

**From:** Steve Burt

**Sent:** Wednesday, November 18, 2020 8:46 AM

**To:** Clerks Richmondhill <clerks@richmondhill.ca>

**Subject:** CPM November 18, 2020 - 9350 Yonge Street, Oxford Hillcrest Mall Management

As a long term resident of Richmond Hill and an Owner of a condominium unit nearby this proposed development, I participated in the Residents Meeting held Wednesday Nov 18 and made some interesting observations:

- the presenter indicated that the development would have minimal impact on traffic in the immediate area. While I have not viewed the transportation study referenced, as a regular commuter along Yonge St, it seems very unlikely that a 584 unit complex would not have a significant impact on vehicle traffic.
- the proposed development (26 and 29 storeys) is considerably higher than the 15 storeys currently permitted - no information was provided to support an increase of this height
- at peak times, the parking at Hillcrest Mall often reaches capacity - is not clear how mall parking has been considered as part of the new development
- there was no evidence of any greenspace being provided in as part of the development which would seem desirable given the high density and limited public space in the area.

While the proposal may have merit, I strongly urge Council to ensure these items have been satisfactorily addressed and look forward to updates throughout the review process.

Regards,

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