



# Preserve Thornhill Woods Association

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Justin Van Dette - Director, Government and Community Relations  
Tridel  
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Subject: Tridel Condominium Development at Richmond Hill Country Club

Date: March 22, 2021

Justin,

I just wanted to thank both you and Mike Mestyan for meeting with me on February 19, 2021. I appreciated the detailed overview of the proposed condominium development you are planning for Richmond Hill Country Club.

As I mentioned during our call, Preserve Thornhill Woods is the official Ratepayers Association for the community of Thornhill Woods which is directly adjacent to your project. While our residents have been very frustrated with a number of proposed high density developments in and around our community, we have always been supportive of high quality projects that add value to our homes without introducing unwanted traffic, parking congestion and other negative impacts.

After reviewing the preliminary details of your project, we are prepared to tentatively support this project for the following reasons:

1. You are proposing to build a one of kind "Landmark" property that uniquely combines luxury and incredibly unique architectural style. This project will establish a precedent for high end developments in our area and will attract other high end property development that will add value to the homes in our community.
2. The project will be built beyond the borders of our community in a self-contained area that has a dedicated entrance and traffic light. We do not expect a high level of traffic infiltration from this development into our community.
3. We believe this development will complement and guarantee the ongoing viability of Richmond Hill Country Club and the adjacent Richmond Hill Golf Club.
4. The development is lower in density than other condominium complexes and will be marketed to the higher end of the property market.

As we mentioned previously, our community is extremely anxious about the negative impact of new developments on traffic, parking and infrastructure. If Tridel is prepared to satisfy the community's concerns regarding these critical issues, we are prepared to provide conditional support for this development. We look forward to consulting with you on this project and continuing to provide input as your plans develop.

Please let us know if there is anything else we can do to assist you moving forward.

Sincerely,

Jordan Kalpin  
Chairman  
The Preserve Thornhill Woods Ratepayers Association

cc: City of Richmond Hill  
City of Vaughan: Councillor Sandra Yeung Racco