

From: Alex Kruglyak

Sent: Friday, May 10, 2019 2:21 PM

To: David West <david.west@richmondhill.ca>; Clerks Richmondhill <clerks@richmondhill.ca>

Subject: Re: 251, 253 and 259 Oxford Street

Dear David West,

My name is Alex Kruglyak and I am an owner of 66 Direzze Court in Richmond Hill. Thank you of informing us on the proposed development of 251, 253 and 259 Oxford Street.

We are opposed to this development. We have already lived through 2 years of construction in the neighborhood of the semi-detached development at the corner of Oxford St. and Bathurst St.

This development has already added substantial density to what was a single home neighborhood.

There is no place for additional semi-detached dwellings on Oxford.

I am requesting Richmond Hill Council to vote against this development.

Regards,

Alex

From: Michael Maurer
Sent: Friday, May 10, 2019 9:15 PM
To: Clerks Richmondhill <clerks@richmondhill.ca>
Subject: 251,253,259 Oxford Street

Good evening

I live at 243 Oxford Street, **I would like to go on the record that I oppose the change the plan to 20 semi-detached dwellings** versus the original plan of 14 single detached homes.

I believe this revised plan will negatively effect the re-sale/market value of our collective homes in this area.

Michael Maurer
243 Oxford Street
Richmond Hill, Ontario, L4C7V7

From: Hadi Mirazimi
Sent: Sunday, May 12, 2019 1:20 PM
To: Clerks Richmondhill <clerks@richmondhill.ca>
Subject: Fwd: 251,253 & 259 Oxford Street

Respected Council, The following response is the voice of the residents of Oxford Street to the proposed change of plan for development of above mentioned addresses which was brought to our attention by the letter dated May 8th from councilor David West. FYI.

Regards,

----- Forwarded message -----

From: Hadi Mirazimi
Date: Sat, May 11, 2019 at 6:37 PM
Subject: 251,253 & 259 Oxford Street
To: David West (Ward 4 Consoler) <david.west@richmondhill.ca>

Hi David, I am writing on behalf of myself and few other neighbors who received your letter dated May 8th with regards to application of development for above mentioned addresses.

We are all opposing to the last minute changes of converting 14 Detached homes application to 20 Semi-Detached dwellings.

It always happens that the developers try to get approvals for something more at the last minute with minimum time for consultation because they are just thinking of their own interest and profit, not that of the neighbors who live in the neighborhood.

The Mill Pond area used to be heritage area with lots of green space but it is changing to almost a subdivision neighborhood specially this end of Oxford street which is already getting redeveloped by severing and/or assembling lots to build more and more dwellings.

We as the residents are concerned about infrastructures and most importantly the traffic and density of the population on this dead end street.

So you can say no to this proposed application on May 14th on behalf of residents of Oxford street please.

Regards,

Hadi, Shohreh, Mohammad, Pouria, Paria, David,.....

From: Cheryl Desnoyer
Sent: Sunday, May 12, 2019 11:50 AM
To: David West <david.west@richmondhill.ca>; Clerks Richmondhill <clerks@richmondhill.ca>
Subject: 251, 253, 259 Oxford Street

Hi!

We live at 72 Baynards Lane, and so we back onto the property in question, 251, 253 and 259 Oxford Street.

When we initially received the rezoning information last year, we thought, "oh well.. we knew this would be happening at some point, and it makes sense for the people owning the properties. It still seems to fit in with the general character of the area, and is likely to not encroach too much on our living spaces."

However, this last-minute attempt to make such a radical change to the plan presented last year is akin to sending your teenager (who should know what he is doing) to a shelter to bring home the puppy he has made a terrific case for, and having him come home with an alligator.

And then it becomes clear that he had already made plans for the alligator.

This is completely unacceptable, untrustworthy behaviour.

In this case, even were the plan not to be such that it will dramatically impact us, both in the quality of our home life and in the value of our property, it is very clear that the groups involved in this hijacking are not acting with honesty or integrity.

If I could, I would send them back to the drawing board entirely on this plan, and then look with a very skeptical eye on any plan that they presented in future.

Please do not accept the hijacking of our neighbourhood.

Thanks!
Cheryl Desnoyer

From: shifteh rohani

Sent: Sunday, May 12, 2019 6:05 PM

To: Clerks Richmondhill <clerks@richmondhill.ca>

Subject: Duchess of Oxford Project - File# D02-17034 & D02-17010 - COW May 14th

Hello there,

My Name is Shifteh Rohani and I am currently living in Thornhill , I am purchasing a semi-detached unit in Duchess of Oxford project. However I have realized that some of Councillor are in favor of approving this project for Detached houses.

I would like to bring this to your attention that my family can not afford the detached house in this area as the price would be very expensive. I would appreciate if you could ask the Councillors to consider approving semi-detached units for this project.

Sincerely

Shifteh Rohani

From: salar maghzi

Sent: Sunday, May 12, 2019 6:28 PM

To: Clerks Richmondhill <clerks@richmondhill.ca>

Subject: Duchess of Oxford Project

Dear Madam /Sir,

My Name is Salar and currently live in city of Richmond hill with my family. My wife and myself are planning to buy a semi-detached unit in Duchess of Oxford project. I would like to bring this to your attention that most families can not afford the detached house in this area as the price has been risen in last few years.

I was under the impression that some of the councillors are in support of approving this project for Detached houses, but I would still appreciate if you could ask the councillors to support the semi detached proposal for this project.

Thanks

Salar

From: bahaeddin alaiefard

Sent: Sunday, May 12, 2019 10:46 PM

To: Clerks Richmondhill <clerks@richmondhill.ca>

Subject: Duchess of Oxford Project - File # D02-17034 & D02-17010

Hello,

I'm living in Richmond Hill in a rental house and I was interested to purchase a semi-detached unit in Duchess Of Oxford Project. Unfortunately I heard the project may be changed to Detached houses by some councilors.

As you know, the economy has experienced a contraction last two years and purchasing detached house is not affordable for many people in this area.

Would you please ask them to consider the economy situation and back to semi-detached units.

Thanks

Seyed Bahaeddin Alaei Fard

From: Justin Bernhard
Sent: Monday, May 13, 2019 8:55 AM
To: Clerks Richmondhill <clerks@richmondhill.ca>
Subject: Density is good

Good day,

Re: D02-17034
Re: D02-17010

Density is progress. The GTA needs to become more dense, single-family detached houses should not be the only option. Residents should have a more compact city with more services within walking distance.

Just this weekend I read that the mayor of a city in the USA is looking too ban all single-family detached house. Banning single-family detached house and focussing on a more tightknit community will allow housing prices to go down and new homeowners that contribute to the tax base.

please tell our councilors to allow more density at this Duchess of Oxford project.

Sincerely,
Justin Bernhard

From: Sadiq Al-Khalisy
Sent: Monday, May 13, 2019 10:55 AM
To: Clerks Richmondhill <clerks@richmondhill.ca>
Subject: 251,257,259 Oxford st.

Hi There

I wanted to send this email to show my support for Semi-Detached homes for this project.

I live in a townhouse and I would want to upgrade to a Semi versus a detached due to the

affordability aspect. We need more semis as the supply is not enough. In our get togethers,

new properties always become a subject and most of our friends want to see more affordable

homes and with the market is going, townhomes and semis are what we think its good for

consumers.

Thanks.

Sadiq Al-Khalisy
52 Ulson Dr.
Richmond Hill, ON
L4E 4W3

From:

Sent: Monday, May 13, 2019 10:33 AM

To: Clerks Richmondhill <clerks@richmondhill.ca>

Subject: Oxford Project - File# D02-17034 & D02-17010

Hi,

My name is Rouh Ramezani. I'm a resident of GTA, currently renting a condominium unit in Toronto, but was hoping to move to a family home soon. In this market however, it's not very easy to find a house in the GTA region in a price range that I can afford.

I came across Duchess of Oxford project, currently under development in Richmond Hill and after doing my research, was planning to purchase a semi-detached unit there. However, I'm now told that some councillors are only considering the project for detached houses which would increase the prices significantly. I would like to express my concern with this position, as my family and many others will not be able to afford purchasing a detached house in this area.

Can you please pass along this message to the councillors for their consideration before making any decisions? I'm certain many others will have the same concern as my family.

Thanks,
Rouh

From: Amirabbas Bayat

Sent: Monday, May 13, 2019 12:27 PM

To: Clerks Richmondhill <clerks@richmondhill.ca>

Subject: Project at 251, 257 and 259 Oxford

Hi

My name is Amirabbas Bayat and I live in Richmond Hill at 41 Blyth street. I would like to let you know that I am supporting the project at 251,257,259 Oxford because Semi detached homes are more affordable for new comers and new immigrants; my sister is a new comer and she is planning to move to this area but the prices for detached homes are very high and is not affordable to pay over 2 million dollars for detached home and if there will be some new semi detached homes in this area, it will be a great opportunity for my sister to buy a semi home and move to this area. I would appreciate if you consider my support to semi homes in your decision.

Best regards,

Amirabbas Bayat

From: tony khani

Sent: Monday, May 13, 2019 12:30 PM

To: Clerks Richmondhill <clerks@richmondhill.ca>

Subject: 251,257 and 259 Oxford development application

Dear council

My name is Tony Khani and I am a resident of Richmond hill living at 59 grange drive and would like to take the opportunity to ask you to support the semi detached application instead of the detached application due to the fact there is a shortage for more affordable housing here in Richmond hill as I am real estate broker and better understand the need and shortage of supply at the present time

Please feel free to contact me by email or call me at
touch with me

if I you need to get in

Yours truly
Tony Khani

From: tim keck

Sent: Monday, May 13, 2019 1:30 PM

To: Clerks Richmondhill <clerks@richmondhill.ca>

Subject: Duchess of Oxford Project - File# D02-17034 &D02-17010-COW

Good Afternoon

My Name is Tim Keck and I am a resident of Toronto. It is my intention to purchase a semi-detached unit in the Duchess of Oxford project. It has come to my attention that it may be the council's proposal that planning be in favour of approving detached houses rather than semi-detached units.

I would like to raise this issue with you in the hope that this development stay as a semi-detached unit project. If detached houses were developed, me and my family would no longer be able to afford this type of home in this area that we have set our sights on.

I would greatly appreciate if you could please raise this with the City Councillors in the hope that the original plan for semi-detached units remain.

Thank you and I look forward to hearing from you.

Kind Regards,
Tim Keck.

From: Ali Moayedipour
Sent: Monday, May 13, 2019 1:33 PM
To: Clerks Richmondhill <clerks@richmondhill.ca>
Subject: 251, 257, 259 Oxford

HI

This email is to the attention of the Mr. Mayor and the Councillors of the City of Richmond Hill.

MY NAME IS ALIREZA MOAYEDI POUR AND ME AND MY FAMILY LIVED ON 15 GAMBLE GLEN CRES, RICHMOND HILL FOR 6 YEARS. I REALIZED THAT THE A PROJECT FOR SEMI-DETACHED HOMES IS STARTING IN ELGIN MILLS AND OXFORD SO I WAS DECIDE TO BUY PRE-CONSTRUCTION FROM BUILDER.

UNFORTUNATELY, I FIGURED OUT THAT THE COUNSELOR OF RICHMOND HILL TOLD THE BUILDER THAT THE CITY OF RICHMOND HILL ONLY ALLOWS TO BUILD DETACHED HERE DETACHED ARE NOT AFFORDABLE AT ALL. PEOPLE LIKE ME HAVE NO OPTION BUT TO MOVE OUT OF RICHMOND HILL, TO UP NORTH.

PLEASE PLEASE PLEASE SUPPORT SEMI-DETACHED HOMES SO THAT WE CAN AFFORD HOMES IN RICHMOND HILL.

ALIREZA MOAYEDI POUR