

From: Grant McC

Sent: Saturday, October 3, 2020 9:00 PM

To: Clerks Richmondhill <clerks@richmondhill.ca>; Amanda Dunn <amanda.dunn@richmondhill.ca>; Jaime Hope <jaime.hope@richmondhill.ca>; Andrea Clement <andrea.clement@richmondhill.ca>; Linda Asikis <linda.asikis@richmondhill.ca>

Subject: City Files D01-20008 and D02-20014

Office of the Clerk

City of Richmond Hill

I am a Richmond Hill resident, live close to the application site, and oppose the application for the following reasons:

- The application for an 8-storey, 165 unit condominium apartment building is double the permitted 4-storey limit permitted in this area under the Official Plan.
- The application is not appropriate or consistent with the well established existing community, which is principally single family homes.
- It is not consistent with recent redevelopment in the Cartier neighbourhood, in which some bungalows have been replaced with larger 2-storey single family homes.
- The height of the proposed application overwhelms the surrounding neighbourhood as it is 5- storeys higher than any building in the area, and double the storeys of the next highest, 4-storey, buildings which are 1/2 a kilometer south at the intersection of Bayview Ave and Major MacKenzie Dr.
- The application size/density is not consistent with the existing community and infrastructure.
- It replaces three single family bungalows with 165 units.
- There will be an increase in vehicle traffic, including turning onto Bayview Ave and from Bayview onto Cartier where there are no traffic lights.
- The increase in traffic, congestion, and turning will create safety issues for vehicles and pedestrians.
- The current York Region Environmental Assessment Study indicates Bayview Ave is currently at its maximum capacity, and highlighted current morning and evening traffic backups.

- The existing neighbourhood will be negatively affected by overflow street parking due to insufficient parking for the size of the development. There will be further negative impact on the existing residents when the City is then forced to restrict parking on the local streets.

- It was established that the area sanitary and storm sewers are at capacity by the January 11, 2020 rainstorm which resulted in flooded basements in dozens of area homes.

- The fact that there are schools within walking distance does not equate to those schools having the capacity to accommodate an influx of students.

- The application does not create any benefit to the community.

- It does not fit within the physical context and character of the surrounding area.

- It is not compatible with the predominant building forms or setbacks.

- It will overlook the surrounding neighbourhood resulting in a loss of privacy for the existing residents.

In short, this application is completely inappropriate for this location and should be summarily dismissed.

Respectfully

Grant McCaffrey

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