

From: Tatiana N

Sent: Wednesday, May 8, 2019 10:37 PM

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

Cc: Nancy Spinks

Subject: Application 11488 Yonge Str and 49 Gamble Rd(SW corner). Council meeting May 14th.

Hello,

I would like to express my concerns about a proposed plan D01-14003 and D02-14014 at the South-West corner of Yonge and Gamble.

The official plan seeks the permit to build a condominium and two stacked townhouses with 160 units in total. The 49 Gamble road currently has a bungalow on the property.

Changing the use of land to 56 units of stacked townhouses significantly over-develops the small piece of land.

The size of proposed buildings exceeds the size of adjacent properties.

The underground parking does not ensure protection from potential flooding from nearby creek.

There is no adequacy of the vehicular access from Gamble Rd. to support high traffic.

The small piece of land can not support such an excessive project.

Sincerely,

Tatiana Nazari

Resident of Royal Chapin Cres.

Richmond Hill, ON

L4S 2A7

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

May 9, 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 14, 2019 COUNCIL MEETING**

I am a long term resident (21+ years) of 55 Royal Chapin Crescent.

I attended the All Council Meeting on May 7th, 2019. A number of my fellow residents also attended. We spoke as delegates at this meeting and voiced our concerns about the proposed development.

We were very disappointed that a vote per the Staff Report was deferred with regards to this proposed development.

The staff report (SRPRS.19.046) was very specific about the Council's concerns about **over developing** this small parcel of land. In fact the recommendation was that the Local Planning Appeal Tribunal should be advised that Council **does not support** the Official Plan Amendment and Zoning By-law Amendment applications submitted by 2615766 Ontario Inc. and Joey Falvo for lands known as Part of Block A and all of Block B, Plan 4667 (Municipal Addresses: 11488 Yonge Street and 49 Gamble Road), City Files D01-14003 and D02-14014 for the principle reasons outlined in SRPRS.19.046.

I and my fellow residents continue to be concerned about this development and how it has evolved from 2013 to the present day.

Our chief concerns are:

- 1) Why is Council being asked to approve this plan without the Conservation Authority approving building upon the Oak Ridges Moraine, Rouge River Watershed, and the existing flood plain;
- 2) Why is the Council not considering the expertise, time and consideration that Staff has invested in this report;

- 3) Michael Manett, Agent for 2515756 Ontario Inc. assured Council at the May 7th meeting that there would be no roadway access from the development onto Royal Chapin Crescent, only a pedestrian walkway. However, this is contradicted in the Staff report, (**Page 14 – the paragraph towards the bottom – titled Access**). “In terms of access, the Region of York has directed that the proposed easterly access onto Gamble Road will be restricted to right-in/right-out operation only to serve the proposed apartment building and access will not be permitted to Gamble Road for the townhouse portion of the development, rather it is to be provided through Royal Chapin Crescent to the South.” **Which is it?**
- 4) Also, per the above, Michael Manett Agent, for 2515756 addressed our concerns about access off Gamble Road by saying that Gamble will be widened in the future in order to accommodate the increased in traffic. When would that happen and how long would it take? As we’ve seen with the current building of the bus rapid transit stops in the middle of Yonge, this could take years.

Item #3 above refers to page 14 of the Staff report and states “...proposed easterly access onto Gamble Road will be restricted to right-in/right-out operation only to serve the proposed apartment building and access will not be permitted to Gamble road for the townhouse portion of the development.....” That sounds like traffic congestion will be increased by yet another 114 new residents of the proposed condo entering their properties;

- 5) On studying the plans for the new condo, we also see issues with their parking. I refer you to the chart on Page 5 of the Staff report. The apartment/condo will only have 8 surface spots allocated to them, and the townhouses will only have 3 surface spots. Will these adequately service new residents and their guests? Are any allotted for handicapped parking for either the condo or the townhouses? In the case of the townhouses, where do you think guests will end up parking, especially if there is a pedestrian walkway onto Royal Chapin Crescent;
- 6) And finally, why does Council ignore the recommendations of the Staff Report which over and over stipulate that this is a matter of **OVER DEVELOPMENT** of this area. While there are pressures to develop areas within Richmond Hill due to the investment in the transportation systems (i.e. the rapid transit bus stations currently being built) why does it need to maximize this particular parcel of land? **Just because it can, doesn’t mean it should.** This plan is the epitome of over development.

While I realize development of this property is likely inevitable, I would still like to see something that does not over power our existing community and maximize population and traffic density.

Regards,
Nancy Spinks.

From: Helene Clement

Sent: Friday, May 10, 2019 11:41 AM

To: Clerks Richmondhill <clerks@richmondhill.ca>

Cc: 'Helene Clement'

Subject: APPLICATION 11488 - YONGE STREET AND 49 GAMBLE ROAD (SOUTH WEST CORNER OF GAMBLE AND YONGE) - MAY 14, 2019 COUNCIL MEETING

Importance: High

To whom it may concern:

In Regards to:

APPLICATION 11488 – YONGE STREET AND 49 GAMBLE ROAD (SOUTH WEST CORNER OF GAMBLE AND YONGE) – MAY 14, 2019 COUNCIL MEETING

Over Development

The development that has been proposed with the stacked townhomes will over develop the area and as a result there are concern that this will overwhelm existing resources

Existing Flood Plain

The proposed area is part of the Oak Ridges Moraine and floods annually. In view of all the flooding that different part of Ontario have encountered during this spring, this is a major concern about buildings being built so close to the water. This would also be an issue with flooding in the basements and in the underground parking.

Traffic density

This areas is already congested and additional traffic using Lacewood / Gamble to access Yonge street has created a bottleneck and increasing the risk of accidents to both pedestrians and vehicles.

In addition, currently in our crescent, parking on the street is at a premium which often results in visitors blocking driveways therefore not being able to leave your home. I even have add visitors that I do not know park in my driveway and again limiting access to my property. Even when calling the city and police, nothing is being done and you are not able to leave your residence.

This will be even worst with the higher density.

Access Roads

The intersection of Gamble and Yonge is already a very busy intersection. At times, I have waited for over 5 minutes, to be able to turn on to Gamble street. In addition, I have seen people take chance and a number of times witness “almost accidents”.

Furthermore, this will only be worst with the bus rapid transit stops and the increased population.

What will be the impact of this new development accessing Gamble street. .

Population density (or FSI)

Do the proposed numbers of new residents meet code for the proposed buildings? At a meeting that was held a number of years ago, it was brought to the builder attention and this was an issue at that time. What happened to these concerns?

Design alignment with current development

The proposed Stacked Townhouse Design new build does not blend in at all with the existing townhouse units which are only two stories tall. This will result in overshadowing, thus blocking light of the adjacent two story townhouses.

Privacy and Enjoyment of Residents' Properties

There has been a number of Residents sharing concerns with new builds overlooking their existing units and impeding the current residents' privacy and enjoyment of their properties. How was this addressed.

Let me know if you would like any additional information.

Hélène Clément
60 Royal Chapin Crescent,
Richmond Hill, ON L4S 2A7