

From: Jeffrey @ LAND LAW  
To: Clerks Richmondhill  
Copy: David Dexter; Gary Scandlan  
Sent: Mon 5/27/2019 10:44 AM  
Subject: SRCFS.19.026 - 2019 Development Charge Update - (Proposed By-laws 41-19 to 47-19) - Worden lands/West Gormley

Mayor and Members of City Council,

I represent Yvonne Worden, whose lands are under application to the City for a mixed use (predominantly apartment unit) development within the West Gormley Secondary Plan Area. The Worden proposal would see the only affordable type dwelling units (apartment units) implemented within the Secondary Plan area.

The lands are municipally known as 1393 Bethesda Sideroad/ Part of Lot 5, Concession 2, EYS.

Worden repeats and relies on its original submission made to Council in June 2016 (copy attached).

There are new projects on the list of capital projects that have no benefit to West Gormley or the Worden lands.

Most importantly, it is not clear why the Worden lands - which are front ending the cost of their own sewer and other works - should be required to pay for someone else's sewer. Paying twice and subsidizing someone else's works serves only to add increased costs to the apartment units proposed to be developed on the Worden lands.

The Town wide charge should be reduced accordingly so that apartment units - even in West Gormley - do not subsidize services required by others in the City.

We look forward to being advised of any decision taken by Council on this matter.

Thank you.

Jeffrey E Streisfield, BA LLB MES

Land Lawyer & Land Development Manager

# Schedule A

**From:** Jeffrey Streisfield Land Law <jeffrey@landplanlaw.com>  
**Sent:** Monday, June 20, 2016 12:13 PM  
**To:** Clerks Richmondhill; Lena Sampogna  
**Subject:** 2016 Richmond Hill Update - Submission to June 22, 2016 Council Meeting re SRCFS.16.018 on behalf of Worden Lands in West Gormley

Dear Mayor and Members of Council,

I represent Worden in connection with their lands in West Gormley.

We support the submissions of other stakeholders that the proposed Townwide increase in DCs (for sewer and other remedial works) provides no benefit to the West Gormley lands and hence the proposed increase in DCs is not appropriate.

With respect to the proposed area specific DC for west gormley, we would request further particulars of these charges - indicated as relating to boundary roads - including the timing of such works in the Town's 10 year capital plan.

Please provide me with notice of any decision taken by Council in connection with this matter.

Thank you.

**Jeffrey E Streisfield**, BA LLB MES  
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