

From: Annie Yuan
Sent: March-14-18 10:32 AM
To: Clerks Richmondhill
Cc: David West
Subject: Wicker/Brass roadway access to Harris-Beech (SRPRS.18.044 Town Files D02-14025 and D03-14009)

To whom it may concern,

As a resident of the Wicker/Brass neighbourhood, I am writing today to add my voice to a large contingent of neighbours who have expressed deep concern about the recommendation for a roadway access between Wicker Dr. and Beech Ave.

Although there seems to be a mandate by the planning department to connect neighbourhoods, regardless of the specifics, our concern lies with the resulting disruption to a local greenspace corridor, the increase in commuter traffic that perceives the route as a "short-cut" (which it is NOT) and the impact to the safety and enjoyment of our neighbourhood, the residents of which have enjoyed local, self-calming traffic for over a decade.

It is also noteworthy that all of these changes will fundamentally negatively alter how we live in our community while offering no advantages to the Harris-Beech community, who already have 3 proposed additional egress routes to Jefferson Sideroad, a roadway that is built to accommodate and move heavier traffic loads. In essence, there are many negatives for the residents of Wicker/Brass with no tangible gains for Harris/Beech - something that defies logic.

Let it go on the record that **I stand in firm opposition to the proposal to build a roadway between Wicker Dr. and Beech Ave.** Instead, I ask that you consider installing a pathway which allows only pedestrians and bicycles to move freely while still allowing the greenspace corridor to remain intact. Of course, connections to municipal services can be buried underground with minimal disruption to the natural corridor.

I ask that you reconsider the staff recommendations and vote AGAINST the roadway access between Harris/Beech and Wicker/Brass. I also **ask that this correspondence be included in the public record.**

Sincerely,

Annie Yuan & Steven Wang
25 Wicker Drive, Richmond Hill

From: Mike
Sent: March-14-18 2:49 PM
To: Clerks Richmondhill
Cc: Shelly Cham; David West
Subject: SRPRS.18.044 Correspondence to the Committee of the Whole meeting of Monday March 19, 2018 re Items 11.5 and 11.6
Attachments: Letter of March 14 2018 to Council.pdf

TO: Stephen M.A. Huycke, Town Clerk
Town of Richmond Hill

Mr. Huycke,

Please accept the attached correspondence as our formal input to the above noted matters to be considered by the Committee of the Whole at its scheduled meeting of March 19, 2018. Please acknowledge receipt of this correspondence and ensure that it is placed on the public record as part of the agenda and that it is forwarded to the appropriate town staff for response.

At this time I would also request that we be provided with an opportunity to make a Deputation to the Committee of the Whole with respect to this matter. Thank you.

Regards,

Mike Manett

MPLAN Inc.
23 Foxwood Road
Thornhill, ON L4J 9C4

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*land use planning
&
development*

23 Foxwood Road, Thornhill, ON L4J 9C4
Tel: 905.889.1564 | Fax: 905.889.6309
Website : Manettplanning.com

March 14, 2018

Mayor Barrow and Members of Council
Town of Richmond Hill
Box 300
Richmond Hill, Ontario L4C 4Y5

Dear Mayor Barrow and Members of Council:

Re: Committee of the Whole Meeting – March 19, 2018
Request for Approval – Zoning By-law Amendment and Draft Plan of Subdivision Applications
Country Wide Homes (Jefferson) Inc. and Giuseppina Brunetto
Response to Report SRPRS.18.044
File Nos. D02-14024 and D03-14008, D02-14025 and D03-14009 and D02-16001 and D03-16002

I act on behalf of the owners of 247 and 257 Harris Avenue, neighbours to the south, east and west of the proposed developments. I have reviewed the Agenda for the Committee of the Whole Meeting scheduled for March 19, 2018, specifically items 11.5 and 11.6. I am concerned that the correspondence that I submitted (Attachment 1 to this letter) dated February 19, 2018 has not been acknowledged under item 11.6, which specifically lists correspondence received regarding the subject applications. As a result of this oversight it appears that in the updated Staff Report SRPRS.18.044, specifically on page 12, there is no reference to the matters raised in the MPLAN Inc. letter of February 19, 2018 and therefore no response to those issues has been provided.

In that letter I specifically referenced a request from Town engineering staff I advise of the potential number of units that might be accommodated on 247 and 257 Harris Avenue should those lands be developed in the future. As I indicated "based upon a redevelopment application for the two properties there was a potential of up to 20 additional units, based upon semi-detached or townhouse low density development." I also indicated that "I have now had an opportunity to review the proposed (subject application) development plans and can generally support the plans, provided they do not preclude reasonable redevelopment of the south side of Harris Avenue. It appears that, **based on the proposed location of the Storm Water Management Pond in Block 73, the proposed Draft Plan of Subdivision D03-14008, is not consistent with any of the Development Options A-D of the HARRIS BEECH INFILL STUDY (2013). None of these Development Options identify the proposed Storm Water Management Pond location where it has ultimately been located on the north side of Harris Avenue**" (emphasis added).

The letter also indicated that "based on this new location of the Storm Water Management Pond, and to provide for up to 20 units for 247 and 257 Harris Avenue **subject to confirmation that sufficient servicing capacity is available for the lands on the south side of Harris Avenue (where the Storm Water Management Pond location was identified in the HARRIS BEECH INFILL STUDY 2013)**, we could support the proposed Draft Plans of Subdivisions and associated Zoning By-law Amendments."

Our letter requested "confirmation that there is the potential for the redevelopment of the south side of Harris Avenue for low density townhouses or semi-detached dwellings, consistent with the "Vista Block" concept of the urban design component of the HARRIS BEECH INFILL STUDY 2013 since the subject lands back onto an Open Space area and would be compatible with the proposed built form on the north side of Harris Avenue."

There is no response from town staff to the matters raised in our letter of February 19, 2018 in the revised Staff Report being tendered to the Committee of the Whole meeting of March 19, 2018. We request that Town staff address this oversight and provide specific responses to the matters that we have raised in advance of the meeting or in the staff presentation on this agenda item at the scheduled meeting.

Please accept this letter as our formal input and comments related to the proposed plans and Staff Report SRPRS.18.044 and we request that this letter be formally acknowledged and the appropriate response(s) be provided. Thank you.

Yours truly,

MPLAN Inc.

per: Michael S. Manett, M.C.I.P., R.P.P.

encl.

cc. Sridhar Reddy Methuku
Karen Trofimchuk
Shelly Cham, Richmond Hill Planning



ATTACHMENT 1
*land use planning
&
development*

23 Foxwood Road, Thornhill, ON L4J 9C4
Tel: 905.889.1564 | Fax: 905.889.6309
Website : Manettplanning.com

February 19, 2018

Mayor Barrow and Members of Council
Town of Richmond Hill
Box 300
Richmond Hill, Ontario L4C 4Y5

Dear Mayor Barrow and Members of Council:

Re: Request for Approval – Zoning By-law Amendment and Draft Plan of Subdivision Applications
Country Wide Homes (Jefferson) Inc. and Giuseppina Brunetto
Response to Report SRPRS.18.044
File Nos. D02-14024 and D03-14008, D02-14025 and D03-14009 and D02-16001 and D03-16002

I act on behalf of the owners of 247 and 257 Harris Avenue, neighbours to the south, east and west of the proposed developments. Although I specifically received notice of the COW meeting scheduled for February 20, 2018 I can advise that neither of my clients received notice of this meeting.

As you are aware from our previous correspondence on the proposed development plans for this neighbourhood, we have generally been in support of the proposed lotting identified in the subject applications for the north side of Harris Avenue. We had however requested that the Town advise us how the overall municipal servicing of the lands in the subject applications was to occur and to ensure that the remaining lands on Harris Avenue are to be serviced in a comprehensive manner.

In the past two years I have met with Angelo Vincent of the Development Engineering Section on a number of occasions in an attempt to understand the servicing for this area and he was reviewing engineering (FSR) reports from the applicant's consultants, Masongsong Associates Engineering Limited. In my discussions with Mr. Vincent I specifically asked him to advise, as part of the Town's analysis, where the storm water pond(s) will be located within the area and how the remaining lands that are outside of these development applications are to be serviced within the Harris Beech Infill Area. At my most recent meeting with Mr. Vincent on January 5, 2018, I was asked by him to advise of the potential for development of my client's lands at 247 and 257 Harris Avenue to ensure that the Masongsong Functional Servicing and Stormwater Management Report (plan) would be able to accommodate the additional development with respect to servicing capacity. On January 9, 2018 I responded (by email) to Mr. Vincent that based upon a redevelopment application for the two properties there was a potential of up to 20 additional units, based upon semi-detached or townhouse low density development.

I have now had an opportunity to review the proposed development plans and can generally support the plans, provided they do not preclude reasonable redevelopment of the south side of Harris Avenue. It appears that, based on the proposed location of the Storm Water Management Pond in Block 73, the proposed Draft Plan of Subdivision D03-14008, is not consistent with any of the Development Options A-D of the HARRIS BEECH INFILL STUDY (2013). None of these Development Options identify the proposed Storm Water Management Pond location where it has ultimately been located on the north side of Harris Avenue.

Based on this new location of the Storm Water Management Pond, and subject to confirmation that sufficient servicing capacity is available for the lands on the south side of Harris Avenue (where the Storm Water Management Pond location was identified in the HARRIS BEECH INFILL STUDY 2013) to provide for up to 20 units for 247 and 257 Harris Avenue, we could support the proposed Draft Plans of Subdivisions and associated Zoning By-law Amendments.

We also wish to confirm that, in our view, there is the potential for the redevelopment of the south side of Harris Avenue for low density townhouses or semi-detached dwellings, consistent with the "Vista Block" concept of the urban design component of the HARRIS BEECH INFILL STUDY 2013 since the subject lands back onto an Open Space area and would be compatible with the proposed built form on the north side of Harris Avenue. We intend to pursue this form of development with Town staff in the near future.

Please accept this letter as our formal initial input and comments related to the proposed plans and Staff Report SRPRS.18.044.

Yours truly,

MPLAN Inc.

per: Michael S. Manett, M.C.I.P., R.P.P.

cc. Sridhar Reddy Methuku
Karen Trofimchuk
Shelly Cham, Richmond Hill Planning

From: Francis Wong
Sent: Friday, March 16, 2018 9:47 AM
To: Clerks Richmondhill; David West
Subject: Wicker/Brass roadway access to Harris-Beech (SRPRS.18.044 Town Files D02-14025 and D03-14009)

To whom it may concern,

As a resident of the Wicker/Brass neighbourhood, I am writing today to add my voice to a large contingent of neighbours who have

expressed deep concern about the recommendation for a roadway access between Wicker Dr. and Beech Ave.

Although there seems to be a mandate by the planning department to connect neighbourhoods, regardless of the specifics, our concern

lies with the resulting disruption to a local greenspace corridor, the increase in commuter traffic that perceives the route as a "short-cut"

(which it is NOT) and the impact to the safety and enjoyment of our neighbourhood, the residents of which have enjoyed local, self-calming traffic for over a decade.

It is also noteworthy that all of these changes will fundamentally negatively alter how we live in our community

while offering no advantages to the Harris-Beech community, who already have 3 proposed additional egress routes to Jefferson Sideroad,

a roadway that is built to accommodate and move heavier traffic loads. In essence, there are many negatives for the residents of Wicker/Brass

with no tangible gains for Harris/Beech – something that defies logic.

Let it go on the record that **I stand in firm opposition to the proposal to build a roadway between Wicker Dr. and Beech Ave.** Instead,

I ask that you consider installing a pathway which allows only pedestrians and bicycles to move freely while still allowing the greenspace

corridor to remain intact. Of course, connections to municipal services can be buried underground with minimal disruption to the natural corridor.

I ask that you reconsider the staff recommendations and vote AGAINST the roadway access between Harris/Beech and Wicker/Brass. I also

ask that this correspondence be included in the public record.

Sincerely,

CP Wong (Francis)
55 Brass Drive

From: Joseph Ip
Sent: Friday, March 16, 2018 5:28 PM
To: Karyn Hurley; David West; Clerks Richmondhill
Cc: Helen Arsenault; dorcascheung@outlook.com
Subject: Re: Town of Richmond Hill Committee of the Whole Meeting March 19, 2018 - Country Wide Homes - Harris-Beech

Furthermore, my wife and I are totally against the creation of the Cul De Sac at the end of Wickers Drive. We prefer to just build the walk way between the Beech and Wicker.

Thanks
Joseph

From: Joseph Ip
Sent: March 16, 2018 9:19 PM
To: Karyn Hurley; David West Ward 4 Councillor; clerks@richmondhill.ca
Cc: Helen Arsenault; dorcascheung@outlook.com
Subject: Re: Town of Richmond Hill Committee of the Whole Meeting March 19, 2018 - Country Wide Homes - Harris-Beech

Copy - Town Clerks.

Thanks
Joseph

From: Joseph Ip
Sent: March 16, 2018 9:00 PM
To: Karyn Hurley; David West Ward 4 Councillor
Cc: Helen Arsenault; dorcascheung@outlook.com
Subject: Re: Town of Richmond Hill Committee of the Whole Meeting March 19, 2018 - Country Wide Homes - Harris-Beech

Hi there, I have reviewed all the 5 proposed options.

All of the them have a common design with the Cul De Sac on both sides except option 4 which only at the Wickers Drive end.

I would like to express our concern of having the Cul De Sac at the end of Wickers Drive, for it is designed very close to my house at 81 Brass Drive.

If there is a real need to have the Cul De Sac at the end of Wickers Drive, my wife and I strongly suggest that it should be shifted to the WEST side so that it will not take away our backyard view.

We totally against the Option 2 because this will impact the houses at 81, 79, 75 and 73 Brass Drive

Can you help me passing my concerns and suggestion to the planning committee?

Let me know what I should do next.

Regards
Joseph and Dorcas

From: Wilfred W
Sent: Friday, March 16, 2018 10:30 PM
To: David West; Clerks Richmondhill
Subject: Re: Wicker/Brass roadway access to Harris-Beech (SRPRS.18.044) update with the 5 Proposed option

Dear David,

We would like to express our view to oppose all the 5 proposed option listed in the recent Memorandum.

It seems that all the options contains some form of Cul de Sac, which we feel will have most impact to the environment. we feel a simple walk way connecting the 2 sides will benefit all including our wild life inhabitants.

From: ELVIS ROSE
Sent: Saturday, March 17, 2018 12:41 PM
To: Clerks Richmondhill
Cc: David West
Subject: Wicker/Brass roadway access to Harris-Beech (SRPRS.18.044 Town Files D02-14025 and D03-14009)

To whom it may concern,

As a resident of the Wicker/Brass neighbourhood, I am writing today to add my voice to a large contingent of neighbours who have expressed deep concern about the recommendation for a roadway access between Wicker Dr. and Beech Ave.

Although there seems to be a mandate by the planning department to connect neighbourhoods, regardless of the specifics, our concern lies with the resulting disruption to a local greenspace corridor, the increase in commuter traffic that perceives the route as a "short-cut" (which it is NOT) and the impact to the safety and enjoyment of our neighbourhood, the residents of which have enjoyed local, self-calming traffic for over a decade.

It is also noteworthy that all of these changes will fundamentally negatively alter how we live in our community while offering no advantages to the Harris-Beech community, who already have 3 proposed additional egress routes to Jefferson Sideroad, a roadway that is built to accommodate and move heavier traffic loads. In essence, there are many negatives for the residents of Wicker/Brass with no tangible gains for Harris/Beech - something that defies logic.

Let it go on the record that **I stand in firm opposition to the proposal to build a roadway between Wicker Dr. and Beech Ave.** Instead,

I ask that you consider installing a pathway which allows only pedestrians and bicycles to move freely while still allowing the greenspace corridor to remain intact. Of course, connections to municipal services can be buried underground with minimal disruption to the natural corridor.

I ask that you reconsider the staff recommendations and vote **AGAINST** the roadway access between Harris/Beech and Wicker/Brass. I also

ask that this correspondence be included in the public record.

Sincerely,

Elvis Rose
55 Wicker Drive. Richmond Hill.

From: Lei XU
Sent: Sunday, March 18, 2018 10:51 AM
To: Clerks Richmondhill
Cc: David West
Subject: Re: Wicker/Brass roadway access to Harris-Beech (SRPRS.18.044)

Hello there,

Still regarding the concern on connecting wicker and bench street in Richmond hill.

My neighbours shared document on different connect options, we are glad to see the road connection is not in any of the option. However, it brought our attention that almost every option is proposing have the Cul de Sac approach. My wife and I are totally against this approach, because this is still seperating the ravine into two or even more parts. Comparing the road solution, it may has less traffic, but the Cul-de-sac solution occupied more space, the trucks will make more noise, the truck drivers are more driving careless. Not only the city truck but the delivery vehicles will take the convenience, it make the ravine more noise and pollution, don't forget it is in the deep heart of ravine.

Understand the snow plower and fire truck need space to turn around, can we just keep the current situation and just add a pedestrian trail? The current situation of wicker and brass has been for more than 10years without much complaining, why don't we just keep the existing and just add a trail for pedestrian? It is easy and won't waste.

Please consider the input for our neighbourhood and help us make a better decision!

Thank you very much!

Ying and Lei from 79 Brass dr.

From: Olena
Sent: Sunday, March 18, 2018 7:37 PM
To: Clerks Richmondhill
Cc: David West
Subject: Town of Richmond Hill Committee of the Whole Meeting March 19, 2018 - Country Wide Homes - Harris-Beech

Dear Councillors,

Thank you for addressing our concern regarding the road connection between Wicker Dr. and Beech Ave. Given the alternative options in the Planning Staff report, we would like to support option five. It could be the most suitable choice because it would: have the least impact on the environment, keep the neighborhood safe and provide enjoyable living surroundings.

As an additional point, the ideal solution would be to keep the half-bulb at Wicker Dr. unchanged as it was for the last 15 years. There had been no issues.

Thank you again,

Vitaliy Okhotov, Olena Okhotova. Evgeny Okhotov

From: Samuel Wong
Sent: Sunday, March 18, 2018 11:23 PM
To: Clerks Richmondhill
Cc: David West
Subject: Town of Richmond Hill Committee of the Whole meeting March 19, 2018 - Country Wide Homes - Harris Beech

To whom it may concern

As an owner and residence in 75 Brass Drive, all my household members strongly against any creation of the Cul De Sac at the end of Wickers Drive as well as extending Wickers Drive to connect with Beech Ave.

We believe the creation of the Cul De Sac or extending the road to connect Beech Ave will only create negative impact to the wild life and the environment. However, we agreed that a simple walk way make sense in connecting 2 communities.

Sincerely,

Samuel Wong

75 Brass Drive
Richmond Hill,
Ontario

From: M Almeida
Sent: Monday, March 19, 2018 11:49 AM
To: Clerks Richmondhill
Cc: David West; 'Sonia Bortolin'
Subject: Wicker / Brass roadway opposition & speaking time

Good morning,

I have sent this letter previously, however I would like to reiterate our concern of a roadway being constructed between Wicker Dr. and Beech Ave. (SRPS 18.044)

I would like this concern to be noted for today's "Council of the Whole" meeting (Mon. 19 Mar. 2018 @ 4:30pm). I appreciate the time spent by Richmond Hill Planning Dept. to present various "non-roadway" options to all concerned.

Additionally, I would like to have the opportunity to speak at the meeting today. Please confirm receipt of the communication and the opportunity to address the Richmond Hill Town Council.

Thank you,
Marcelo Almeida

To whom it may concern,

As a resident of the Wicker/Brass neighbourhood, I am writing today to add my voice to a large contingent of neighbours who have expressed deep concern about the recommendation for a roadway access between Wicker Dr. and Beech Ave.

Although there seems to be a mandate by the planning department to connect neighbourhoods, regardless of the specifics, our concern lies with the resulting disruption to a local greenspace corridor, the increase in commuter traffic that perceives the route as a "short-cut" (which it is NOT) and the impact to the safety and enjoyment of our neighbourhood, the residents of which have enjoyed local, self-calming traffic for over a decade.

It is also noteworthy that all of these changes will fundamentally negatively alter how we live in our community

while offering no advantages to the Harris-Beech community, who already have three proposed additional egress routes to Jefferson Sideroad, a roadway that is built to accommodate and move heavier traffic loads. In essence, there are many negatives for the residents of Wicker/Brass with no tangible gains for Harris/Beech - something that defies logic.

Let it go on the record that **I stand in firm opposition to the proposal to build a roadway between Wicker Dr. and Beech Ave.** Instead, I ask that you consider installing a pathway which allows only pedestrians and bicycles to move freely while still allowing the greenspace corridor to remain intact. Of course, connections to municipal services can be buried underground with minimal disruption to the natural corridor.

I ask that you reconsider the staff recommendations and vote AGAINST the roadway access between Harris/Beech and Wicker/Brass. I also **ask that this correspondence be included in the public record.**

Sincerely,

Marcelo Almeida
82 Wicker Dr.
Richmond Hill, Ont.