

Nancy Spinks  
55 Royal Chapin Crescent  
Royal Chapin Gardens  
Richmond Hill, ON L4S 2A7

May 1, 2019

TO COUNCIL, CITY OF RICHMOND HILL

**RE: APPLICATION 11488 – YONGE STREET AND 49 GAMBLE ROAD (SOUTH WEST CORNER OF GAMBLE AND YONGE) – AGENDA ITEM 11.9 ON THE AGENDA FOR MAY 7, 2019 ALL COUNCIL MEETING**

Dear Sir(s)/Madam(s):

I have been a long term resident of Royal Chapin Gardens for 21+ years. I am very concerned about the proposed development on the South West corner of Gamble and Yonge of a ten story Condo and 56, 5 story, stacked Town Houses.

When we first moved to this area, we felt we were in the country, as there was little to no development north of Elgin Mills. In those 21+ years development has not only caught up to where we are, but moved well beyond us.

The following are some of my chief issues:

- 1) **Traffic density** – This area is already congested with traffic due to the work being done on Yonge Street to accommodate the bus rapid transit stops being built in the middle of Yonge Street. We already have traffic detouring through our neighborhood in order to avoid the congestion caused by the traffic cones and road work. This will only increase when new residents take up occupancy. Where I live is a cul-de-sac and we do not wish to become a short cut for non-residents, or guest parking for visitors to the new units;
- 2) **Population density (or FSI)** – Do the proposed numbers of new residents meet code for proposed buildings? It seems to me that these increased numbers will put an unnecessary burden on existing resources;
- 3) **Existing Flood Plain** -- This area is part of the Oak Ridges Moraine and floods every year. In the current circumstances with flooding all over Ontario and New Brunswick this Spring, we have a major concern about building so close to the water. Also, won't this prove problematic for new town house residents and their basements and proposed underground-parking;

4) **Stacked Townhouse Design** -- The proposed new build does not blend in at all with the existing townhouse units which are only two stories - the proposed stacked townhouses will be five stories;

5) **Overshadowing** --These five story town houses will block the light of the adjacent two story townhouses;

6) **Privacy and Enjoyment of Residents' Properties** – Residents have concerns with new builds overlooking their existing units and impeding the current residents' privacy and enjoyment of their properties;

7) **Access Roads** – The intersection of Gamble and Yonge is already a very busy intersection. I am concerned about the number of access roads off Gamble into the new build. How will cars access the proposed condo and the new townhouses? How much traffic congestion will this cause along Gamble? It appears that these proposed access points will be too close together and cause even worse traffic congestion;

8) **Access to Royal Chapin Crescent from the new development** — I am concerned there will be an access road from the new development onto Royal Chapin Crescent which will mean increased through traffic and possible parking issues on our street;

9) **Premium Paid for the lots facing onto Yonge Street** – When we purchased these lots, we paid a premium of thousands of dollars in order to ensure that no one build between us and Yonge Street.

Thank you hearing these concerns and I look forward to speaking to them at the meeting on May 7<sup>th</sup>, 2019.

Regards,

Nancy Spinks and Paul Edwards  
Residents of 55 Royal Chapin Crescent

**From:** Tatiana N

**Sent:** Wednesday, May 1, 2019 6:51 PM

**To:** Clerks Richmondhill <clerks@richmondhill.ca>; David West <david.west@richmondhill.ca>

**Subject:** Application 11488 Yonge Str and 49 Gamble Rd( SW corner). Council meeting May 7th.

Hello,

I am a resident of the adjacent property to the West half of the land located at 49 Gamble Rd. In this letter, I would like to express my concerns about the proposed plan of the 4-story back to back stackable townhouses Block 1:

- The proposed change from Rural Residential (RR) zoning by-law to Multiple Family 6 (RM6) is a drastic change for the small piece of land.
- The building has no step-down design, and with the height more than 15 meters tall, it will impact the sunlight, air circulation and privacy of the existing 2-story townhouses.
- The distance between Block 1 and the townhouses on the West side of it is only about 2.6 meters which does not follow the 45 degrees Angular View Plane Policy listed in the Richmond Hill Official Plan 4-14-10. No transition in height from 4-story down to the lower-scale 2-story neighborhood is demonstrated in the plan.
- The black and white exterior design of proposed buildings does not blend into the soft warm style of the existing townhouses.
- South side of Block 1 has 14 units with the access to Royal Chapin Crescent. The Block 1 has only underground parking. During the day it is more convenient for residents of those 14 units to park their cars (at list 1 per unit) along Royal Chapin. This road will be used for dropping off and picking up kids, unloading the groceries, visitors parking, delivery and moving trucks. It will create traffic overflow on a small, municipal road that it is not designed for and impact the safety.

The proposed plan should be modify to better fit into existing landscape and character of the neighborhood.

Resident of Royal Chapin Gardens,

Tatiana Nazari

69 Royal Chapin Crescent  
Richmond Hill, ON L4S2A7

05/01/2019

To The Council

Town of Richmond hill

Ontario.

**Re: Application 11488 - Yonge Street and 49 Gamble Road (south west corner of Gamble and Yonge)**

I am writing this letter in my capacity as a resident of Royal Chapin Crescent in Richmond Hill, ON. It is with great concern that I am writing to you regarding the above noted proposed development. I have resided here for nearly 15 years and firmly believe that the change of circumstances that will be brought about on our street because of this development will impact our quality of life negatively.

I would like to bring the following items to your attention:

**1) Traffic and Population Density:** Royal Chapin Crescent cannot comfortably accommodate an entire block of stacked townhomes without significantly increasing the density of the street. What you are proposing is not a minor, but a major increase in population density in the immediate vicinity.

**2) Rouge River Tributary:** I have noticed a steady increase in the number of full creek flows over the past few years as a result of more and more development on it's tributary area. The area behind our homes frequently overtops it's banks, filling the localized floodplain. Even under moderate rain events this creek sees a very rapid swell in it's flows. The development of impermeable surfaces on either side of these banks will further worsen this problem and create flooding concerns for us.

**3) Neighbourhood Streetscape, Sun & Light Exposure:** At present, the south-west corner of Yonge and Gamble consists of 2-storey residential dwellings set in a very modest, low density arrangement with ample greenspace. The height of all structures is limited to 2-storeys allowing for ample light and sky exposure. The proposed development will greatly exceed this limit with a 5-storey high structure that will destroy the character and charm of this crescent.

**9) Lack of Privacy and Erosion of Property Value:** We purchased this property due to the ample green space behind it, unencumbered view of Yonge Street and no high or mid-rise structures. The proposed development will significantly impact our enjoyment of the rear-facing deck, impact the privacy of our events, and deplete the attractiveness of our property.

We trust that these factors can be considered in your approval of this development.

With Regards,

G. Morrel Fonseca and Kumudu Fonseca

Residents

**From:** Karen Hrynyshyn  
**Sent:** Friday, May 3, 2019 12:52 PM  
**To:** Clerks Richmondhill <clerks@richmondhill.ca>  
**Subject:** Letter of concern

To the members of the committee of the whole:

**Re: Application 11488 Yonge Street and 49 Gamble Road (south west corner of Gamble and Yonge)**

I have been a resident of Richmond Hill since 1991 and have resided at 53 Royal Chapin Cres since 2001. As a single mother, I raised my 2 boys in that home, and I had planned to spend my retirement in that home. I am deeply concerned about the proposed development above. My concerns are outlined below:

**Traffic density** – The townhome development on the West side of Lacewood has already resulted in increased traffic in the area. I understand that if this proposal is approved, the plan is to have the access to the townhouse complex from Royal Chapin Cres, which will only serve to increase vehicular congestion in our neighbourhood. When I moved into this townhome community, 2 years after it was built, Royal Chapin was considered a tertiary road and was not even on the snow plow route. How anyone could think that increased traffic along this narrow, curved road is a good idea is beyond me.

**Street Parking-** If passed, this development will bring an additional 170 households into an already densely populated area. Street parking has always been an issue along Royal Chapin. As the owner of the driveway most often blocked by those who park on the street, I am not at all looking forward to more days when I cannot access my own driveway after a long day at work and a long commute home, because someone has parked across it.

**Population density-**As mentioned above, the proposed development plan will see 170 new households in only 2.94 acres. This means a possible increase of 170 more cars congesting the small residential roads, 170 households sending kids to school, and 170 households putting further strain on the infrastructure of our city. I believe our counselor mentioned that the floor space density of the new development will be 4.8, whereas the official town plan has a maximum density for that plot of land of 2.0.

**Proximity to the flood plain-** The proposed apartment building is to be built very close to the flood plain and I have concerns that the plan also calls for underground parking. Should we have another flash flood during a storm, the results could be catastrophic. Not to mention the parking issue above, each time that underground parking floods.

**Design of the townhouses** - All of the homes in the neighbourhood are traditional 2 story freehold townhomes. The proposed plan shows 2 huge 5 story stacked industrial looking "urban" townhome buildings with underground parking, which will be in stark contrast to the existing architecture. As well, the height of the proposed buildings will overshadow the existing homes. These towers will diminish our privacy, allowing the

new residents to overlook our neighbourhood and will rob us of our right to enjoy our homes, as we have for the past 2 decades.

**Impeded view**—Those of us who purchased the homes along the East side of Royal Chapin paid a steep premium to have an unimpeded view, and no back yard neighbours. In fact, it was the one of the primary reasons I purchased my home. Replacing that unobstructed view with a glass and steel tower essentially means that we no longer have the view we bought and paid for. Not to mention that it also does not fit in with the esthetic of the neighbourhood it will overshadow. Watching the traffic on Yonge Street is far better than looking into multiple apartment units facing us.

I ask that the committee seriously consider the negative repercussions of this development proposal on both the City as a whole and our small corner of it. Please consider both the strain on traffic and infrastructure as well as the decreased privacy these towering urban structures will force upon our quaint neighbourhood. I am sure that the developer could be compelled to come up with a plan that would not only fit into the existing architecture, but not overshadow those who have built their lives in the area.

While the old Nissan dealership was not the most esthetically pleasing neighbour, it didn't threaten the flood plain and it didn't overshadow us. Its' residents didn't peer into our homes at night, and look down on us. All we ask is that the counsel consider our perspective and turn down this proposal for the sake of long standing residents.

Thank you for your consideration in advance.

Karen Hrynyshyn  
53 Royal Chapin Cres.  
Richmond Hill, Ontario  
L4S 2A7

From: Michael Chan

Sent: Sunday, May 5, 2019 10:40 PM

To: Clerks Richmondhill <clerks@richmondhill.ca>

Subject: Re. Agenda Item 11.9 Proposed Development at 49 Gamble Road

I am a resident at 67 Royal Chapin Cres., Richmond Hill. I have very strong views against the proposed development, mainly,

- 1) the proposed development includes stacked townhouses with 5 stories. First of all this definitely does not blend in with our neighbourhood which consisted mainly of 2 storied townhouses. The buildings will stand odd and abate the present landscapes of the area, overshadowing our 2 storied townhouses, blocking part of our original view;
- 2) with the proposed stacked houses and condos there will be a large increase of residents and this in turn will definitely increase the flow of traffic in the community which system had not been originally designed to accommodate such influx;
- 3) the sudden increase in traffic density (again not initially designed for such) will increase the danger of road users, including both car users and pedestrians;
- 4) with the increase of population, it will diminish our serenity which we now enjoy;
- 5) in short, our neighbourhood will encounter the basic problem of being "overpacked"
- 6) it will obviously result in the depreciation of our home values

I have, in a separate mail, requested to be registered as a delegate and to speak in the forthcoming meeting to be held on May 7, 2019 for such matters.

Thank you, and with regards,

Michael Chan  
67 Royal Chapin Cres  
Richmond Hill

Regarding

**Proposed applications submitted by 2515756 Ontario Inc. and Joey Falvo for 11488 Yonge Street and 49 Gamble Road – (refer to Item 11.9)**

Justified Concerns:

The proposed development is controversial at least.

1. The proposed 10 stories building will **completely block the view** towards Yonge Street, and, consequently, the residents who paid a premium for these lots with back to Yonge Street will never see the sun rise again. And their privacy is gone.
2. The proposed design of the stacked townhouses does not blend in with the existing townhouse units. It is not only an **architectural discrepancy**, but the proposed ones are 5 (five) stories versus the existing ones which are only 2 stories.
3. These new townhouse units are so close to the existing ones that it will definitely overshadow the existing ones and intrude in the current **residents' privacy**.
4. The bigger concern for all of us is the **traffic congestions** and the **safety** for our children in particular. From the layout presented by developers, it is not clear at all how these new neighbours will drive in and out from their dwellings. It looks like there will be a new exit into Gamble, but looking at the existing terrain/lot, this proposed exit is almost on the top of the intersection Gamble with Yonge, and is no way for these drivers to safely turn towards West on Gamble.
5. Our concern is that later on, with /without the Municipality approval, there will be a need for an access road from the new development onto Royal Chapin Crescent, which will result in **overloaded traffic** and possible parking issues on our street.

It's obvious that the 80% - 90% of these drivers (**200-300 cars** in average), will find it very convenient to use our local streets to get through Yonge Street and Gamble Road. We have to remind you that our streets are designated as 'residential', and built accordingly, for lower/reduced traffic only.

6. This overloaded traffic will happen primarily at rush hour, when the **school busses** from all the Boards of Education will stop in Nottingham and Lacewood to pick up/drop off children. There are **Safety** regulations to be considered!
7. The lot/terrain itself presents serious challenges for the developers; it's very narrow, uneven, and **prone to flooding**. As an immediate result, the developers designed and proposed a very crowded, controvert, disputable new development. It looks like there is not a proper access for the **Fire Department** trucks to get close to these new units!!!



8. We understand the latest directives, to increase the density along the Yonge Street corridor. But, please, look around; very close to our neighborhood, there are plenty of big lots (on the West side of Yonge, from the South of Canadian Tire, to the Bernard Street and farther South). Why to accept these **unfit** designs?
9. Will be very detrimental to **create a precedent** by allowing this development to happen!

With Respect and Consideration,

Nadia Popovici,

20 Royal Chapin Crescent, L4S 2A7

From: Mickael Yusufidis

Sent: Monday, May 6, 2019 2:42 PM

To: Clerks Richmondhill <clerks@richmondhill.ca>

Subject: REF: CW#07-19: Agenda Item 11.9 -> SRPRS.19.046 - Royal Chapin Resident Letter to the clerks office and committee members

To whom it may concern,

REF: CW#07-19: Agenda Item 11.9 -> SRPRS.19.046 - Royal Chapin Resident Letter to the clerks office and committee members

Resident address: 51 Royal Chapin Cres., Richmond Hill Ontario, L4S2A7

Thank You very much for the opportunity to share my concerns concerning this agenda item. I share similar concerns with all of the residents. In no order of priority, and for the record, my concerns include:

- Population / traffic density - my understanding is that the measure associated with the current proposal is beyond reasonable expectations
- Design/Cosmetics - The design of the new dwellings doesn't integrate well with the neighbourhood; sticks out like a sore thumb (so will a condo)
- Flood Plain - What's the Toronto Conversation Authority's take on this?
- Privacy
- Traffic impact and danger (access points and bottlenecks) - 19th/ Gamble and Yonge is already a traffic nightmare prone to accidents. I've seen enough of them (pre and post expansion work done)

These are the concerns I intend to voice as a speaker at the CW#07-19: Agenda Item 11.9 -> SRPRS.19.046 meeting.

Sincerely,

Mickael Yusufidis