

From: ROSS VACCARO
To: Gus Galanis
Cc: Simone Fiore
Sent: 2019-03-16 9:59 AM (GMT-05:00)
Subject: SRPRS.19.043 - Request for Direction - Official Plan Amendment, Zoning By-Law Amendment, 2522772 Ontario Inc., c/o Zen Homes Inc- Town Files D01-17007, D02-14013, D03-14002

To the Town of Richmond Hill and all councillors, I would like to state that I have lived on Duncan Road since 1977, I have seen infill development occur and have been pro development. However this revised development proposal is like placing an envelope on a very small stamp with no regard for the neighbouring owners. I own 82 Duncan Road, which backs onto this proposed development and am opposing the revised development proposal. **This subject development proposal does not meet policy 3.2.2.3(7) of the plan which requires the provision of a minimum 10 meter buffer to hazardous lands. I would like to remind the town that the bottom portion of this land also falls in this category.** The town has acquired lands for future infill road as conditions of various development approvals, through the very poor review of the subject applications, the applicant has not been requested to convey any land to the town to facilitate this infill road, **WHY**, given that the surrounding lands are within the TRCA Regulatory Storm Flood Plain of the German Mills Creek and no development will be permitted as per Provincial, Town and TRCA policies. **May I remind the Town that this applicant's southern part of lands also falls within this same TRCA Regulatory Storm Flood Plain of the German Mills Creek.** Why would the town allow this development to happen when there is currently a Developer that has assembled substantial parcels of land to redevelop the rear portions of land as designated R6 zoning through back lotting. **This proposed development must not be approved and the applicant should be encouraged to join A-1 Developments in the current redevelopment of the rear portion of their land. Normally in the past it has been town policy to provide a buffer between existing single family dwellings and new townhouse development.** This applicant is proposing to build on the rear of his property that falls within the TRCA Regulatory Storm Flood Plain of the German Mills Creek, this development does not follow town policy and violates my rights and freedom to maintain a proper buffer of 10 meters between existing large residential development and the proposed townhouses. I strongly urge the Council to deny this minimal revised proposal and encourage the applicant to redevelop the rear portion of the land as R6 zoning as it is currently zoned. I will not be able to attend this meeting on May 18th, I will be out of the country on business matters. I would like for fair and proper redevelopment to happen that does not hurt the neighbouring properties. I plan on meeting with our Premier Doug Ford, once I return home and bring this proposed development to his attention. This proposed development depending on the outcome, may create a lawsuit against the Town and an internal investigation,

Regards, Ross Vaccaro

Gus Galanis, Please note I was not given the proper link to send this email to the town clerk. I trust you will forward this email to the appropriate people including LPTA, BE ADVISED, please confirm that this has happened.