From: PAUL STEWART
To: Karen Cilevitz <karen.cilevitz@richmondhill.ca>
Sent: Saturday, October 24, 2020, 1:58:23 p.m. EDT
Subject: Zoom Meeting re: Condo Development

Hello Karen

Thank you so much for your invitation to participate and comment on the proposed condominium development on the Hillcrest Mall property. We are not prepared to take part in the zoom meeting format, but really appreciate the effort you are making to reach out to your constituency and get input from the local people who will be directly affected by this development - from the first shovel in the ground to the finished buildings.

For what it's worth, we are fully aware that redevelopment along the Yonge and 16th Avenue corridors is a cerainty. However, we strongly feel that the height of these buildings must be curtailed in order to maintain any kind of meaningful relationship with the street the building sits on. There is also a real need for large open green space to facilitate these future apartment dwellers (and their animals!). There is also the issue of high density which is intensified as the buildings become higher. Our preference would be a cap of 20 floors total including any podium or other structure below the actual condo. We also believe that apartment buildings which sit in an open parklike setting are much more conducive to developing a sense of community. This is born out by the complex where we reside and its neighbours - all sitting in a huge green space with room to breathe between the buildings (20, 40, 50, 70 Baif and 5 Weldrick). The results of building much higher and in a cheek by jowl manner are blatantly obvious further south on Yonge Street where every semblance of neighbourhood has long disappeared and green space exists only as postage stamp sized leftover patches. Anything Council can do to limit outrageous building height will certainly be appreciated by my wife and myself.

Thanks again for asking. This happens too rarely in today's political climate.

Best Regards

Paul Stewart (50 Baif Boulevard)