

From: cheryl

Sent: Friday, June 9, 2023 4:28 PM

To: Clerks Richmondhill clerks@richmondhill.ca

Cc: Megan Cobbold megan.cobbold@richmondhill.ca

Subject: Draft OPA OPA # 18.8 File # MOPA-13-0003 (Oak Ridges)

Hello,

Further to the open house on June 7, 2023 I would like to provide the following comments/questions.

1. With respect to affordable homes, has the City contemplated public funding such as Toronto is considering? Has the City considered modular homes provided by companies such as <https://dev.royalhomes.com/>? I am aware, in the past, the cost per square foot of construction for a modular home was much cheaper than the built on-site form. Other advantages would include less complaints around parking, noise and dust since construction is off-site. Complete construction is a fraction of the time eg. a 2-3 months vs. 2-3 years for a single home. The approval process for the municipality would be faster since they have blanket approvals for much of the construction. The homes are built above standards due to the transportation of the modules and the completed homes are indistinguishable from those built on-site.

2. Affordable homes need to consider the needs of the population vs some of the units currently under construction like the 400 square foot condo units being built beside Shoppers Drug Mart at Yonge and Aubrey.

3. I did not notice whether the City is emphasizing Green building standards, including bird friendly designs. This should be a priority considering our changing climate and the rate of bird decline.

4. With respect to species at risk, does the City flag property locations that have federal or provincial recovery strategy requirements including those for chimney swift sites? Citizen science information such as that found on i-naturalist could facilitate this endeavour, easily logged on a GIS system for planning purposes.

5. As older sections of Oak Ridges are infilled and become developed, the City needs to address growing safety concerns. For example:

a. A traffic area that needs further investigation for safety is the King/Yonge intersection, especially going northbound and trying to turn left. Over recent years, with exploding development, this area has become quite dangerous during high traffic times due to its inadequate left turning lane and attempts of those trying to turn into/out of Bond Crescent and Sunset Beach or nearby commercial areas.

b. To avoid the busy section of Yonge Street in Oak Ridges, drivers use Parker Avenue to Regatta and Humberlands as a bypass. Consideration should be given to traffic calming measures along Parker as this area continues to develop. Stop signs and speed limits are routinely ignored. Cyclists are fearful on these streets so consistently use the sidewalks, when there are some. The new developments have inadequate parking spaces so their vehicles hang over onto the sidewalks, inhibiting passage of pedestrians, wheelchairs, mobility scooters and carriages.

6. When developing Oak Ridges, all consideration needs to be given to preserving and enhancing the Oak Ridges Moraine. Mitigation measures can not replace existing natural features. More deterrence is needed for the removal of old growth trees.

7. To facilitate local shopping needs, accessible commercial units should be available below low rise dwellings – similar to those found on Queen Street/Balsam Ave. in Toronto. Emphasis should be on “mom and pop” shops vs. big box stores.

8. Consideration should be given to retaining ditches on less travelled side streets, courtyards. These ditches assist in retaining and cleansing stormwater runoff before it reaches natural waterways. On these quiet streets, widening the street with asphalt and delineating the pedestrian way with rolling curbs could eliminate the cost to constructing concrete sidewalks. It would reduce the cost of snowploughing since the street plough could clean the pedestrian way, eliminating the need for a sidewalk plough (that never adequately clears the way).

Thank-you for considering my thoughts.

Kind Regards,

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