

From: "Chow Marie"

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Cc: "Godwin Chan" <godwin.chan@richmondhill.ca>

Sent: Mon., 7 Dec. 2020 at 7:06 p.m.

Subject: Proposed development at 9251 Yonge (SE corner of Yonge/16th)

Hello,

I've reviewed the information and **vehemently object** to the current revised proposal. Specifically:

- the number of residential **units has increased almost 200%**, yet the number of residential **parking spots has only increased about 40%**
 - you can argue that most people will take the bus or ride their bikes and while I commend them for almost doubling the number of bike spots, this is unrealistic...**most people will still drive**...even with the bike lanes, many **people are scared to ride on the roads...even with bike lanes**...I have yet to see anyone using the bike lanes on Hwy 7 for example; as for the bus, buses continue to be underutilized...too expensive, inflexible schedule, and inconvenient
- with the increased density of this development, plus the proposed development at Hillcrest Mall and the one on the southwest corner, that intersection will be a mess...it is dangerous enough as it is...but with an extra 2,000 people at the southeast corner and then another 2,000 at Hillcrest and probably another 2,000 in the southwest corner, we will end up with **traffic gridlock**...which means greater **air pollution, noise pollution and road rage**...not just on Yonge St but 16th, Carrville and surrounding residential streets as people try to find short cuts to get to their destination...more people will be running lights etc.; note that there are a number of elderly people who walk with their shopping carts to buy groceries at No Frills...this increased traffic and ensuing impatience will **endanger their lives**
- pre-covid, it was almost impossible to make a left turn from Fern onto the eastbound lanes of 16th Ave in the morning...even with the light, you end up being stuck in the intersection or have to wait for the next light change; additionally, it's impossible to turn left from Fern to go north on Bayview during the morning rush hour and you can't turn right onto Fern from Bayview 7-9 am M-F...so, basically, the 500 or so homes in my subdivision will be an island
- where will these extra 6,000 - 10,000 people play? there is already **little to no green space** around that intersection...and covid has taught us the value of being outdoors...these high rises don't come with any meaningful outdoor recreational areas; which means we will end up with an area that is more of a **concrete jungle** than anything else...what does that mean for our storm sewers? seems that there might be an increased risk of flooding...where will all the snow go...if the plows push the snow onto the sidewalk, where will people walk? this also means, no cycling...which comes back to the reality of people

driving instead of riding...they won't need all those bike spaces, they need more car parking

- how will the Town handle the **infrastructure** issues? schools? fire? police? water? sewage?
- the 50% increase in the height of the towers is also a concern as a) it'll **block out the sun** and make that intersection very dark, b) surrounding homes will be overshadowed and our **privacy will be at risk**, c) covid has raised awareness about the **higher risk of contagion** in dense environments and has caused many people to move from high rises to houses...so, why would we propagate this kind of risky environment? Granted covid will recede in the next few years but a new contagious disease is bound to appear sooner rather than later

Overall, our **quality of life** in Richmond Hill will be **significantly reduced**, making it a **less desirable place to work/live**. I think it's easy for the **Town Council** to support this increased density as many do not live in this area so they **care not how local residents are affected**. Please ask them to try to walk in our shoes...how would they feel about having 10+ (once that intersection is built out) skyscrapers literally in their backyard?

I appreciate the opportunity to give you my feedback. I hope it will be seriously considered. Many of my neighbours feel as I do and think it's pointless to provide their input...they feel the **Town will do what the developers want** regardless, so don't want to waste their time advocating for what they believe. The net is that **residents don't trust the Town Council** to do what is in the best interests of residents...sad statement of how this Town is being governed. Too bad there's not an election now.

One last point...please **do not waste our taxpayer dollars** again...millions of dollars were spent on developing the Town's strategic plan and it is basically being ignored.

A concerned resident,

Marie Chow