

June 3, 2020

Good evening Mr. Mayor and Members of Council,

RE: SILVER SPRING HOMES DEVELOPMENT PROPOSAL

We are the owners of 86 Duncan Road, and while we are saddened to have to make this submission, we feel we have no other alternative because of the importance of advising Council of several issues pertaining to this development proposal.

Firstly, we are **NOT** a "Signatory to Subdivision Plan". We do not have an agreement in place with the developer to purchase our backlot and construct three (3) single family homes on our backlot. These three Single Detached Residential Dwelling Units are part of the fourteen (14) units included in the development proposal. You can imagine our surprise, when we saw the large sign advising the neighborhood of the development and including us as a signatory, and our backlot as the location of 3 detached units even though no agreement between us and the developer was in place at time of submission, in March 2020 to the City of Richmond Hill.

Therefore, we are making this written submission because we feel it's important for Council to know that the development proposal submitted to the City of Richmond Hill, has misinformation and is inaccurate.

By way of background, the developer has approached us several times regarding this development. Our property has been owned by our family since the early 1960s, and there has been talk of backlot development many times over the years. We have seen how the Duncan Road backlots on the south side were developed in several phases and understand the need to create housing. Indeed, when we built on our property, we took full advantage of the width of our lot, to allow for future development of our backlot. In principle, we very much support backlot development and would want to be included in any such development.

Our major concerns in this proposal relate to the concessions the developer is requesting on the Duncan Road lots. In particular, we do not support changes to front yard setbacks and lot widths. Unless there have already been major by-law amendments, Duncan Road is subject to a very strict and rare front lot setback requirement, which we discovered when we built. Basically, it does not set a clear "number of metres/feet" for the setback. Instead, front setback is an average of the setback of the two neighbouring homes. In our case, even with a Minor Variance, our front lot setback is over 40', approximately 13 metres. Therefore, we do not understand how on the chart on Page 5 of the City's Staff Report, it lists 4.5 metres/14.76 feet as the existing zoning for minimum front yard setback and shows this development proposal as "Complying".

Substantial changes to these front lot setback requirements will not be in keeping with the development which has occurred on Duncan Road over the last several years, and these houses will literally “stick out”, close to the road, while existing homes have very deep front lot setbacks.

As mentioned, we have had several interactions over the last few years, with the developer to achieve an agreement. At one point, we did have an agreement in place, but it expired a long time ago. I (William) met with the developer in January 2020, at which time I clearly stated that we are opposed to paying real estate commissions. The commission listed on all previous agreements to purchase was set at 2.5%.

On February 4, 2020, we received a new offer to purchase, with a commission rate of 3.5%!! We felt quite disappointed by this, and simply did not reply to the offer.

Therefore, we were literally shocked when the neighbourhood sign was erected in April, including our backlot in the development, and listing us as Signatory to the Subdivision Plan!

At this point, we became quite curious as to whether we'd be contacted again. Especially since the date for this Council meeting had been scheduled and posted for tonight.

We finally received a phone call from one of their agents in mid-May, asking about the offer they had sent us on February 4, 2020. We made it clear that the increase in real estate commission was a deal breaker, and that we would not sign that offer.

We did not hear again from the agent/developer until Thursday, May 28, 2020 (less than a week ago) when a new offer was emailed to us. This offer was fraught with mistakes and changes that we would never support.

On May 31, 2020 we did counter-offer the May 28, 2020 offer, with many changes and corrections. We did not receive a reply to our-counter offer from the developer, and our counter-offer expired at 11:59pm on June 1, 2020.

Consequently, we continue to have no agreement in place for purchase of our backlot, and still we are **NOT** a Signatory to the Development Plan.

Sincerely,

William Logush & G.Helena Ferreira
86 Duncan Road, Richmond Hill, ON