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RECEIVED

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RICHMOND HILL CITY CLERK

January 18<sup>th</sup>, 2021

Mr. David Barrow, Mayor  
City of Richmond Hill,  
225 East Beaver Creek Road,  
Richmond Hill, ON L4B 3P4

Re City Files: D01 20014 and D02 20028

Dear Mayor Barrow:

I was shocked and dismayed upon learning of the bombshell development proposal outlined in the City Files mentioned above, to allow several towers on Arnold Crescent and Major Mackenzie West. I cannot believe good planning would allow tall structures of 10 and 19 stories that would accommodate 790 residential units be plunked down in a mature residential area.

I am aware that in current thinking and planning there is a need to make a more efficient use of land for residential accommodation – this suggests that some development should be vertical rather than horizontal, wherever possible -- thus we often see, an increasing number of condominium buildings being built. History has shown that this has taken place in areas where other day to day needs of residents are already in place nearby or will soon follow – such as food, clothing, other household needs, transportation and restaurants. If these needs are available within walking distance, there is a tendency then for a decrease in car traffic, which in turn makes a desirable contribution towards our concerns and the need of a greater effort in addressing climate control problems.

If the comments just stated are valid, apply them to the applications in question. None of the day to day needs of potential residents in this proposal, referred to above, are readily available and within reasonable walking distance – for example:

- Food – Sue's Market on the south side of Major Mac - distance 1 mile
- No Frills in Richmond Heights Plaza – distance approx.  $\frac{3}{4}$  mile
- Pharmacy – Shopper's Drug Mart – 2 locations
- One on Yonge Street South near May Avenue
- One on Yonge Street North in Oxford Plaza
- Distance to both – about  $\frac{1}{2}$  to  $\frac{3}{4}$  mile
- Liquor and Beer Store
- Yonge Street at Crosby Avenue – distance –  $\frac{1}{2}$  mile
- Other general stores, such as Winners & Dollarama
- Richmond Heights Plaza – distance  $\frac{3}{4}$  mile

None of these services is in what could be considered “within easy walking distance” to-day. The obvious conclusion therefore to be drawn about the applications in question is that the towers as proposed are unsuited for this location – any towers would be better located in an area that is mature and self sufficient and as well where public

transportation is readily available, such as what exists at the intersection of Yonge St. and Elgin Mills Rd.

With the applicant proposing 790 residential units, there is the likelihood that there would be a like number of cars – perhaps even more, to be suitably located in several levels of underground parking. Assume there would be less than 790 cars – perhaps a hundred or maybe two hundred less – even that lesser number would place a heavy burden of activity in a residential area several times a day. Surely that is not a desirable situation.

David, I hope Town staff and Council will take a very strong position in denying these applications. I acknowledge that the applicant may initially be asking for the moon and after further discussion and negotiation will come back with something less, claiming co-operation and reasonableness. If such should happen Council will be hard pressed to hold the line, but I hope it will not be tempted to alter a strong denial.

Yours sincerely,

  
Stewart H. Coxford

cc. Councillor David West  
cc. City Clerk ✓  
cc. City Planner – Leigh Ann Penner