

From: Grant McC

Sent: Saturday, April 13, 2024 4:22 PM

To: Clerks Richmondhill clerks@richmondhill.ca

Cc: Scott Thompson scott.thompson@richmondhill.ca

Subject: Cartier Development - City Files D01-20008 and D02-20014

Office of the Clerk

City of Richmond Hill

Please accept this submission for the April 17, 2024 Committee of the Whole meeting, item 11.4.

I am a Richmond Hill resident, live on Crosby Ave, close the the application site, and oppose the application in its current form.

The application was unanimously rejected by Council in 2020 as not appropriate for that site.

While the building is now one floor shorter, and has 139 units vs 165 units, it is still too large for the location.

The volume of additional vehicles will negatively effect traffic, especially during peak periods. The site is the first driveway west of Bayview Ave, and the 139 units more than double the 119 houses on Cartier Cres. The current York Region Environmental Assessment Study indicates that Bayview Ave is at maximum capacity, and highlights the morning and evening traffic back-ups. As there are traffic lights at Centre St. and Crosby Ave. there is no opportunity to improve the traffic flow at Cartier and Bayview.

There appears to have been no adjustment in the individual unit size or configuration to recognize that in the post pandemic era, many people work and/or study from home. Recognizing and accommodating this option would help increase liveability.

The October 8, 2024 presentation indicated the application includes two levels of underground parking. The material provided to the public does not indicate if the water table was taken into consideration. The area is well known to have a high water table, and a number of basements on Balkan Ave., which the site abuts, were flooded in the January 2020 storm. The water table was an issue when the basements for the houses on Balkan Ave. were dug.

It is not clear if the school boards were consulted. It has recently been reported that Bayview Secondary School, which is about 200 metres south of the site, is over capacity and adjusted it catchment area, causing students who could walk to BSS to have to take buses to more distant schools.

In short, allowing the current application for this site is just bad planning, regardless of what the changes in the Provincial housing policies now allow.

Respectfully
Grant McCaffrey
436 Crosby Ave
Richmond Hill ON
L4C 2S1