

From: Frank Bruce

Sent: Tuesday, September 3, 2019 6:54 PM

To: Clerks Richmondhill

Cc: David West

Subject: Fw: Files D02-17034 and D03-17010 (Proposed Zoning By-law amendment on Oxford Street)

Dear Mayor Barrow and Members of Council,

I sent the email below at the previous meeting that was to include a discussion about the proposed development on Oxford. However, I did not receive any acknowledgement that my email was received, nor was it included among other letters received, although I believe that I had sent it within the required time frame. So I am re-sending this email in advance of the meeting on September 4, 2019.

Please note that I am still against the idea of putting in semi-detached units, as described in the email below.

I would also make the observation that there were 10 letters that 'claimed' to be in support of the proposal. However, of these, approximately 6 seemed to be already expecting that there could be semi-attached units at this site. However, both the signage in front of the property and the website (<http://www.duchessoxford.com/>) for "Duchess of Oxford" indicated that the proposed development would be for detached units only. Furthermore, upon looking into some of the people who wrote the letters of support, the few I checked seemed to have a connection to real estate somehow. So I am somewhat convinced that many (if not all) of these people were writing to express their support as a favour to stakeholders in the development. Speculation, perhaps. But if I were LOOKING for a semi-detached home, how would I even become aware of the 'future' Duchess of Oxford development, which was advertising for 'detached' units only?!?

I don't like the smell of how this development is being pushed through. Please vote against the semi-detached proposal.

Sincerely,
Frank Bruce
Richmond Hill

From: Frank Bruce

Sent: May 13, 2019 1:54 PM

To: clerks@richmondhill.ca <clerks@richmondhill.ca>

Cc: david.west@richmondhill.ca <david.west@richmondhill.ca>

Subject: Files D02-17034 and D03-17010 (Proposed Zoning By-law amendment on Oxford Street)

Dear Mayor Barrow and Members of Council,

Regarding Files D02-17034 and D03-17010 (Proposed Zoning By-law amendment on Oxford Street), I have recently learned that a last-minute, alternate proposal has been received for the subject land. Specifically, instead of the proposal to support 14 single-detached homes, the alternate proposal is to support 20 semi-detached units and 3 single units on the subject land.

For the record, I oppose this alternate proposal. Even the original proposal for 14 single units seemed like a bit too much density for what is currently an area with a good-sized homes and generous lot sizes. However, at least it was somewhat in line with some of the houses on Baynards Lane (where I live).

I have not had much time to absorb the alternate proposal, which was introduced in the meeting of Committee of the Whole on May 7, 2019 (while I was out of town). Nor does there seem to be much in the way of information about this last-minute proposal. However, I would like to make a few points at this time to support my opposition.

1. The 5-page, alternative plan, provided by Jim Kotsopoulos and Ramin Jalalpour was received only shortly before the meeting to vote on the original proposal. The timing of introducing this alternate plan just before the vote has several problems:

- The Planning Staff would have insufficient time to consider the new plan
- The Public would not only have insufficient time to consider the new plan, but would also be caught off guard and may not have time to even voice their opinions before the vote
- If a vote were to occur now (such as at the upcoming Council Meeting on May 14, 2019), the Council would have the benefit of neither public input, nor an updated Staff Report, which until now, has focused on the original plan that was introduced in March, 2018

2. As noted in the Staff Report, which approves of the original plan for 14 single units, semi-detached units are not a good fit for the subject lands. Not only are there no other semis in this neighbourhood, but there a number of quite large detached homes neighbouring the subject

lands on both Direzze Court and Baynards Lane. The proposal to squeeze 20 semis + 3 singles (plus a road!) into the back yards of 3 properties is a huge increase in density and seems quite in-congruent with the existing neighbourhood.

3. The plan for semi-detached houses is completely different from the original plan for singles proposed in March, 2018. Aside from a 5-page document with some diagrams, there is no information available to flesh out the new plan. This is not a minor change, like changing the roof line or driveway location; it is an almost completely new plan.

Finally, I would like to express my disappointment with how the alternate proposal was so quickly brought to the agenda at the last minute. This happened 14 months after the original plan was introduced, and it happened only shortly before the vote. I am not aware of the procedures involved here, but to me, this does not have the appearance of "due diligence". I do not understand how Council could possibly put the Oxford Street proposal to a vote at this point. But if it does, I would ask you to please vote against it.

Sincerely,

Frank Bruce

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