

From: BayMills RPA

Sent: Monday, October 4, 2021 11:11 PM

To: Clerks Richmondhill [clerks@richmondhill.ca](mailto:clerks@richmondhill.ca)

Subject: Objections to 1000 Elgin Mills Road East proposal

I would like to express my objection to the proposal to change the permitted height from 10 to 14 storeys on 1000 Elgin Mills Road East.

I am a member of the Baymills Ratepayers Association which was formed by residents in the Bayview and Elgin Mills area. We are concerned as these developments will severely impact our community negatively.

As all of us are aware of the sad state of traffic congestions on Bayview and Elgin Mills. We have vehicles queuing up to 1 km during rush hours. This is happening when we are still not fully out of the pandemic. As somebody who makes a living driving on Bayview, Yonge, and Elgin Mills, I can attest that the situation was even more ridiculous before the pandemic. People have waited for buses which are 45 minutes late even on a day without accidents and road constructions. Drivers are making dangerous moves just to cut down their travel time. The situation will only get worse with the completion of other developments such as the Dunlop observatory and those up in Oakridges, Aurora etc. In addition, the insane developments on Yonge street also pushes vehicle traffic to spill over to adjacent roads such as Bayview. We know for a fact that widening roads will not solve the traffic problem if we continue to put more people in the area. We only witnessed turning a congested single lane traffic into congested 2 lanes traffic.

A 14 storeys will also be incompatible with the existing community environment where all buildings are 3 storeys or less. If we stand at Bayview and Elgin Mills and look around, we can see that no buildings are higher than the trees. The only logical choice to make new development compatible with the community is to limit the height to be no taller than the surrounding tree canopy. A 6 storey building is probably the highest we should allow. Not a single development in the area should be allowed to be over 6 storey as we know having one approved is a ploy to set a precedent and open the flood gate for more or even higher towers.

The thing we should all learn from the pandemic is that more people in a small area is a very bad idea. High density kills. I am pretty sure this Covid issue will come to pass. However I am 100% sure that there will be future pandemics lining up for us. One way to minimize future outbreaks is to provide enough spaces for people. Low density is the way to go for this reason.

As a conclusion, I would urge the city to do the right thing to minimise development density, and keep the buildings in the area to within 6 storey high. Even the original 10 storey proposal is too high. Fight and appeal to LPAT or in court if needed to change it

to a 6 storey height limit. This is also what we need to do for the other development proposal at the north east corner of Bayview and Elgin Mills.

Here we are again. The developers want profit maximization, while the residents which the city council represents do not want nightmares that come with high rise towers. We sincerely hope the city council makes the correct decision.

alex wong  
35 Leno Mills Ave  
Richmond Hill