

From: waltcim
Sent: Tuesday, May 16, 2023 8:20 AM
To: Clerks Richmondhill <clerks@richmondhill.ca>; Sarah Mowder <sarah.mowder@richmondhill.ca>
Cc: Office-Mayor Richmondhill <officemayor@richmondhill.ca>; Karen Cilevitz <karen.cilevitz@richmondhill.ca>;
Subject: NORFOLK DEVELOPMENT INC. RICHMOND HILL CITY FILES; OPA-23-0002 and ZBLA-23-0003

Regarding; NORFOLK DEVELOPMENT INC. RICHMOND HILL CITY FILES; OPA-23-0002 and ZBLA-23-0003

- Is Norfolk Avenue the correct location for such a development ? Are there more suitable locations in the area ?
- Newkirk Road is in the "middle" of Richmond Hill and could be developed into a modern high density residential area. Right now, residents close to Newkirk Road are dealing with noise and air pollution from the factories and repair shops along this ugly stretch of road in the middle of the Richmond Hill.
- there are also many more suitable locations along Major Mackenzie Drive.
- what about the 4 storey limit that exists in this area ? Can developers walk in and create their own requirements?
- can the public services in this area (roads , schools , hospital) handle such a large development ?
- what about the neighbours who would be "stuck" adjacent to such a development and the safety issues , traffic and noise that come with such a development?
- these developers come into a neighbourhood and use scare tactics to buy up the lots they are interested in. Our personal experience on Essex Avenue was that the developer indicated to our family that the "neighbours had sold to them and that the development would be built around our property if we did not sell".
- these developers cannot lose. They get into neighbourhoods with scare tactics and have all kinds of conditions in the contracts to protect themselves if they are not able to develop and then they walk away. The bottom line for these types of developers is strictly profit. It is up to the city of Richmond Hill to ensure that these types of developments are in the best interest of the City and the residents affected to a reasonable degree.

- for high density development around the existing Go Station , it makes far more sense to develop Newkirk Road and Major Mackenzie Drive and stay away from the residential side streets until these two major roads are developed in a controlled fashion.

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