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May 6, 2019

**VIA EMAIL**

Mayor David Barrow and Members of City Council  
City of Richmond Hill  
225 East Beaver Creek Road  
Richmond Hill, Ontario L4B 3P4

**Attention:** Stephen M.A. Huycke, City Clerk

Your Worship and Members of Council:

**RE: 234 to 252 King Road, 1 Parker Avenue, and 2 and 4 Shaver Street  
Zoning By-law Amendment and Draft Plan of Subdivision Applications  
City Files D02-18031 and D03-18016  
Report No. SRPRS.19.080 (the "Staff Report")**

We are the lawyers for Stateview Homes (Kings Landing) Inc. ("**Stateview**"), the owner of the properties municipally known as 272, 286, 296 and 298 King Road, 4, 6 and 8 Parker Avenue (the "**Stateview Lands**"), located immediately west of 234 to 252 King Road, 1 Parker Avenue, and 2 and 4 Shaver Street (the "**Carval Homes Lands**"). We are writing with respect to the Public Meeting to be held on May 8, 2019 regarding a proposed Zoning By-law Amendment and Draft Plan of Subdivision Application for the Carval Homes Lands, and the accompanying Staff Report that will be considered by the Town.

In March 2015, Stateview submitted applications for an Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, Draft Plan of Condominium, and Site Plan Approval for the Stateview Lands. These applications proposed the redevelopment of the Stateview Lands with medium density residential uses in the form of townhouses and semi-detached dwellings, accessed via a private condominium road network off Parker Avenue. Stateview's applications have been approved in form and content by the Local Planning Appeal Tribunal, pending a final form of Order.

In response to a number of development applications in this area, the Town of Richmond Hill identified the need for a Tertiary Plan for an area that includes the Stateview Lands (the "**Tertiary Plan**"). The Tertiary Plan was adopted by Council at its meeting of November 27, 2017 (SRPRS.17.173), and identifies guiding principles and several conceptual development patterns for infill development within the plan area. Stateview participated in the public process that lead to the development the Tertiary Plan, and supported its adoption in written submissions to the Town on October 3, 2017. We acknowledge that the Tertiary Plan does not apply to the Carval Homes Lands, but to the lands on the west side of Parker Avenue.

Stateview is interested in ensuring that development in the general area on both its property and on the Carval Homes Lands is compatible with respect to built form and that it is not inconsistent or in conflict with the vision of the neighbouring Tertiary Plan area.

In principle, Stateview would support the proposed development of the Carval Homes Lands with medium density residential uses in the form of townhouses generally at a similar scale and subject to similar zoning standards as the Stateview proposal. We note and agree with the comment on Page 8 of the May 8, 2019 report from Planning and Regulatory Services referring to the development on the Stateview Lands and indicating the need for compatibility between the two properties.

Representatives of Stateview intend to be present at the Public Meeting on May 8, 2019.

We also request to be notified of the passing or refusal of the proposed Zoning By-law Amendment and the decision of the Town regarding the Draft Plan of Subdivision, as well as any further public meetings, open houses, or other matters related to the subject applications. Our contact information is provided herein.

Yours truly,

**Overland LLP**



Per: Christopher J. Tanzola  
Partner

c. D. Taurasi (Stateview)  
M. Evans (Evans Planning)