

July 6, 2021

Acting Mayor DiPaola
& Members of Council
City of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, Ontario L4B3P4

July 7, 2021 Council Meeting
Agenda Item No. 13.10 – Leslie Elgin Zoning /OPA Request
“0” McCague Avenue

Acting Mayor & Council Members :

Requests for Zoning and an Official Planning Amendment by owner Leslie Elgin Developments Inc. on Block 284, 65M—4571 for 35 work/live townhomes, represent a long journey to this request of Council.

I have recently read most of this back file and discovered conditions of development approval set out by the (then) Ontario Municipal Board in December 2015.

Perhaps of significant interest is Clause #49 (i), (ii) and (iii), which set out conditions and protective distances for the heron rookery, which is located on “Belmont” property adjacent to the current construction on McCague Avenue at the north end of the Leslie Elgin Development in the North Leslie (East) Secondary Plan area.

Leslie Elgin construction is a mere 300 feet not metres from the heron habitat shown on a map previously appearing in City staff report SRPRS.15.163.

This means the current request for Block 284 is well inside the 300 metre cone of concern for the herons, and the identified mediation strategies set out by the (then) OMB need to be adhered to.

Photographs have appeared from a site visit yesterday. The entry roads are now open to the public, as residents have begun to move into new homes in the development.

Two photos capture my concern. Both deal with construction materials parked on the north shoulder of McCague Avenue. Pre-framed wood trusses, bags of cement and hefty stacks of wallboard can be seen along this street, in contravention of the OMB agreement effective for the period July 1st through July 31st.

Large, noisy fork lift trucks are required to bring these materials in and take them in turn to their assigned lots to complete construction, as was observed yesterday.

Given Leslie Elgin is asking for a Zoning and an OPA, shouldn't Council stop and ask the question, if the developer isn't currently following the rules they agreed to (in Clause 49) at the OMB, then why should these planning changes be granted.

At minimum, Council needs to discuss this and factor into its decision.

Sincerely,

C. Worden
1393 Bethesda Sideroad
Richmond Hill, ON

- Attachments — Clause 49 from 2015 OMB Development Approvals — Attachment 3, PL051129
- Map : page 179 from City Report SRPRS.15.163
 - Photo : McCague Avenue looking east towards Leslie with York Hills Children Centre in the far right abutting Block 284, the Townhouse Zoning and OPA request
 - Photo: Materials piled at the second intersection of McCague less than 300 feet from the heron woodlot (in background)
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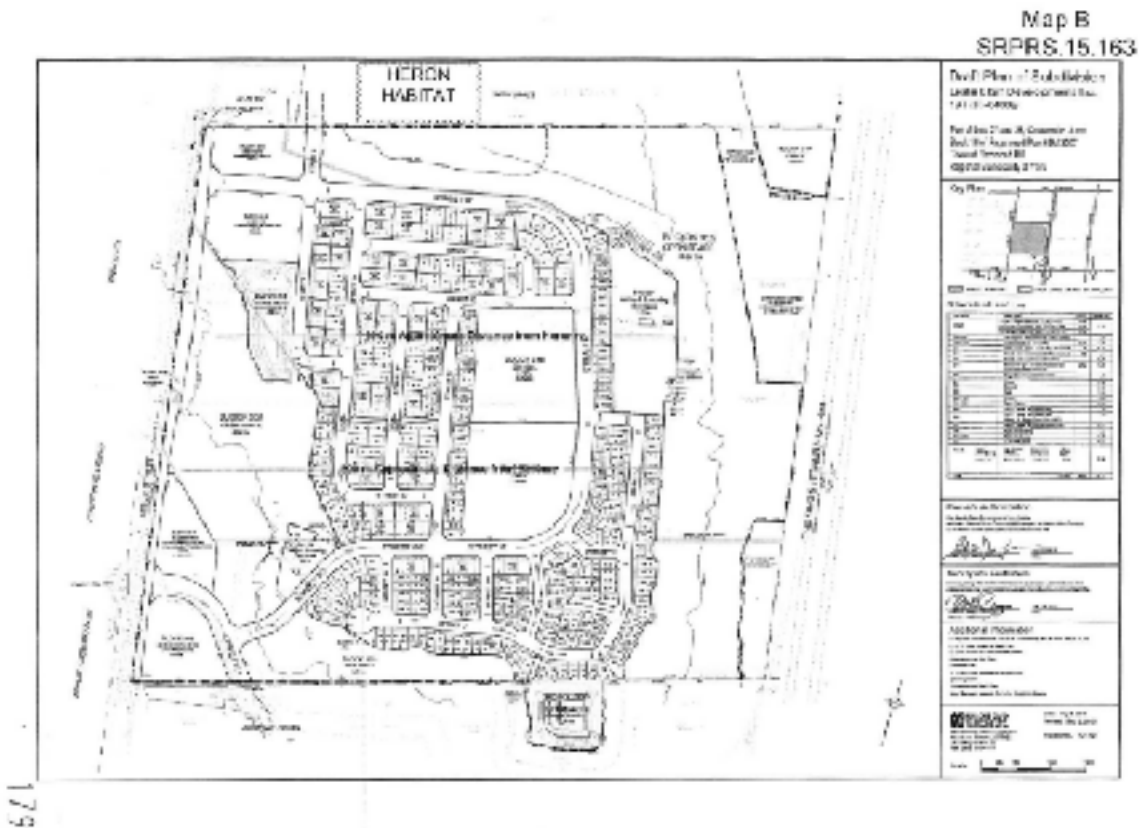
— Clause 49 from 2015 OMB Development Approvals — Attachment 3, PL051129

- 49 The Owner agrees that the limit of development in relation to the Great Blue Heron rookery (i.e., the east side of the Street 'P' right-of-way, and the north side of the Street 'B' right-of-way) a permanent setback to the Heronry is maintained that is coincident with the Greenbelt limit adjacent to Street "B". Notwithstanding the above, Street "P" shall be permitted to cross the Greenbelt. Additionally, the Owner shall agree in the Subdivision Agreement to the following:
- i) To provide fencing and buffer plantings between the north limit of development and the woodlot containing the rookery. The plant density, size and species diversity shall be as agreed between the Owner, the Town and TRCA,

- 10 -

- n) That no earthworks, servicing, road construction or movement of heavy machinery, will occur within 500 m of Tree "B" as identified on Schedule "A" attached hereto during the period from March 15th through June 30th of every calendar year, or within 300 metres Tree "B" as identified on Schedule "A" attached hereto during the period from July 1st through July 31st, and,
- n) That during the period from March 15th through June 30th of every calendar year, there shall be a 400 m setback from Tree "B" as identified on Schedule "A" attached hereto for high noise generating house construction activities (such as framing and roofing); and that during the period from July 1st to July 31st this setback will be 300 metres

— Map : page 179 from City Report SRPRS.15.163



— Photo : McCague Avenue looking east towards Leslie with York Hills Children Centre in the far right abutting Block 284, the Townhouse Zoning and OPA request



— Photo: Materials piled at the second intersection of McCaug less than 300 feet from the heron woodlot (in background)



— END — 4 of 4 Pages