

TO: Clerks@richmondhill.ca

RE: Stephens letter of concerns to Council for proposal D02-22003 – June 1 2022

Following are our concerns with the proposal to sever what is known as 52 Beaufort Hills Rd into three lots, retaining the existing house and adding two more. File D02-22003.

This area is a unique area of Oak Ridges build around 1980 on a red pine plantation. Most houses are amongst the forest on estate size lots.

1. This lot is in the Oak Ridges Moraine and therefore protected by the ORMCP (Oak Ridges Moraine Conservation Plan), and
2. This is a settlement area and since this particular lot may lie within a “significant woodland” and should not be divided or developed.
3. This I believe requires many other approvals such as the TRCA (Toronto and Regional Conservation Authority).

This proposal will result in three lots – the smallest is proposed on the north side and another new lot on the south side of the existing house. The smallest lot on the north is too small for the area and the proposed house is practically on the property line. The area has the majority of estate lots much larger than the existing trend in Richmond Hill for new home builds. The retention of the estate lots in Beaufort Hills should be the mandate of the City Council to preserve the wood lands through the area and turn down the application for three lots. In order to respect the larger lots in the community Council may consider the addition of only one lot on the south side of the existing home. This would be in keeping with the character of the neighbourhood and more of the purpose of By-law 146-76. This area’s character is best described as the following:

Over-sized mature tree forested lots

1. Setbacks that allow privacy in your own home being setback from the property lines
2. Significantly treed lots – 40 year maturity - not small saplings
3. Street design so houses are aligned – not protruding or setback,
4. Family size homes with appropriate family features allowed.

Character of the Neighbourhood

1. In summary – this is not a neighbourhood that just meets standards and code – we exceed the codes – except for height.
2. New development needs to respect the character of the neighbourhood. Although the plan may meet the minimum it is not keeping with the Character.
3. Please enforce these features.

The second reason we are opposed to this application is that it will create another exception to By-law 146-76. The original intent for this by-law was to enable a unique area on the Oak ridges Moraine where wood lands were protected and the area would be unique. The original intent continues to protect the trees and character of the neighbourhood. This intent will be impossible with the proliferation of small lots. Be respectful and turn down this application.

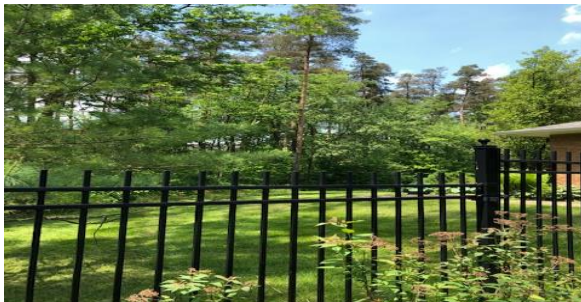
The third reason is of course the destruction of **mature** (in excess of 40 years old) trees on the property to allow for house development. These trees are on the border of a significant woodlot across the road stemming from 51 Beaufort Hills Rd. As residents on the street we are obligated to protect the woodlands and require special permits to cut trees for convenience. This is clearly an opportunity of convenience and should not be allowed to

be compromised for profits. Noted in the report is these trees are in healthy condition and should be allowed to live out their life.

Another concern is with regard to the sensitive drainage function in this area – the natural core. As was demonstrated there have been numerous drainage issues that remain a huge risk of being disturbed with more construction. The street has experienced changes recently that have impacted ground water visibility.

Our experience with 57 Beaufort Hills Rd provides additional concerns for monitoring and enforcing any and all rules established during the process – when the assets have been sold and changed owners. Although we see a recommendation for project governance - Site Plan Control – obligations need to be monitored through a change of ownership or more.

Finally, for this meeting we wish to highlight the massive disruption this type of development has on an area like this. This a dead-end street (no exit), only 10 homes the majority of which are estate size and quality, and construction yard type of coming and goings on a street without sidewalks or decent shoulders. We already have had traffic blockages with the development approved for 57 Beaufort Hills Rd. (See attached pictures). It is likely if approved 52 construction is going to happen at the same time. Also, there is ongoing construction at 63 Beaufort Hills Rd which has not followed any public impact approvals and “flies below the radar”.



BEFORE



AFTER

In summary, BH Properties is not a developer. # 57 was sold by BH Properties to a builder/developer following the LPAT decision. This is an established area of estate sized lots designed for unique living in an area that is intended to be wooded and protected, not a feeding ground for development. The majority of lots on this street and in the Beaufort Hills Estate area are deliberately larger. Just the repeated applications before the City to reduce the lots size smaller is not in character. Area residents have acquired their properties for existing features and standards. Therefore, the neighbourhood characteristics are worth protecting and this application must be declined for the sake of Beaufort Hills Estates.

Nancy & Bob Stephens
53 Beaufort Hills Rd