

From: Michael Pullella

Sent: Tuesday, November 2, 2021 12:13 PM

To: Sarah Mowder <sarah.mowder@richmondhill.ca>; Clerks Richmondhill <clerks@richmondhill.ca>; Tom Muench <tom.muench@richmondhill.ca>

Cc: Gilda Ekhtiari <gilda.ekhtiari@richmondhill.ca>

Subject: City Files D02-21009 and SUB-21-0003 (D03- 21003) - Resident Comments for Public Record (Nov 3rd Meeting Council Public Meeting)

Attention:

Sarah Mowder, Acting Planner II - Site Plans
Denis Beaulieu, Manager of Development – Subdivisions
Kelvin Kwan, Commissioner of Planning and Infrastructure
Mary-Anne Dempster, City Manager
Stephen M. A. Huycke, City Clerk

Subject:

Staff Report, SRPI.21.101 – Zoning By-law Amendment and Draft Plan of Subdivision Applications – 2331258 Ontario Inc. for the lands known as Part of Lot 5 and All of Lot 6, Plan 65M-2075 (Municipal Addresses: 27, 29 and 31 Anglin Drive). City Files D02-21009 and SUB-21-0003 (D03- 21003)

Dear Council Members and City Staff,

I wish to advise that our family are concerned and affected residents significantly impacted by proposal on the Anglin Drive/Longhill Drive/19th Avenue Infill site

As background my wife and I along with our 4 children have lived at 30 Anglin Drive for the past 12 years. For the record our home is situated directly in front of the proposed development. We have been fortunate to raise our family in the tranquility and nature filled abundance that is the north end of Anglin Drive. We purchased our family home with comfort and assurance, knowing that any Anglin Drive development would be subject to the Council approved prescriptive guidelines set out in the 1999 Anglin Drive/Longhill Drive/19th Avenue Infill Study (Infill Study). To date we have seen that all developments have abided to the Infill Study requirements.

Based on our review of the Staff Report released on Oct 27th, 2021, and with specific reference to the Development Planning Division Analysis pages of the report, **our family is strongly opposed to the zoning by-law amendments and draft subdivision plans and respectfully request that Council REJECT proposals as they DO NOT COMPLY WITH THE INFILL STUDY.**

Our opposition to the proposals and recommendation to Council to reject all aspects of Applicant's requests are based on the following details:

1. Page 8 – Bullet Point #2 - The proposed EPA2 Zone encompasses the portion of the lands located within the Natural Core designation of the Plan.

Staff Comments: the limits of the **proposed EPA2 Zone are subject to further review** in relation to the **configuration and dimensions** to the associated required buffer.

Our Feedback:

Potential changes in the limits of EPA2 Zone would result in revisions to the Applicant's drafted site plan, a plan which at this point does not fully comply with existing zoning requirements. As such approval of any kind to proceed with draft subdivision plan at this time would be premature and unjustified given the potential scope of Natural Core environmental uncertainty.

2. Page 8 – Bullet Point #4 - the subject lands are located within a Priority Infill Area in accordance with the Plan. In this regard, the development proposal shall be assessed on the basis of conformity with the infill and design recommendations of the Study as required by Policy 4.9.1(3) of the Plan.

Staff Comments: The **proposed zoning standards appear to be consistent** with the recommendations set out in the Infill Study with regards to zoning categories, lot sizes and setbacks.

Our Feedback:

The proposed zoning is not consistent with the Infill Study. The lotting on existing Anglin properties per the Infill Study reflects 6 lots in total, not 8. Also the Infill Study has 2 of the 6 lots to face Anglin Drive to ensure conformity with existing streetscape, the Applicant's current proposal does not reflect this requirement. More so the Applicant's zoning is inconsistent with the Infill Study's as the Study clearly envisions 33 Anglin Drive as part of the redevelopment zoning standard. In the end the proposal is not fully compliant with the Infill Study which clearly reflects an Anglin Drive extension into the abutting lands, as such the Applicant's lot zoning by law request is not in accordance with the existing Anglin Drive R6 zoning standard.

On this basis, Council should reject the proposals.

3. Page 8/9 – Bullet Point #5 - the Anglin Drive/Longhill Drive/19th Avenue Neighbourhood Infill Study provides a Concept Plan that contemplates a new public street extending north from Anglin Drive, terminating on the lands to the north of the subject lands, being an existing commercial site

Staff Comments: The applicant has **provided a justification as to why the proposed extension northward onto the abutting lands may not be feasible due to environmental constraints, as well as redevelopment impacts on the commercial lands to the north being designated as Regional Mixed Use Corridor.**

Our Feedback:

The Applicant is not in a position, nor has it undertaken any action whatsoever to determine the feasibility due to any environmental constraints for the permitted street extension into commercial lands. Until such efforts have been made, documented and subjected to a full review

by subject matter experts, the Applicant's assessment is baseless, unjustified and wholly inconsistent with the Infill Study which envisioned mixed use lands.

Should such an environmental feasibility study be undertaken and determined that future development as prescribed by the Infill Study is not viable, there would be no Infill Study Anglin Drive extension component. The proposed redevelopment zoning would then be inconsistent with existing Anglin Drive R6 zoning requirements which ensure retention of its characteristics and streetscape as per Official Plan Policy 4.9.2.4.

On this basis, Council should reject the proposals.

Also, the **Applicant has noted that the redevelopment impacts the commercial land** to the north designated Regional Mixed Use Corridor **though provides no specificity for this assertion.** This assertion is also not consistent with the approved Infill Study that envisioned an Anglin Drive extension into commercial land for mixed use. As such and again the Applicant's justification to avoid required adherence to the Infill Study Anglin Drive extension has no merit.

Furthermore, the Applicant's proposal to insert a non-standard court within the Anglin Drive corridor to accommodate 8 lots confirms that there is no intent to comply with the full requirements of the Infill Study for which residents, lot owners and developers have to date recognized and more so abided by. The Applicant's failure to comply with Infill Study requirements seeks to provide themselves with an unfair economic advantage at the expense and disadvantage of the residents who have and fully expect compliance with the Infill Study.

On this basis, Council should reject the proposals.

4. Page 9 – Bullet Point #6 - new infill development must be compatible with the character of the adjacent and surrounding area, in accordance with Policy 4.9.2.4 of the Plan.

Staff Comments: The development proposal contemplates a lotting pattern different than the existing unique larger lots along the northern terminus of Anglin Drive and the redevelopment pattern of this extension of Anglin Drive, which has generally seen redevelopment of new single detached dwelling lots fronting directly onto Anglin Drive.

Our Feedback:

As per the Staff Report, **the development is not compatible with the character of Anglin Drive redevelopments that have occurred to date** (the latest approved by Council in 2020 as part of Anglin/Post Oak redevelopment). As compatibility is not achieved the proposal seeks to inappropriately favour this Applicant at the expense and disadvantage of current residents and the existing neighbourhood.

On this basis, Council should reject the proposed redevelopment plans as it does not comply with Policy 4.9.2.4, a fundamental underlying requirement.

5. Page 9 – Bullet Point #7 - the Conceptual Plan contained within the Infill Study contemplates the inclusion of the lot municipally known as 33 Anglin Drive as part of a comprehensive infill redevelopment.

Staff Comments: the proposed development does not incorporate 33 Anglin Drive. 33 Anglin Drive is presently a vacant lot zoned for a single detached dwelling. Although **under separate ownership**, it is **suggested that the applicant look to including these lands as part of the overall development in order to achieve the planned vision of the Infill Study**

Our Feedback:

As per the Staff Report, the development plan does achieve the planned vision of the Infill Study. In addition, the owner of 33 Anglin is on record opposing the proposed development plan and more so is seeking to develop 33 Anglin Drive in accordance with the current R6 zoning plan. **The Applicant's inability to secure ownership of 33 Anglin Drive validates that the Draft Subdivision plan is terminally incomplete relative to the Infill Study and more so will not achieve the Infill Study's realization.**

On this basis, Council should reject the proposals.

6. Page 9 – Bullet Point #8

Staff Comments: staff will continue to review the form, content and appropriateness of the proposed Zoning By-law Amendment and draft Plan of Subdivision;

Our Feedback:

The Applicant's submitted proposal to amend the Zoning By Law and draft Plan of Subdivision for Part of Lot 5 and All of Lot 6 as highlighted above, is materially deficient and non-compliant with both the Infill Study and adherence to Policy 4.9.2.4 of the Plan. *Given the limited resources of the Town's Development Department, Staff should be instructed that there is no longer any need to continue review of Applicant's proposal.*

On this basis, Council should reject the proposals.

To ensure that my written feedback to this proposed development is received and recorded as part of the public record with the City of Richmond Hill, I respectfully submit the above details of my opposition above and ask they be forwarded to the above listed City Officials assigned to proposed application and the City Clerks Department. In addition I am also requesting that my name be added to the "Notification List" so that we are notified of any council and public meetings related to this proposed development. Finally we wish to formally register to make a verbal presentation at the Wednesday Nov 3rd meeting and ask for instructions as to how to make an electronic delegation.

Respectfully yours,

Michael and Annita Pullella & Family
30 Anglin Drive, Richmond Hill, L4E 3M5