

Nancy Spinks
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October 26, 2020

To: Council, City of Richmond Hill

Re: Notification of City of Richmond Hill Council Meeting on Wednesday, October 28, 2020 at 9:30 AM - SRPI.20.016 (Agenda Item # 13.14) - 11488 Yonge Street and 49 Gamble Road - City File # D01-14003 and D02-14014

I am a long term resident (22 years) of 55 Royal Chapin Crescent and have spoken on behalf of the residents of this community on the occasions of the All Council Meeting held on May 7th, 2019, and the Council Meeting held May 14th, 2019. On those occasions I referenced the original Staff Report, **SRPRS.19.046** which addressed the above development.

On the occasion of the Council Meeting of May 14, 2019, it was determined by Council that they would not approve the planned development (per the recommendations of this original Staff Report), and that the matter would be brought before LPAT, which subsequently decided to hold a Tribunal. This Tribunal was originally to be held for 10 days beginning July 20 2020. Subsequently, due to the pandemic, it was postponed and was to again to be held for 10 days, beginning on November 2nd, 2020.

That's just next week.

Frankly my fellow residents and I were disappointed that this 'revised' Staff Report **SRPI.20.016** was submitted before Council in the 11th hour leading up to the impending Tribunal, (i.e. after 4:00 p.m. on the preceding Friday). It did not give us a lot of time for study, review, and/or rebuttal, as this Staff Report was not made available until noon time, on Monday, October 26th. My fellow residents and I if we were beginning to get a sense of deja vue.

The Developer submitted a revised plan which consisted of two five storey stacked townhouse buildings with a total of 56 units, and a 10 storey apartment building with 114 dwelling units.

On September 4, 2020 the Developer submitted revised Key Dates and the Appellant's changes to the Site Plan and Statistics.

Per their submissions, they noted per the Apartments, "reduced height to 10 storeys". This had not changed since the May 7th, 2019 Staff Report. They also noted "reduced parking provisions". However, there was no details of numbers of parking or how the provisions have been modified.

It was beginning to look as if the Developer had made no **SUBSTANTIVE CHANGES** to their proposal.

I have now read the latest **Staff Report, SRPI.20.016, Agenda Item #13.14**, and am somewhat surprised. Pleasantly so, I might add. There are still some 'tweaks' that we residents feel should still be reviewed. However, these issues might be addressed, hopefully, once the Council and the LPAT Tribunal have made their final decisions, and is in the final stages of finalizing the Site Plan.

Our original concerns about the development were – **over development of this parcel of land, traffic and population density; parking on Royal Chapin Crescent; ground water and flooding in the existing flood plain; non-conformity with the existing neighborhood; overshadowing; privacy; and access roads both off Gamble, Yonge Street, and Royal Chapin.**

Upon reading the new Staff report, I and my fellow residents are pleased to see that one of our chief concerns, road access through Royal Chapin Crescent into the new complex, has been considered, and eliminated. You

have no idea how relieved we are. However, we are still a little concerned that there will be a pedestrian walkway into the new complex, which may mean that visitors to our new neighbors will park on our street.

We still see insufficient accommodation for new resident, and visitor, above ground, and below ground, parking. There is bound to be spill over onto our streets.

Also, another major concern was the height of the townhouses backing onto Marigold Court, and Royal Chapin Crescent. The original five storeys proposed for the Townhouses backing onto Marigold Court was extremely concerning. Especially concerning was potential over-shadowing and privacy issues, and the possibility of street and backyard lighting from new residents' shining into the bedroom windows of the existing townhouses. The reduction of height on the new Townhouses backing along Royal Chapin Crescent also presented the same concerns for residents along that Street.

Now with the adjustment in height of those blocks of Townhouses, our concerns have been lessened. While the design of these Townhouses does not exactly blend in with our current neighborhood, the reduced height makes them more 'palatable'.

Per Section 37, the Staff Report suggests the construction of an approximately 110 metre long recreational trail along the east side of the valleyland, comprised of an asphalt surface and including, but not limited to, benches, plantings, garbage receptacles, signage, and bicycle racks. This sounds lovely, however, the residents along that proposed trail have concerns about the elimination of any trees along that path that will abut our backyard fences. We are already going to lose some of our privacy per this new development, we don't want trees cut back so that we're staring at Yonge Street as well. Another concern with this pathway is the potential for intruders to jump our fences and break into our homes. as the trees and brush behind us will act as cover. And another possible threat to our properties is potential vandalism. A couple of years ago, graffiti 'artists' painted huge 'tags' on our fences which the City of Richmond Hill had to paint over.

Also **per Section 37 of the Staff Report on Page 10**, it is nice that Melinda Clark Parkette at 41 Royal Chapin Crescent will be repaired and replaced, scheduled for 2026. That is a bit far off in the future, and a bit like a dangling carrot. We residents would like to suggest that any such plan include a few provisos. For one, we would like better automated lighting in that area. This will help to deter a certain 'element' that uses that Parkette after dark. Dare I say, recreational drug-users. Also, perhaps a pole camera might also serve as a bit of a deterrent.

We still have concerns about traffic and population density, and have resolved ourselves to the fact that access will be off Gamble. We just hope that in/out access will accommodate traffic flow out of the complex as it is already difficult for residents from Royal Chapin Gardens to exit their complex during rush hours to get to Yonge and Gamble. At least there will be no through traffic via Royal Chapin Crescent and we will not be used as a short cut.

Per page 12 of the Staff Report, per "Toronto and Region Conservation Authority" ...**TRCA advises that the impact of the overtopping of Gamble Road results in the flooding of Gamble Road...**" Etc. As well, **["...TRCA mapping shows that the overtopping of Gamble Road my result in a flood spill towards Yonge Street"]**. We residents that back onto Yonge Street can attest that whenever there is flooding, the waters sometimes come up to our back fences. The flood plain is still a concern, and we would think that it will be a concern for any new resident that relies on underground parking.

While there have been quite a few concessions made by the Developer, there still appears potential for **OVER DEVELOPMENT** of this parcel of land, and some potential environmental issues.

Also, just to bring something to the attention of Council, the Developer/Owner has not exactly been a good corporate citizen in the maintenance of this property. Over several years the City has been forced to cut his

grass, and recently the Owner already appears to be treating 49 Gamble as a Building site. July 2nd of this year, the Owner was asked to clear the property of tons of rubble in the driveway. They were given a deadline of August 30th to clear rubble, a backhoe, barrels, and garbage. This was extended until September 30th. They were in non-compliance as of October 1st and had merely moved and hidden the rubble behind the house, in full view of Royal Chapin Crescent. The matter has been forwarded to the TRCA. As of today, the property still looks like a garbage dump. I've attached some photos.

We hope that the Developer, if they are approved, will be a little more considerate of us residents when they build.

So to recap, the following are some of our remaining concerns:

- 1) The pedestrian walkway off Royal Chapin Crescent;
- 2) Parking in the new Development – both above and below ground, as well as the number of guest spots and handicapped parking;
- 3) Per Section 37 – a) Potential removal of trees along the proposed pathway along the east side of the valleyland and privacy issues. As well we are concerned about possible break-ins on our properties, and potential graffiti tagging;
- 4) Per Section 37 – b) Development of Melinda Clark Parkette – per lighting and possible security cameras;
- 5) Traffic and population density;
- 6) Potential flooding from the flood plain;
- 7) The care with which the Developer will adhere to the proposal and the construction process.

We residents always knew something would be built here and had accepted that. What we didn't choose to accept was the size and scope of the proposed Development, and the density of it. It now seems, while it is not perfect, (nothing ever is), it seems that the Developer has met us half way.

We are appreciative of that fact.

Thank you for considering our comments and concerns.

Best Regards,

Nancy Spinks

Resident Representative of Royal Chapin Gardens