

From: R and M Charles

Sent: Friday, September 11, 2020 12:12 PM

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Subject: City Files D01-20008 and D02-20014

Office of the Clerk

City of Richmond Hill

With reference to City Files D01-20008 and D02-20014, regarding Official Plan Amendment and Zoning By-law Amendment applications for the purpose of erecting an 8 storey residential building at the corner of Bayview Avenue and Cartier Crescent, in the City of Richmond Hill. We wish to express our opposition to the approval of this development. The reason for our objection is that we feel it is inappropriate in scale for the location.

The neighbourhoods in the area bounded by Major MacKenzie Drive, Elgin Mill Road, Newkirk Drive and Bayview Avenue were constructed in the late 1950's and early 1960's. They are comprised mainly of bungalows with most being detached and semidetached. There are a small number of duplex apartment buildings which are 3 storeys in height. In recent years, there have been two "infill" developments in this area. They are the townhouse communities on the St. Matthews Church property on Crosby Avenue and the larger redevelopment of the former Our Lady Help of Christians Elementary School property on Bayview. There are no buildings nearing the scale of the one proposed at Bayview and Cartier. Even the more recent major subdivision development on the east side of Bayview Avenue is primarily two storey dwellings.

The neighbourhoods in the aforementioned described area are currently undergoing a transformation of sorts with some of the original homes being replaced with new 2 storey residences on the existing lots. This modernization of the area could be jeopardized as people would not want to be living in the shadow of the proposed development.

The main concern with the proposed building is that it is at the maximum height of the class of a Mid-rise building, as described in the City of Richmond Hill's Official Plan (OP). The building's plan for 165 units on 8 floors is much greater than the size of what the OP calls for in this type of "Neighbourhood".

The land use policy of the City of Richmond Hill says "the predominant use of land within the Neighbourhood designation shall be for low-rise residential uses". It further indicates the permitted uses shall be "low-density residential, such as low-rise single

detached, semidetached and duplex dwellings” and “Medium-density residential, such as low-rise townhouses and walkup apartments”. The OP goes on to say a “development within a Neighbourhood designation shall have a maximum height of 3 storeys , except on an arterial street where the maximum height shall be 4 storeys”. The proposed building does not meet any of these criteria.

Should the applicant be granted permission to build the “Mid rise” building it is seeking, it would not only be in total contravention to the OP but it will also disrupt the neighbourhood by undue over population density. The plan, which calls for 165 units, would see a heavy concentration of residents in a small area that currently has 3 single family homes. At a modest average of 3 persons per unit, that would equate to nearly 500 residents in an area currently designed for perhaps 15 residents at a ratio of 5 people per single family residence.

The OP makes allowance for small-scale infill development if it represents a “good fit” within the physical context and character of the surrounding area. The OP stipulates a structure should only be of a size that is compatible with the existing character of the adjacent and surrounding area with respect to predominant building forms and types and the general pattern of yard setbacks. The proposed project does not comply with these design policy points.

There would also be an adverse affect on the loss of privacy and enjoyment for those who own properties in the vicinity of the proposed building as its residents would have full view overlooking those properties.

This massive population increase raises the issue of City infrastructure capacity. There would be an added strain on water and waste water services in the entire area surrounding the site. In January 2020, several homes on Balkan Road that back onto Bayview Avenue between Crosby Avenue and Cartier Crescent, experienced flooded basements due to heavy rainfall overwhelming the storm sewer system. If the proposed building was to be added to this system, it could cause a serious issue on a recurring basis.

Another issue with the planned 8 storey structure is with vehicular parking. While we are not aware of the proposed number of parking spaces per unit, we believe the recommendation for a building of this size is 2 spaces per unit with another 1/4 space per unit for visitor parking. This would suggest 330 resident parking spaces and 41 visitor parking spaces. The plan for the proposed building shows only 11 visitor parking spaces at ground level, 2 of which are designated as handicap spaces. It would be entirely reasonable to conclude that there would be a heavy increase in street parking on Cartier Crescent and Tormor Drive related to this building. Both of these streets are classed as “local” with a right of way of only 20 metres. Unless they were widened, cars could potentially be parked along both of them creating a traffic flow and public safety issue.

In conclusion, we request that these applications be denied.

Respectfully,

Ron and Marian Charles

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