

ROYAL ORCHARD RATEPAYERS' ASSOCIATION
"Community Matters"



November 19, 2019

Councillor Keith Irish
Ward 1
City of Markham
Markham Civic Centre
101 Town Centre Blvd.
Markham, Ontario L3R 9W3

Sent Via E-Mail:
Councillor Keith Irish, Chair – kirish@markham.ca
Scott Chapman - schapman@markham.ca

Dear Councillor Irish:

RE: File Nos. OP/ZA 18 171600 and SPC 18 256868 (Ward 1)

On behalf of the Board of Directors of the Royal Orchard Ratepayers' Association (RORA), we submit this letter in support of the proposed development application re: construction of residential housing units at the Ladies' Golf Club of Toronto (7859 Yonge Street, Thornhill – Ward 1) by Tridel.

In existence since 2016, the mandate of our elected Board of Directors is to represent the best interests of our members, residents of the area bounded by the Ladies' (south), Yonge Street (west), Holy Cross Cemetery / CN Train Tracks (north) and Bayview Avenue (east). The proposed development site is wholly within the south/east portion of our area, and our residents are primarily affected by the proposed construction.

We have closely monitored this application, participated in community meetings, and met with city staff to educate ourselves and provide our input. Our goals are to preserve the character and beauty of our community, ensure the long-term viability of the Ladies' Golf Club, and support reasonable ways of gaining improvements to infrastructure and parkland for our residents. We have met several times with Ladies' and Tridel representatives, and we believe they have listened to our concerns vis-a-vis the current proposal/application.

In recent months we have deliberated over this proposal, reviewed the facts presented (including the City Staff Report), and concluded that approving this application is in the best interests of the Ladies' and our community.

As Ward 1 Councillor, we ask you to support this application, based on the following factors:

- All parties involved (Ladies' Golf Club of Toronto, Tridel, and Councillor Irish) have been transparent and forthcoming with the facts about this application. Tridel amended their original application based, in part, on our feedback and reduced the total number of units to 173, which is a number we can accept;
- Tridel is a reputable developer with a demonstrated commitment of working with the community. The architecture/presentation of this proposed development is appealing;
- This application will support the long-term sustainability and operation of the historic Ladies' Golf Club. We all want the Ladies' to succeed;

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- This application will provide infrastructure improvements through accelerated completion of the storm/sanitary sewer upgrades in the Royal Orchard area, and the (potential) traffic control on southbound Bayview Avenue;
- This application will produce community benefits, including new parkland, additional trees planted, cash-in-lieu, and S. 37 funds. The Royal Orchard Ratepayers' Association wishes to be included in discussions about the use of these funds to ensure enhancements that directly relate to our area are treated as a priority. We hope a connecting path to Pomona Mills remains a goal.

Please note that the Royal Orchard Ratepayers' Association does NOT SUPPORT the recommendation by the Region to "providing a northbound left-turn lane from Royal Orchard Boulevard into the apartment site". We believe the addition of this lane will require the widening of Royal Orchard Blvd which will adversely impact the current design such that additional mature trees will need to be removed. We do not believe a left turn lane is warranted, and any potential benefits will not outweigh the negative impact of the loss of trees and natural land surface. We request that the site plan approval process consider this fact and decline any requirement to install a left turn lane on northbound Bayview Avenue.

Thank you for taking the time to review our feedback.

Sincerely,

Mia Poscente
President – Royal Orchard Ratepayers' Association