

From: R Hill

Sent: Tuesday, September 24, 2024 9:47 AM

To: Clerks Richmondhill clerks@richmondhill.ca

Cc: Giuliano La Moglie giuliano.lamoglie@richmondhill.ca

Subject: Correspondence from Ulf and Stacy Boehlau 2024-09-23 opposing OPA-23-0010 and ZBLA-23-0014

September 23, 2024

VIA HAND DELIVERY AND EMAIL

Clerk, City of Richmond Hill

225 East Beaver Creek

Richmond Hill, ON L4B 3P4

Dear Mayor and Members of Council:

Re: REQUEST FOR NOTIFICATION of all meetings of Council, Committees of Council and/or Ontario Land Tribunal Hearings relating to consideration of the APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT relating to the properties municipally known as 539 - 563 MAJOR MACKENZIE DRIVE EAST and 148 -158 MAPLE AVENUE in the City of Richmond Hill, City Files OPA-23-0010 and ZBLA-23-0014.

We are the owners of the property municipally known as 153 Sussex Avenue in the City of Richmond Hill. We have owned this property for over thirty-seven (37) years.

With this correspondence we are expressing our official opposition to the rezoning of municipal Addresses 539 - 563 Major Mackenzie Drive East and 148 -158 Maple Avenue (the "Adjacent Development Site") from Residential Second Density (R2) Zone to a Residential Multiple Sixth Density (RM6) Zone.

As long term residents and owners of a 1950's bungalow on Sussex Avenue we share a property line with the Adjacent Development Site and we oppose the construction of the proposed high density mixed-use residential/commercial development, due to the major effects this will have for us and our local community. There is no transition from the proposed high density development on the Adjacent Development Site and the surrounding established neighbourhood – a development to be comprised of two (2) towers (12 and 20 storeys in height, connected by a 6 storey podium), with a density of 5.0 FSI containing 414 apartment dwelling units and 737 square metres (7,933 square feet) of commercial space at grade. The proposed two (2) tower complex is out of place in the immediate neighbourhood of mainly 1950's bungalows with a few infill homes.

We agree with the concerns raised in the Staff Report for the Council Public Meeting on September 24, 2024 (Report Number: SRPBS.24.094, as attached) regarding the Official Plan and Zoning By-law Amendment Applications - Major Mack Maple Inc. - City Files OPA-23-0010 and ZBLA-23-0014.

Additionally we are concerned about how the Adjacent Development will affect:

- DRAINAGE:

- How will changes to the existing area-drainage/drainage-infrastructure, overbuild/lot-coverage, hard landscaping, and tree cover affect surface water flows? How will the existing water pooling be addressed within the back yards of the city block made up of Major Mackenzie Drive East, Maple, Elmwood, and Sussex Avenues?

- These drainage issues are on the public record and were raised by us and our neighbours during past Council Public Meetings about infill homes on said city block and within our neighbourhood.

- The issue of Snow Storage space on the Adjacent Development Site was brought up in a memo by Taylor Posey, Planner II – Parks. Besides snow storage melt water, there is the issue of additional snow buildup and melt water on the surrounding properties. Like a snow fence or any structural barrier, the proposed building will create downwind eddy effects that alter wind speed and direction, causing snow to settle out.

- Some CONSTRUCTION ISSUES:

- The Geotechnical Investigation report by Soil Engineers Ltd. (Reference NO. 2308-S031, NOVEMBER 2023) in Section 6.0 “DISCUSSION AND RECOMMENDATIONS” states “Pre-construction survey is strongly recommended for the adjacent properties and structures prior to any excavation activities at the site in order to verify any potential future liability claims.” Besides dewatering (during and after construction), there is the question of soil deformation and how it will affect the adjacent properties and structures over time?

- Also, who is financially responsible for the Independent Pre-construction Surveys?

- Have or will wind tunnel studies be done on how the two (2) towers (12 and 20 storeys in height) and the connecting 6 storey podium will affect the existing neighbourhood structures and tree canopy (adverse aerodynamic turbulence etc.)?

- Displacement of rodent population, damage from construction dust/debris among others.

- SETBACK ALLOWANCE:

- We have questions about the setback allowance for future redevelopment of the existing neighbouring properties in accordance with the emerging policies that support intensification within the immediate area. The provided setbacks from the proposed two

(2) towers to our eastern property line with the Adjacent Development Site have the potential to affect the redevelopment potential of our lands/properties.

- NOISE and PRIVACY:

- How will vibrations and acoustic noise ground/air transmissions/reflections from the building's mechanical and other systems be addressed? For example, the proposed underground garage/building air intake is at the corner of Maple Avenue and Major Mackenzie Drive East, but the two exhaust shafts and vent blowers are right beside the bedroom windows of the existing neighbouring bungalows.

- Truck traffic and backup beeper disturbances when accessing the loading dock for the commercial units on the ground floor.

- The issue with the 45-degree angular planes, neighbourhood shadowing, and views from terraces/balconies that will affect the privacy of the existing neighbourhood and community.

- LACK of FAMILY HOUSING:

- From the provided information, only 5.3% are 3+ Bedroom units, 20.4% are 2 Bedroom units and the remaining 74.3% are small Bachelor, 1 Bedroom, and 1 Bedroom + Den units. Within walking distance of four (4) schools, the mentioned Province of Ontario Bill 185 (Cutting Red Tape to Build More Homes Act, 2024) should be about building homes sufficient in size for families with children.

- HYDRO CAPACITY:

- With the push of new builds and existing housing to transition HVAC (Heating, Ventilation, and Air Conditioning) systems from hydrocarbons to electric heat pumps, is there sufficient hydro capacity in the area to support this proposal?

- TRAFFIC SAFETY due to Road Allowance Width & PARKING:

- The Staff Report for Council Public Meeting states that (with the exception for bicycle parking): "As the subject lands are within PMTSA #50 boundaries as established by the ROP, there are no minimum parking requirements required to support the proposed development."

- With the absence of bicycle paths and turn lanes (Road Allowance Width issue) around the proposed development, how are cyclists, e-bikes, and scooters to share the narrow pedestrian sidewalks with pedestrians (this includes pedestrian traffic to the local schools, the Newkirk GO Train Station, and the shopping plazas to the east around Bayview and Major Mackenzie Drive East)?

With this submission we want to ensure that we have input into any and all future decisions made by Council and/or Committees of Council. As such, we are formally requesting that we be provided with notification of any and all future meetings where the proposed application on the Adjacent Development Site is to be considered. In the

event the applications are appealed to the Ontario Land Tribunal, please accept this letter as our formal request to be provided with notice of any such appeal, should such appeal be filed in respect of the proposed development.

In addition to filing our formal request with the Clerk of the City of Richmond Hill, we have also copied the City's Planner Mr. Giuliano La Moglie to confirm our formal request to both be involved in the process and provided with the notification referred to herein.

Sincerely,

Ulf & Stacy Boehlau

153 Sussex Avenue, Richmond Hill, ON L4C2E9

C:

H:

Email:

cc: - Mr. Giuliano La Moglie (Planner II - Subdivisions), City of Richmond Hill Planning and Infrastructure Department – Development Planning Division