent traffic-flow study conducted to consider the implications to traffic flow and safety.

PEDESTRIAN SAFETY

Pedestrians from Major Mackenzie who reside at St. Marks inevitably use the lane/alley, not the distant sidewalk to the west (which in winter is not plowed).

Residents of St. Marks are seen throughout the day using the lane/alley, as cars enter and exit, and I have long been very concerned about the safety of those pedestrians.

Especially after school, many children exit the bus and walk down the lane/alley in number, often with vehicles zig-zagging around them. It truly is frightening to witness.

Before this zoning amendment can be considered, there must be an independent pedestrian-safety study conducted to consider the safety implications to pedestrians.

ENVIRONMENTAL IMPACT STUDY

The property to the immediate north of the subject property is a wetlands, and is therefore protected.

The land abutting the west side of the subject property is the *German Mills Creek*, and is also therefore protected.

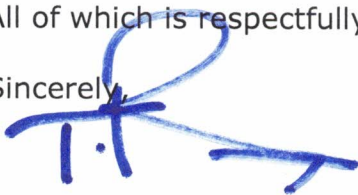
The creek ravine is already littered with garbage tossed by pedestrians and thrown from vehicles, garbage that seriously affects the soil and water quality of the creek.

Development of the proposed property could have a devastating impact on the fragile environment of the abutting lands.

Before this zoning amendment can be considered, there must be an independent environmental impact study conducted to consider the environmental implications.

All of which is respectfully submitted.

Sincerely,



Thomas Richards BA LLB
TGR/ms