

Good Morning Sarah

We are the residents of 17 Lupine Cres.

Our house backs indirectly onto the subject lot being considered for re-zoning on Beaufort Hills (#57 Beaufort Hills). Last night many of the immediate neighbours of that property got together and discussed concerns we have about this land severance and about the developer, who knows nothing about the Beaufort Hills area or the character of that cul-de-sac, coming in to subdivide that beautiful estate single lot and cut down many of the trees and put up 2 homes. Just this morning, I walked out onto my deck and I could hear multiple cardinals singing and it was amazing to look out to that magnificent woodlot with the tall trees behind us and thinking what a shameful decision it would be to change this just for sake of profit for one company.

From an environmental and planning perspective, this proposal is **very concerning to all of the residents in the area.** Of course it is NOT concerning to the developer who wants to come in, do their thing and not have to deal with the consequences of these permanent actions once the homes are built. They will simply brush their hands off and move on to the next project, which coincidentally will be across the street from #57 Beaufort on #52 Beaufort.

We urge every Councillor to come to Beaufort Hills Road and take a walk down the subject street before making their final decision, and get a feel for the planning intent of this community, and specifically the lots of this nature in the area. Listen to how quiet and private the setting is remembering that it has **been established since 1984**. Reviewing the lots in the immediate Beaufort Hills area from an aerial perspective is also very helpful to see the uniqueness of this area.

It is obvious upon closer review that the original intent of this subdivision on Beaufort Hills was large estate lots, with reasonably sized single family dwellings, nestled amongst the preserved trees of the original woodlot. As you can see, that intent and feeling have still been maintained to this day for this area. It is a hidden gem in Oak Ridges with distinct characteristics defined by the thickly dense woodlots in property owner's yards. People cannot believe what we back on to when they come to visit. Everyone comments on how it is a priceless piece of serenity that we have. You cannot get the type of lotting on Beaufort Hills in the city anymore. It is so rare. The vast majority of lots now are small, with tight

setbacks to other homes and absolutely no privacy whatsoever. The new lots are so small that you can hardly plant a SINGLE tree on the property. There are hundreds of trees on these properties on Beaufort Hills. These people who bought houses on Beaufort Hills have already sustained developer lies when the Humberland subdivision was built, including Lupine Crescent which backs onto their rear property lines. Now you are possibly allowing their street to be further decimated by any developers who plan to subdivide any lot on Beaufort and put more houses for profit. This is simply not the right thing to do.

Proposing to split #57 into two lots, and then build two houses in its place is obviously not as per the original planning intent of this street. It goes without saying that this would also destroy a great number of the trees, that help make up the heavily wooded area and the greatness and beauty of this **established** community. **If this application is allowed to be processed as proposed, it will set a dangerous precedent for the rest of the street and any other lots of this nature in the surrounding subdivision.** #52 Beaufort is already subjected to the same brutality since it is owned by the same company that owns #57 and we are most certain that whatever happens to #57 will happen to #52 which is also heavily treed. What is stopping every lot in the area from subsequently proceeding this way?

**This would literally destroy not only the trees of this heavily wooded estate lot area, but also the original planning rationale and intent of this area.**

We understand that there is a push for greater densities throughout the greater GTA, **but this is not the right location to consider this.** It is already established. It would be a crime to destroy the character of this area by putting in smaller lots on an estate lot street. Trees are so important in the development of a community and neighbourhood. Our community has LOST ALL the large STREET TREES on Humberland Rd over the past 5 years for whatever reason. Many of street trees now on Red Cardinal have also died and are being replaced by very small trees that will take years to grow into large trees that give it character. Now these streets look cold, empty and without character - without soul. If the City allows for the removal of the trees on Beaufort Dr, it would strip that street of its soul. Can you imagine what it would look and feel like and how the residents of that street would feel? The anger, the frustration – this is not a NIMBY situation. IT IS their backyard.

A much more reasonable compromise to this proposal by BH Properties Ltd., would be allowing the existing house on #57 to be torn down, and a slightly larger new single house to be constructed in its place. NO LAND SEVERANCE. It would be reasonable to allow a few trees to be taken down to allow this new home construction, but still allow most of the trees to be preserved and not disturbed. This would also allow the estate lot feel to be preserved. The character of this street and this area is so important.

Assuming that this amendment should be approved and proceed to subdivide the lot – How will the extra stormwater that is created be controlled? The extra stormwater resulting from the bigger house footprint and patios of the 2 larger homes that would be built. The rear yards of the houses on Beaufort Hills drain to the rear yards of the houses on Lupine, which have a simple swale and rear lot catchbasin system. This system would not be sized for the extra stormwater. Same comment applies with respect to the groundwater, are steps being taken to maintain existing contributing flows into the ground?

We trust this is sufficient to summarize our concerns with respect to this application. Please allow the Council to review this email prior to the meeting on June 3<sup>rd</sup>. That would be greatly appreciated since we feel there is not much we can do other than express our concerns. Not much ever goes in the way of the homeowners in these matters.

Sincerely,  
Georgia Lee