

FROM:

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RE:

City Files: D01-19005 and D02-19023
City Planner: Doris Cheng, Senior Planner – Site Plans
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Hello,

I hope this letter finds you well. I am writing this letter in good faith in knowing that the City of Richmond Hill will take into consideration the damages the proposed high density residential development project from **Gates of Bayview Townhomes Inc.** could pose to the already saturated Red Maple and High Tech area.

As a long term resident, I find the development of “four residential buildings between 25-37 storeys with a three storey podium and a stand-alone two storey private amenity building” to have social and environmental consequences on the neighbourhood.

Considering, the limited space that is already occupied by two Sky City condos, and current developments of 4 YongeParc Condos on Oneida Crescent, approval of this project would be obscene.

Approval of this project will result in further damage to the community that is already suffering from: **heavy traffic, noise pollution, limited access to green space, community centre** and other amenities required for the community.

Heavy traffic (especially in the morning) is a major issue for the neighbourhood considering, both Red Maple Public School and St. John Paul II Catholic School. The traffic is further increased in afternoon as people head home either from Langstaff Go Station or Highway 7. The development and completion of a project at this scale would certainly make traffic a lot worse for a community that is already suffering from heavy traffic.

Noise pollution has also been a main issue for the neighbourhood. The street traffic sounds from cars, motorcycles (especially from the Harley Davidson location), school buses, York

Region buses and; the ambulances and fire trucks from the Richmond Hill Fire Station located on 150 High Tech Rd., have had tremendous effects on the local residents and community. Approving the development and completion of a project at this scale would further contribute to the noise pollution problem that has been a major problem on a daily and nightly basis.

All communities and neighbourhoods require spaces where they can exercise, relax, walk their dogs, etc.,. Dr. James Langstaff Community Park is indeed the only available green space for the general neighbourhood. The park in fact has a soccer field that is often occupied with soccer league games. Even with the exception case of COVID-19 where no league soccer games were scheduled, the park was still full. Approving the development and completion of the project would not only limit the park's capacity, but would leave no room for the general public to enjoy green open spaces. Parks and green spaces are also essential for the environment and wildlife. Except summer time, the green space must also be shared between the two schools and the general public.

Lastly, we believe there is no community centre within proximity of the Red Maple neighbourhood. There is no infrastructure where the community can come together and celebrate neighbourhood's diversity.

In conclusion, it is required that the city reconsiders the plans for the property. The available land could be put for better use, rather than a mega condominium project that would exploit and harm the community and neighbourhood. I truly hope that the city will make the righteous decision for the community.

I have attached further exhibits below. If you have further questions, concerns or comments please do not hesitate to contact me.

Thank you.

Kind regards,

EXHIBIT

