

From: Jeff Holicky

Sent: Tuesday, November 3, 2020 2:14 PM

To: Clerks Richmondhill <clerks@richmondhill.ca>

Subject: Ref D01-20008 and D02-20014

Greetings,

Please provide confirmation of receipt of my comments, ahead of the upcoming council meeting regarding this proposal.

My name is Jeff Holicky, I live at 190 Harding Blvd West, Unit 4 in Richmond Hill. My parents are Eileen (90) and Jiri Holicky (92) who currently live across the street from the proposed apartments/condos at 111 Cartier Crescent. I moved from 111 to 190 back in 1996.

My input in this proposed development is as follows:

1. First the number of units is IMO rather high for that neighborhood. Though I don't know the size of others, the largest of units I believe are around Essex and Major Mack. The ones south of Major Mack along Bayview are low rise apartments. Something smaller (50-60 units without any retail space) would be more reasonable and a fair compromise if such a development were to be approved.
2. 126 has been some developer's workspace for over a decade and in the past couple of years has been abandoned and falling apart. I had thought perhaps one scenario would be a monster house and still believe that is a fair option. It is an eyesore today.
3. The major concern is congestion. I know full well the issues that have plagued us on Yonge street well before any Viva work. There have been many hi rises that have gone up - from May to SE of Yonge & 16th and south of that. It is not unusual to see first thing in the AM cars crawling from as far up as Major Mack going south along Yonge - total gridlock. That is exactly how Bayview is many mornings as well; 168 units will cripple the already over congested area. There are a slew of townhomes being built at Bayview and Elgin Mills already.
4. Alternatives to Cartier include Rockport (which shares identical concerns) and Crosby (lights but not easy to get to). Cartier would require the Ontario Ministry to approve any additional traffic lights which IMO would be required to help traffic leave the street if the current proposal is approved.
5. Cartier used to have a bus seat on the NW side of Bayview and Cartier making a left very difficult but there was a center lane. I cannot recall when the bus seat was finally removed, but they have also removed in the past year the center lane completely.

It is even more difficult to make a left now, having to gauge the speeding northbound two lane traffic - without a center turn lane northbound.

6. Finally, though I dislike the mixed use of normal and monster homes within neighborhoods, I definitely think building any apartment directly in the middle of two major intersections (Major Mack and Elgin Mills) would not be aesthetically pleasing to anyone. Such buildings are more suited, along with retail spaces at major intersections such as the NE corner of Bayview and Elgin Mills.

I thank you for taking the time to consider my concerns with this proposed development.

Regards,

Jeffrey Holicky sr.

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