

From: Ding Ding

Sent: Wednesday, December 1, 2021 11:13 AM

To: Clerks Richmondhill clerks@richmondhill.ca

Subject: City Files: D01-21008 and D02-21016

Hi,

I oppose to the amendment of the official plan to increase the maximum permitted building height from 10 to 31 storeys and to increase the maximum permitted Floor Area Ratio (FAR) from 2.0 to 5.9 in order to facilitate the construction of a high-density residential development comprised of two apartment buildings of 27 and 31 storeys in height, with a total of 617 apartment dwelling units and 33 townhouse dwelling units (within the base podium) on the subject lands.

1. Infrastructure of the location.

The intersection of Leslie and Elgin mills already has a heavy traffic flow, with heavy traffic going into Costco and Home Depot daily. With the only main entrance to the Richmond Green and Richland area at John Birchall Road and Leslie, an increase of density will only congest the intersection more. Take the example of the area in HWY 7 and West of Leslie. The area has more than six lanes, and a designated public transit lane, but you cannot travel from Young to Leslie without hitting traffic jams, due to the density in that area.

2. Environmental Concerns.

The area of concern is located right next to one of the headwaters of Rogue River. Building a high density structure next to one of the most vulnerable ecosystems, may cause additional stress to the system.

3. Premium.

We all paid a premium for preconstruction into the area, knowing the urban planning has a low density plan. Changing this urban planning will only detriment our views of the area as well as our views of the council for changing such a plan.

4. Crime rate.

There are studies done which show a correlation of crime to density. A recent study from published by esri Canada shows that in Toronto alone there is a higher crime rate in highly dense areas (<https://ecce.esri.ca/uoft-blog/2020/08/04/analyzing-toronto-crime-data-using-kernel-density/>). With the location right next to schools, and a major park, this poses a huge concern for us parents.

Best regards,

WD