

From: Wei Wang

Sent: Wednesday, April 7, 2021 11:19 AM

To: Clerks Richmondhill clerks@richmondhill.ca

Cc: David West david.west@richmondhill.ca

Subject: Oppose the 11160 & 11172 Yonge street development Application - April 7 Council meeting

Dear Mayor and City Councillors,

I'm writing to express my opposition to the application of 11160 & 11172 Yonge street development.

The following are some reasons:

1. Building high density buildings will worsen the traffic on Yonge Street. Current Yonge street, even after reformation, can not afford high traffic. Especially building condominiums north of Major Mackenzie, all commuters going south on Yonge Street can hardly avoid the narrow part in the city centre area near Major Mac and Yonge. Also, with the change of Yonge Subway line--reducing numbers of stations and moving part of the route above ground, building condominiums will definitely overload traffic on Yonge Street.
2. Employment will attract new residents, however, this project will result in more residential buildings and less commercial spaces. It will exacerbate the shortage of local employment opportunities.
3. There is a trend in the real estate market this year. Vaughan became the most popular and hot spot for people buying properties and living in because of employment opportunities and convenient transportation. However, Richmond Hill's property value did not go up and seldom got multiple offers when the real estate market was so hot. This means that fewer people have the willingness to come and live in Richmond Hill. Our city has an employment crisis, we cannot turn commercial land to residential development.
4. Small Hillcrest shopping mall, railway on the road and cars have to line up for more than 5 minutes to see the train passing by, all of these do not support building high density buildings in the area.

Thank you for your kind attention!

Best regards,

Richmond Hill residents: Wei Wang and Yin Zhu

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