

From: Nadia Popovici

Sent: Wednesday, February 3, 2021 1:25 AM

To: Clerks Richmondhill <clerks@richmondhill.ca>

Subject: Re: 3.3 SRPI.21.008 - Yonge Street -City files D01-18001 & D02- 18007

Re: New development proposal at Yonge & Brookside intersection

The applicant is proposing to build 15,18, and 35 storeys buildings on N/W corner of Yonge Street with Brookside.

This location is only one block north of Yonge and Bernard intersection!

It is very disturbing:

As we stand today, if the Yonge /Bernard KDA development proposal goes ahead, we will have the highest urban density in Canada (636 residents and jobs per developable hectare) and, by adding this new development the density will increase further!

And there is no good reason in the world to need this development:

First:

- It does not make sense to assume that thousands of people will move North of Elgin Mills, on Yonge, in a cluster, far away from any major highway, with no jobs close by.

Second:

- The traffic in this area will become a nightmare. This intersection is far away from any highways and the traffic on Yonge is very restricted by the existing bottleneck at Yonge from Elgin Mills to Mackenzie.

- The idea that people will use VIVA buses on a daily basis to go to work further South on Yonge towards downtown Toronto is unrealistic at best.

Today, when using the Yonge Rapid Transit + Subway it takes more than 2 hours one way.

Third:

Today in Richmond Hill we are only 208,000 citizens. The majority of us moved here for the quality/beauty of this City, willing to commute to our jobs.

As no new big business units are foreseen to come in Richmond Hill, you cannot motivate people to move here; the predicted (for York Region) increase of population density does not apply for our city!

Going ahead with this irrational plan, we will get an overdeveloped area, kind of colony, surrounded by residential, narrow streets, with no safe exit onto Yonge, no schools and not enough jobs to attract people to move in.

Please remember that we had an approved Secondary Plan for all the 3 KDA areas considered essential for Richmond Hill, at 3 main intersections of Yonge Street.

This Plan was consistent with the development permissions laid out in Richmond Hill's Official Plan and met all the obligations levied on Richmond Hill from the Province of Ontario and the Region of York.

The approved Plan recommended limiting the buildings height to **15 storeys**.

Respectfully,
Nadia Popovici
20 Royal Chapin Crescent, L4S 2A7