

From: Ed Lomax
Sent: Thursday, January 27, 2022 12:14 PM
To: Clerks Richmondhill <clerks@richmondhill.ca>
Cc: Ava Daneshvar <ava.daneshvar@richmondhill.ca>
Subject: City Files D01-21007 and D02-21014

To the City Clerk, The town of Richmond Hill.

The following outlines my concerns regarding the Zoning By-law Amendment applications in the subject files.

My name is Ed Lomax and I have resided at 351 Church Street South with my wife since 1986.

I have two concerns regarding this amendment application, Density/tower height and traffic flow/congestion.

The proposed density seems to be twice the density allowed in the official town plan. While I understand that the official town plan is under review The existing plan must stand until the new one is approved. The same applies to the restriction on tower height. The application for amendment does not provide any significant justification for such a density increase.

The traffic flow is also a concern. The recent improvement to Yonge Street restricts traffic from the front of the proposed development to northbound only. I would anticipate that most future residents will be heading south. At a recent meeting of ward 5 residents arranged by counselor Cilevitz a representative for the developer displayed a slide in which traffic flowed from a laneway on the property to a separate property on the north, turning east to Church Street South and hence to Weldrick. This is not shown on the exhibits to be discussed at the public meeting. The slide also showed traffic flow to Clarissa via an existing laneway. That volume of traffic will overwhelm both Church Street South and Clarissa as both these streets are already stressed at times. In conclusion, I proposed that this amendment request be denied and the developer be encouraged to re-submit a proposal that will more closely comply with the official town plan and avoid stress to Church Street South and Clarissa.

Respectfully
Ed and Margaret Lomex