

From: Sameer Dhalla

Sent: Saturday, May 28, 2022 10:42 AM

To: Clerks Richmondhill clerks@richmondhill.ca; Shareefah Rene shareefah.rene@richmondhill.ca; Office-Mayor Richmondhill officemayor@richmondhill.ca; Greg Beros greg@gregberos.com

Cc:

Subject: Council Public Meeting June 1st regarding 4 and 8 Bayview Ridge Court (D02-2202)

Good morning Mayor West, Councillor Beros, Ms. Rene and the City Clerk,

Please accept the attached document as formal comment from the Dovetail Drive Landowners Group regarding City File: D02-2202, Zoning By-law Amendment for Lots 35 and 36, Plan 355 and Block 230, Plan 65M-3802, 4 and 8 Bayview Ridge Court.

The Dovetail Drive Landowners Group is comprised of a number of homeowners on Dovetail Drive that back onto the subject properties. We support the redevelopment of 4 and 6 Bayview Ridge Court. However, we strongly feel that this land may not be able to accommodate 7 large 3-story detached homes as the environment impact on the Oak Ridges Moraine would be significant. Climate change is a real issue and we are experiencing more severe storms as seen last week on May 21. Therefore we would like to see Council adopt redevelopment policies that put the environment and safety of the public first. To do this, we recommend taking the opportunity of redevelopment to build a more compact and sustainable form of development that protects the trees to the maximum extent possible including natural buffers and environmental enhancements.

We feel our attached comments are self explanatory and therefore please accept the attached written submission for the June 1st council meeting. We are planning to attend the meeting as a delegation but at this time are not requesting to make an oral presentation. We hope we can count on your support at the Council meeting and will be at the meeting to answer any questions regarding our written submission. Should you have any questions or require additional information before the meeting, please reach out to Sameer Dhalla at xxx or any of the homeowners listed below.

Thank you!

Dovetail Drive Landowners Group

Dovetail Dr. Landowners Group
76-92 Dovetail Dr.
Richmond Hill, ON
L4E 5A7
Canada

May 28, 2022

Shareefah Rene(shareefah.rene@richmondhill.ca)
Planner 1
Development Zoning
City of Richmond Hill

RE: City File: D02-22002, Zoning By-law Amendment for Lots 35 and 36, Plan 355 and Block 230, Plan 65M-3802, 4 and 8 Bayview Ridge Court

Dear Ms. Rene,

We received the notice of a public meeting to be held on June 1, 2022 regarding the above noted application under the Planning Act for the development of 7 single detached dwelling on 4 and 8 Bayview Ridge Court. The Dovetail Dr. Landowners Group is comprised of all the homeowners that have properties backing on to the subject lands. Please accept the following comments from our Group to become part of the public record. We would also appreciate a response to our comments from the City and would like to be notified of the passing or refusal of the proposed Zoning By-law Amendment.

1. Currently the development on the subjects consist of 1 (one story) bungalow on each property. The Dovetail Dr. Landowners Group are concerned that the establishment of 7 large detached 3 story homes on the subject lands would cause significant environmental and social disruption. These lands are situated on the Oak Ridges Moraine, in order to adequately service 7 new large single family homes, a significant amount of the natural areas will have to be removed, introducing impervious surfaces that will cause stormwater pollution and reduce the amount of water that infiltrates into the ground causing harm to both terrestrial and aquatic habitats such as vegetation and species including birds and frogs. As landowners that back onto these properties, we value the trees, wildlife and have witnessed numerous frogs and bird species that thrive here. If development is to proceed, we would request that adequate mitigation be implemented to ensure that these lands continue to provide environmental benefits to the surrounding area. This may also be an opportunity to enhance the environmental areas through native landscaping which we strongly encourage. Our group strongly feel that this plot of land does not have the environmental capacity for 7 large homes. We would like to see the development footprint scaled down to protect the natural features and would also like to see a sustainable form of development in this area.
2. The Dovetail Landowners Group are deeply concerned about the large trees that are located on the fence line of our properties. These mature trees provide significant environmental and social benefits to us. It is our understanding that the importance of these trees were acknowledged at the Ontario Municipal Board (OMB) where the developer of our properties highlighted the importance of these trees by giving the treed lands to the owner of 8 Bayview Ridge Court to act as stewards of the trees. In order to protect and ensure these trees continue to flourish in the future, it is imperative that all City and Region tree protection policies be implemented to the full extent. The standard practice that has been utilized throughout the City of Richmond Hill to protect mature trees is to ensure that at least a 10m buffer is applied to the **dripline** of the trees to set the future development limit. We acknowledge that this buffer doesn't currently exist to the existing bungalow on 8 Bayview Ridge Court, however the existing development is a

significantly different form of development than what is proposed. The new development would introduce basements that could interfere with the root systems of the trees, 3 stories that would interfere with the branches of the trees (causing harm and impeding growth) and additional impervious areas that would reduce the amount of natural water feeding the trees. We currently do not understand how 7 single family homes can be developed on these lands without impacting the trees. Furthermore, we are very concerned that if these trees are impacted in anyway by the development, it could put our homes at risk. As shown on the figures below, if a tree dies or becomes weak and falls during a storm, it could severely damage our homes and put our families at risk. Climate change is a real issue and we are experiencing more severe storms as seen last week on May 21, therefore it is imperative to protect these trees with adequate buffering to ensure they can survive and thrive.

3. The existing development on this property consists of 2 one story bungalows. This form of development has given the Dovetail Drive Landowners an unobstructed view from our houses which cost a premium when we purchased the homes from the Developer. In the winter when the leaves have fallen, we can see Lake Wilcox from our bedroom windows and in the summer we really enjoy the birds and nature that exists here. We currently do not understand why the City would permit 3 story buildings when the majority of homes in this area are 2 or 1 story. We would also request that the City use this opportunity of redevelopment to pursue an environmental corridor along the fence line that will not only ensure the trees are protected, but could also provide additional environmental benefits. Figure 1 and 2 below show recently taken drone photography highlighting the mature trees plus an approximation of the land needed (dripline plus 10 m) as an environmental corridor to protect the trees. This buffer can be landscaped with native species to enhance the ecology of the area and provide an amenity for the new development.

Figure 1 – Drone photography of mature trees at fence line



Figure 2 – Dripline and 10m setback



In summary, the Dovetail Landowners Group support the redevelopment of 4 and 6 Bayview Ridge Court. However, we feel that this land may not be able to accommodate 7 3-story detached homes as the environment impact on the Oak Ridges Moraine would be significant. We request a more sustainable form of development and that the trees be protected to the maximum extent possible. We would like to see tree protection practices be applied to the new development which would require that the buildings be setback a minimum 10 meters from the dripline of the trees. These measures are required for numerous reasons including environmental protection, the protection of life and property and to ensure resiliency in the light of a changing climate. We also request that a landscaped environmental corridor consisting of native species be established within the natural buffer area. The proposed redevelopment is an opportunity to enhance the environment, we are very concerned that the proposed amendment may do the exact opposite and disrupt the environment, harm the mature trees and put our properties and families at risk.

Thank you, should you have any questions please feel free to email Sameer Dhalla at xxx or you reach out to any of one of us at the emails on the next page. You could also call us at xxx.

Regards,
Dovetail Drive Landowners Group