

From: Cristina

Sent: Wednesday, December 1, 2021 11:04 AM

To: Clerks Richmondhill clerks@richmondhill.ca

Subject: Comments on Council Public Meeting - 0 John Birchall Road - City FilesD01-21008 and D02-21016

I firmly oppose to the application proposal for development at 0 John Birchall Road. I am a resident living nearby at the proposed site at 10 Nicol St, Richmond Hill with my family, and we will be negatively impacted by this proposal.

Background

- The site was approved under North Leslie Secondary plan for a 10-story mid/high density residential with potential for mix use such as retail and offices. The maximum floor area ratio is 2.0.
- The proposed standard is a 31 stories maximum density residential with a floor area ratio of 5.9 without potential for mix use such as retail and offices. The number of dwelling units expected is 617 apartments and 33 townhouses with 740 parking.

Concerns

- Transit and Traffic. The traffic during entrance hours at Richmond Green Secondary School is a nightmare, lot of cars coming from the south make a U-turn at John Birch Road instead of line in traffic to turn left to avoid the waiting time for long line turning left. Leaving the area in the morning become a congestion of more than 20 minutes to access Leslie, Elgin Mills and Highway 404. An increase of cars coming from the proposed development will increase the congestion.
- Infrastructure and amenities. As 2018, Richmond Green Secondary School has around 1200 students, with new students arriving regularly due to new housing developments in Richmond Hill and Markham. The proposed development will add to the demand of seat at the Secondary School, also demand of seat at elementary school in the area. Is there any proposal to update these amenities and infrastructure with the added residents?
- Impact on existing resident. 30 stories building shadow will be cast on the existing neighborhood during afternoon hours. It will be an increase of noise and pollution due to higher number of residents in so packed area. The added residential buildings will decrease the value of the existing community which will be less appealing due to high congestion, noise and pollution.

Based on the previous concerns, I firmly oppose to the proposal at 0 John Birchall Road. An increase on the number of the stories of the building from 10 stories to 30 stories will not make a coherent community that the North Secondary Plan and City of Richmond Hill envision.

Cristina Fang Yip