



Royal Orchard Ratepayers' Association

Dear Royal Orchard Area Resident,

Re: Upcoming Community Meeting March 27th

You are receiving this letter from the Royal Orchard Ratepayers' Association, because you may have an interest in the proposed development of a portion of the Toronto Ladies Golf Club. We are delivering this letter to area residents, and inviting you to attend a public meeting hosted by the City of Markham, on Wednesday March 27th.

Background Summary

The Royal Orchard Ratepayers' Association (RORA) was formed in 2016 by concerned residents, upon learning about a potential sale of a portion of the Ladies golf course. RORA members gathered available information, held a community meeting, canvassed input on community concerns, met with Ladies' representatives, City Councillors and staff, attended the Tridel community information session and shared information through the RORA website and email communications. Along the way RORA expanded in membership and community issues being monitored/advocated, and the Tridel development remains the forefront issue. The City of Markham is currently conducting analysis and public consultation prior to approving any rezoning of the site. RORA encourages the City to carefully consider the unique needs and character of our neighbourhood when contemplating any new development.

Development Proposal

On April 13, 2018, applications were submitted to the City of Markham, regarding the 2.46 acre parcel of the golf course, at the east end of Royal Orchard Boulevard, to change the designation from "Private Open Space" to "Residential High Rise". The purchaser/developer of this land is Tridel. They intend to build 14 storey (103 units) and 12 storey (89 units) residential buildings with a total height of 159.12 feet / 48.5 metres. The proposed Floor Space Index (FSI) is 3.77. These changes (to allow for residential development and to allow for density above 2.5 FSI) require approval from the City, to amend the 2014 Markham Official Plan and By-laws. Tridel's proposal includes a parkette at the north/east boundary of the site.

Recent Public Consultation

On January 22, 2019, a Statutory Public Meeting was held at Markham City Hall, allowing for formal public participation in the process. Minutes of this meeting are on the RORA website. Many members of the community made written or oral submissions, identifying concerns about traffic, loss of green space, increased density, proposed height that is out of character with the surrounding neighbourhood, among other issues. City Councillors decided it was prudent to gather more information and provide additional opportunity for public consultation and information sharing. As such, Ward 1 Councillor Keith Irish is hosting a community meeting on March 27, details as follows:

Info Session Details

Location: Thornhill Community Centre, North Hall

Date: Wednesday March 27

Meeting Time: 6:30 PM

Meeting Agenda:

6:30 to 7:00 - Open House / opportunity to discuss informally with stakeholders

7:00 to 7:45pm - Presentations from Tridel, Ladies, City of Markham

Formal Q & A to follow presentations.

**NOTE* All questions must be handed in on forms which will be provided at the meeting, read by Mr. Irish, and then directed to the appropriate stakeholder (i.e. Ladies, Tridel or City)*

Community Matters!

RORA encourages all area residents to attend this meeting, to educate themselves by hearing the facts directly from the stakeholders, asking questions, and providing input. You can also write to the City Planning Department to provide input. Development Services Managers, Mr. Ronald Blake and Mr. David Miller may be contacted at rblake@markham.ca and dmiller@markham.ca respectively.

RORA also invites area residents to visit the RORA website at royalorchardra.ca for periodic updates, other information/events relevant to our community, and to provide your feedback and ideas. Join RORA for a small annual fee (\$20 per household). Annual dues help RORA continue to represent the community and help keep you in the loop. Our motto is "Community Matters", to reflect the importance of grassroots advocacy for the issues most relevant to our unique community needs.

Thanks for reading, and we hope to see you on the 27th!

RORA Executive

Visit our website: www.royalorchardra.ca for more info, or contact us by email: royalorchardra@gmail.com

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