

From: Paul Nolis
Sent: Wednesday, October 2, 2024 7:49 AM
To: Clerks Richmondhill <clerks@richmondhill.ca>
Cc: giuliano.lamoglie@ricvmondhill.ca; Carol Davidson <carol.davidson@richmondhill.ca>; David West <david.west@richmondhill.ca>; Emmerson, Wayne <Wayne.Emmerson@york.ca>
Subject: Fwd: opa-24-0002 and zbla-24-0003

To: The Clerks Office:

From: Paul Nolis, MBA.(Uof T), M.Sci. B.Comm. B.A.S. Bus. Dip

49 Muirhead Crescent.

Re: City files : OPA -24-0002 and ZBLA-24-0003

City Planner Giuliano LaMoglie,

I hope this email finds you well.

Reference is made to the undated Letter received On October 1, 2024 regarding the Public Meeting, Tuesday October 22nd 2024.

Below, You will find a string of emails exchanged with Mr. LaMoglie. And

The email to Mr. LaMoglie concerning the Proposed Official Plan Amendment and Zoning By Law Amendment, including our concerns and objections

In addition I will forward to you emails exchanged with several neighbours on Muirhead Crescent regarding this matter. I have also forwarded all emails exchanged on this matter to Ms. Davidson, our Ward One Counselor.

I will repeat the objections, and concerns and potential serious impacts of such a development I and our neighbours have expressed, concerning this proposal

Please be advised that Paul Nolis and Cathy Nolis of 49 Muirhead Cr. strongly object and will not agree on:

1) Amending Height restriction beyond the The current zoning By-law allows for a maximum height of 11 metres;

The height will soar above our homes (particularly those new homes backing or fronting on the rear yards and rear of the existing homes on Muirhead.) and will allow visibility to see directly into our windows. We at 49 Muirhead can not agree on the potential of having structures having visual access from above inside our home.

2) Four (4) level Housing

3) Amending the rear yard setbacks for the Stouffville development, as they impact abutting the rear yards of the Muirhead properties.

All of the directly impact setbacks will impact Muirhead, which are 200 foot rear yards, with frontage of 100 feet.

Please understand having 6-7 rear yards from this development abutting ONE 100 foot frontaged Muirhead property is simply presenting an unacceptable potential noise issue for Muirhead residents. We strongly object to the privacy issue this proposal is creating for Muirhead Residents.

4) Your assurance that the Developer wil supply sewer and water services to Muirhead Cr, at no charge to the taxpayer. Please understand all impact Muirhead homes and Stouffville Rd homes are currently on Septic Systems and Well water

5) Your assurance that Amendments will be made by Council to ensure the proposed private road length/ width/ access points and joining, will correct and address Traffic flow and Speeding issues currently affecting Muirhead will be legally addressed and enforced by Council.

Email dated From: **Paul Nolis**

Date: Fri, Aug 23, 2024 at 10:01 AM

Subject: Muirhead Traffic issues

To: <David.west@richmondhill.ca>, Carol Davidson <carol.davidson@richmondhill.ca>

Emails sent responding to the Star article on traffic issues on Muirhead Cr.

Email to sent to the Toronto Star

From: **Paul Nolis**

Date: Sun, Sep 15, 2024 at 5:27 PM

Subject: Re: Muirhead

To:

Additional information for our reply to the Toronto Star article.

The article states "Local councillor Carol Davidson said Muirhead is one of the most dangerous streets in her ward and agrees traffic there is out of control.

6) Assurance that Sufficient steps and erection of natural barriers will be implemented to address the potential noise from the number of new houses.

7) Sufficient precautions will be enforced to ensure the Muirhead wells are not compromised during the construction process.

Below is the string of emails with Mr. Lamoglie: Our concerns and objections are documented and explained

----- Forwarded message -----

From: **Paul Nolis**

Date: Mon, Sep 23, 2024 at 12:54 PM

Subject: Re: opa-24-0002 and zbla-24-0003

To: Giuliano La Moglie <giuliano.lamoglie@richmondhill.ca>, Carol Davidson <carol.davidson@richmondhill.ca>, <David.west@richmondhill.ca>, Emmerson, Wayne <Wayne.Emmerson@york.ca>

Please be advised that Paul Nolis and Cathy Nolis of 49 Muirhead Cr. strongly object and will not agree on:

- Amending Height restriction beyond the The current zoning By-law allows for a maximum height of 11 metres
- four (4) level Housing
- amending the rear yard setbacks for the Stouffville development, as they impact abutting upon the rear yards of the Muirhead properties

Your assurance that the Developer wil supply sewer and water services toMuirhead Cr, at no charge to the taxpayer.

Amendments will be made by Council to ensure the proposed private road length/ width/ access points and joining, will correct and address Traffic flow and Speeding issues currently affecting Muirhead will be legally addressed and enforced by Council.

Sufficient steps and erection of natural barriers, will be implemented to address the potential noise from the number of new houses.

Sufficient precautions will be enforced to ensure the Muirhead wells are not compromised during the construction process.

Please confirm receipt of this email

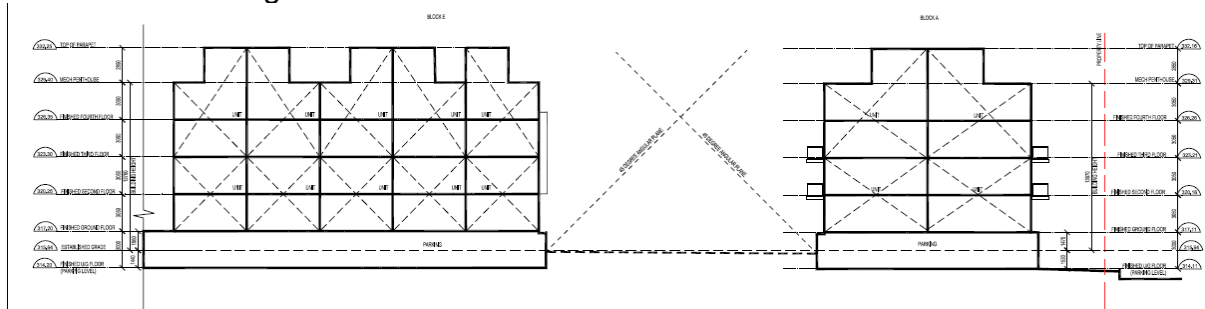
Paul Nolis, MBA. (U of T) M.Sci. B.Comm. B.A.S. Bus. Dip.

On Thu, Sep 12, 2024 at 4:08 PM Giuliano La Moglie <giuliano.lamoglie@richmondhill.ca> wrote:

Hi Paul,

See my responses below:

- The current zoning By-law allows for a maximum height of 11 metres;
- Planning Staff will take all concerns provided by the public into consideration when reviewing the applications;
- Based on the Zoning By-law, average grade *“means with reference to a building or structure, the average elevation of the finished surface of the ground where it meets the exterior of the front of such building and, when used with reference to a structure other than a building, shall mean the average elevation of the finished grade of the ground immediately surrounding such structure”*
- Based on the section drawings (see screenshot below), a portion of the parking level will be above the average grade line, while the other portion of the parking level will be below grade:



- Based on the Site Plan Drawing, it appears that several architectural elements of the buildings “bumps out” or projects out from the wall of the building. This will need to be reviewed by Zoning Staff at the City;
- The elevation plans label top of parapet which is the top of the mechanical rooftop. The 5th floor of the townhouse building will include a mechanical rooftop. The measurement is 16.52 metres from average grade to the top of the parapet.
- Based on the way height is measured in the Zoning By-law, the height of a building is measured from average grade to the top of the roof (which is considered the top of the 4th storey). The Zoning By-law does not measure height from average grade to the top of the parapet for a building.
- The name of the owner is “Steinberg Land Holdings Inc.”

Regards,

Giuliano La Moglie, MCIP, RPP

Senior Planner – Development

Planning and Building Services Department – Development Planning

225 East Beaver Creek Road, Richmond Hill, ON, L4B 3P4

T 905-747-6465 E giuliano.lamoglie@richmondhill.ca



From: Paul Nolis
Sent: Monday, September 9, 2024 11:38 AM
To: Giuliano La Moglie <giuliano.lamoglie@richmondhill.ca>
Subject: Re: opa-24-0002 and zbla-24-0003

Thank you

I have further questions and comments.

1) The height of the entire 4 levels is approximately 13.7 metres. This is measured from average grade to the top of the roof.

At 13.7 meters the height is 46.169 feet.

What is the current Richmond Hill by law height restriction for the construction area of this project?.

It is my understanding that the Muirhead height restriction is less than 40 feet. Please understand that the elevation of the construction area for this project is considerably higher than the elevation of Muirhead. Thus combining the proposed and excessive height of this project and the existing higher elevation of this project, I believe the height of this project MUST be reduced and limited to the level of the existing height limitation currently existing in the current by law. I believe no changes to the current height restrictions are to be approved nor considered.

Planning Staff acknowledge this concern and will take it into consideration. What exactly will Planning Staff take in consideration? Please explain

The height of the entire 4 levels is approximately 13.7 metres. This is measured from average grade to the top of the roof.

Please explain what is the average grade for this project and is the top of the roof the peak of the roof.

2) portions of the parking garage will be partially above grade.

What exactly is "portions" how large and how visible?

3) 7) What exactly is a bump out? Please define it extensively.

What are you referring to?

The term bump out is clearly used on the drawings you sent me.

What is a bump out?

4) What is a Parapet and what is the height of the structure with a Parapet?

5) Is Newhaus the owner?

Thank You

Please respond.

Paul Nolis, MBA. M.Sci. B.Comm. B.A.S. Bus.Dip.

On Mon, Sep 9, 2024 at 9:54 AM Giuliano La Moglie
<giuliano.lamoglie@richmondhill.ca> wrote:

Hi Paul,

Apologies for the delay. See my response in red text below.

Giuliano La Moglie, MCIP, RPP

Senior Planner – Development

Planning and Building Services Department – Development Planning
225 East Beaver Creek Road, Richmond Hill, ON, L4B 3P4
T 905-747-6465 E giuliano.lamoglie@richmondhill.ca



From: Paul Nolis

Sent: Monday, September 9, 2024 7:21 AM

To: Giuliano La Moglie <giuliano.lamoglie@richmondhill.ca>

Subject: Re: opa-24-0002 and zbla-24-0003

Hello sir, your previous email states "I have received the inquiry. I will respond by the end of the week."

May I please have your response.

Paul Nolis

On Wed, Sep 4, 2024 at 2:57 PM Paul Nolis wrote:

Thank You

Paul Nolis

On Wed, Sep 4, 2024 at 2:17 PM Giuliano La Moglie
<giuliano.lamoglie@richmondhill.ca> wrote:

Hi Paul,

I have received the inquiry. I will respond by the end of the week.

My apologies with the delay.

Regards,

Giuliano La Moglie, MCIP, RPP

Senior Planner – Development

Planning and Building Services Department – Development Planning
225 East Beaver Creek Road, Richmond Hill, ON, L4B 3P4
T 905-747-6465 E giuliano.lamoglie@richmondhill.ca



From: Paul Nolis

Sent: Wednesday, September 4, 2024 1:46 PM

To: Giuliano La Moglie <giuliano.lamoglie@richmondhill.ca>

Subject: Re: opa-24-0002 and zbla-24-0003

Please confirm receipt of September 1, 2024 from PaulNolis

Paul Nolis

On Sun, Sep 1, 2024 at 6:16 PM Paul Nolis wrote:

Thank You

Yes I do have some concerns and questions.

1. This development will have 4 levels above ground. Is this accurate?

That is correct.

2. What is the height of the entire 4 levels?

The height of the entire 4 levels is approximately 13.7 metres. This is measured from average grade to the top of the roof.

3) The height will soar above our homes (particularly those new homes backing or fronting on the rear yards and rear of the existing homes on Muirhead.) and will allow visibility to see directly into our windows. If this is accurate. We at 49 Muirhead can not agree on the potential of having structures having visual access from above inside our home.

Planning Staff acknowledge this concern and will take it into consideration.

4) The development appears to have underground parking. Will any portion of the underground parking be visible above ground? If so, how much visibility will there be? Please explain with detail how this underground parking concept will actually be in use?

Yes, there is proposed to be 1 level of underground parking.

Based on the section drawings submitted by the applicant, portions of the parking garage will be partially above grade. I have attached the section drawings for your reference.

The underground parking garage is provided beneath the residential units and consists of 108 spaces (1 space per unit). Entrance to the underground parking garage is provided at two access points off the private driveway.

In terms of other parking areas, a limited number of visitor and accessible parking spaces are provided outside of this parking garage at grade near the entrance.

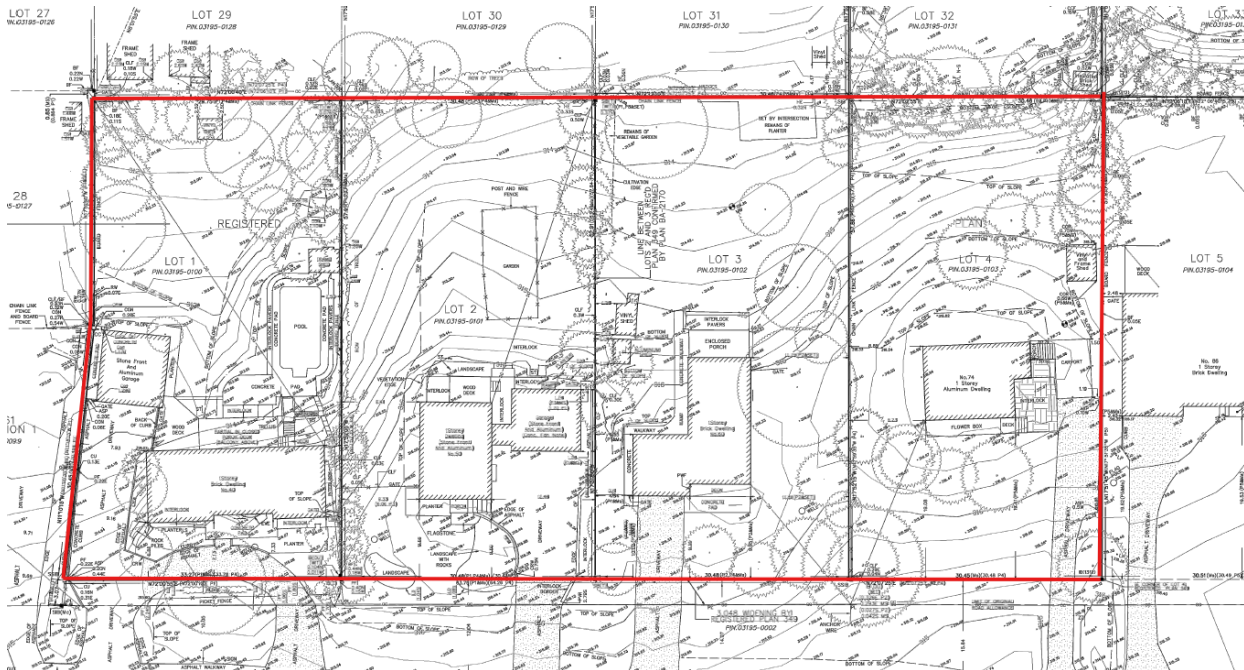
5) A permanent retaining wall is to be erected, How high above ground is this wall to be?

What material will the retaining be made of? What is the function of this permanent retaining wall?

The submission material has been circulated to the City's Engineering Department for review and commenting. I will follow up with the Engineering Department regarding the details pertaining to a proposed retaining wall and can get back to you.

6) What exactly are future property lines? Please explain and define this. What impact will there be on existing property lines and their relationship to the property existing lines of the Muirhead properties?

As the properties at 40, 50, 60, and 74 Stouffville Road are proposed to be consolidated into a single parcel, new property lines will be established along the combined boundary, creating one large lot. Below, I have provided a visual outlining the new property lines in red.



This consolidation for the properties in question will not alter the property lines of abutting properties.

7) What exactly is a bump out? Please define it extensively.

What are you referring to?

8) The neighbourhood does not have good relations with Newhaus, (client), Please explain in detail the role of Newhaus. Is this development owned and managed by Newhaus? If so, the neighbourhood is requesting limitations on this owner, to protect the neighbourhood.

The development applications for the property have been submitted by the Goldberg Group, a planning consultant representing the property owner. The consultant is responsible for managing the development applications on behalf of the owner.

9) Please explain in detail the working relationship for this development between Newhaus and Steingurg.

Planning Staff do not know the working relationship. Staff are corresponding with the planning consultant directly.

10) Please provide details of the proposed private road length/ width/ access points and joining details.

The private road width is 6 metres. The length is approximately 65 metres in length. Access to the private road is provided from Stouffville Road.

11) During the construction period, particularly the breaking of ground and underground work, what measures are to be guaranteed to protect or well drinking water? Newhaus is definitely not interested in protecting us.

The City requires the applicant to submit a construction management plan during the Site Plan Application stage to ensure that construction on the property is carried out in an organized and orderly manner. This plan will address all phases of construction, including excavation and any underground work.

Please understand the neighbourhood of Muirhead will not agree to any possibility of the new houses having

the ability and visibility from above into our homes.

Please understand the neighbourhood of Muirhead will not agree to any possibility of contaminating our well or city provided water.

Please respond as soon as you are able.

Paul Nolis, MBA. M.Sci. B.Comm. B.A.S. Bus. Dip.

On Fri, Aug 30, 2024 at 1:25 PM Giuliano La Moglie
<giuliano.lamoglie@richmondhill.ca> wrote:

Hi Paul,

See my comments to your questions below in red. I have attached the Site Plan and Elevation drawings for reference.

Let me know if you have any further questions.

Regards,

Giuliano La Moglie, MCIP, RPP

Senior Planner – Development

Planning and Building Services Department – Development Planning

225 East Beaver Creek Road, Richmond Hill, ON, L4B 3P4

T 905-747-6465 E giuliano.lamoglie@richmondhill.ca



From: Paul Nolis
Sent: Monday, August 26, 2024 12:10 PM
To: Giuliano La Moglie <giuliano.lamoglie@richmondhill.ca>
Subject: Re: opa-24-0002 and zbla-24-0003

Thank You

Paul Nolis

On Mon, Aug 26, 2024 at 11:35 AM Giuliano La Moglie
<giuliano.lamoglie@richmondhill.ca> wrote:

Hi Paul,

Thanks for the email. I will review and reply by this week.

Regards,

Giuliano La Moglie, MCIP, RPP

Senior Planner – Development

Planning and Building Services Department – Development Planning
225 East Beaver Creek Road, Richmond Hill, ON, L4B 3P4
T 905-747-6465 E giuliano.lamoglie@richmondhill.ca



From: Paul Nolis
Sent: Monday, August 26, 2024 11:31 AM
To: Giuliano La Moglie <giuliano.lamoglie@richmondhill.ca>
Subject: Re: opa-24-0002 and zbla-24-0003

Please reply

Paul Nolis

On Thu, Aug 22, 2024 at 11:14 AM Paul Nolis wrote:

Please confirm receipt of the email to you of August, 22, 0224 @10:06.

Please respond.

Paul Nolis, MBA, M.Sci., B.Comm., B.A.S., Bus.Dip.

On Thu, Aug 22, 2024 at 10:06 AM Paul Nolis wrote:

----- Forwarded message -----

From: **Paul Nolis**

Date: Thu, Aug 22, 2024 at 10:01 AM

Subject: opa-24-0002 and zbla-24-0003

To: <giuliano.lamoglie@ricvhmondhill.ca>

Hello sir

My name is Paul Nolis living at 49 Muirhead Cr.
I received a letter yesterday regarding the above City Files numbers.

I have several questions regarding this Application

1) Should the proposal be approved, will the developer install the water and sewer services for Stouffville Road and Muirhead Cr

Based on conversations with Planning and Engineering Staff, that is correct. The developer would need to provide servicing to Stouffville Road and Muirhead Crescent. Those details will be further determined through the review of the subject applications.

3) The proposal is for 108 back to back stacked townhouses.

That is correct.

1) Please explain if the developer is planning to complete a private road way between the two rows of the town houses.

A private road way is proposed to grant access to the subject lands from Stouffville Road will run north on the subject lands. I have attached the Site Plan Drawing for your reference.

4) What lot sizes is each house to be?

The dwelling units will range in different sizes. The applicant has not yet confirmed the sizes of the units within the townhouses, but has provided the gross floor area of each townhouse building. See details below:

Gross Floor Area

Stacked Townhouses A, B, C, D, E - Residential

	# of floors		sq.m.	sq.m.	sq.ft.
Building A	4	x	612.00	2,448.00	26,350
Building B	4	x	612	2,448.00	26,350
Building C	4	x	408	1,632.00	17,567
Building D	4	x	612	2,448.00	26,350
Building E	4	x	510	2,040.00	21,958
Total Gross Floor Area				11,016.00	118,575

5) What is the forecasted date for commencement of the development?

Planning Staff does not know this date, that would be up to the developer.

6) What is the forecasted date for completion?

Planning Staff does not know this date, that would be up to the developer.

7) It appears that some of the houses will back onto our rear yard line. Please provide details of this possibility.

The applicant is proposing dwelling units which face the rear lot line. See attached Site Plan Drawing.

8) What is the anticipated height of each house?

The exact height is to be confirmed by the Zoning Examiner.

Based on the submitted plans, the townhouses are to be 4 storeys in height and measure approx. 13.7 metres from average grade to the top of the roof. I have attached the submitted elevation plans.

Thank You

Paul Nolis, MBA. (UofT), M.Sci. B,Comm. B.A.S. Bus. Dip.