

Regarding the Proposed Application submitted by 2515756 Ontario Inc. and Joey Falvo for 11488 Yonge Street and 49 Gamble Road – refer to Item 13.3

Attached are new arguments/reasons to be taken in consideration:

1. During York Region Rapid Transit presentation regarding the status of the Yonge street bus rapid transit projects, we've been presented with the layout of the future major intersections. It is very explanatory that this square-like intersection design is much larger than the existing intersection and will go deep into Gamble Road and Yonge Street. As immediate result, the proposed exit into Gamble will have minimal chance of being approved by higher authorities, and all traffic will be redirected through Royal Chapin Crescent.
2. On this very narrow, uneven and prone to flooding lot/terrain there are 2 (two) developers competing for maximum profit. The result is an OVERDEVELOPMENT, which undermines any Safety and Traffic Regulations.
3. We are confident that our higher qualified City Staff took all these aspects in consideration when reported their findings.

With Respect and Consideration,

Nadia Popovici, Retired P.Eng  
20 Royal Chapin Crescent, L4S 2A7

69 Royal Chapin Crescent  
Richmond Hill, ON L4S2A7

05/13/2019

To Whom It May Concern:

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

Following my attendance on the council meeting on May 7<sup>th</sup>, I wish to express my deep disappointment at the council's decision to defer this vote by a week despite the recommendations of the staff report.

In our statements we made it expressly clear that we are not opposed to development on this parcel of land. Rather, **it is overdevelopment that is not in line with neighbourhood character that is being opposed**. I do not agree with Deputy Mayor Joe Di Paola's views in particular, and wish to re-iterate that overdeveloping this site to conflict with the neighborhood's existing features does not need to happen in order to support the Provincial Smart Growth targets or the planned Yonge Street corridor improvements. These initiatives can be supported without encroaching on the interests of existing residents, and by being reasonable in approaching this application. A reasonable outcome is to limit the development of the **townhouse block to no higher than 2 storeys** and more in line with the original application for this site. We do not appreciate profits being maximized at the expense of our properties, their values, their character, as well as our privacy.

I trust that as elected officials acting on our behalf, common sense and a reasonable middle ground can prevail in this decision. I will be sure to take these matters into consideration when endorsing candidates or influencing my fellow residents as we elect officials in the upcoming years.

With Regards,

G. Morrel Fonseca

Resident