

Public Concern regarding project of 1053-16th Avenue (Town File Number: D02-18003 & D03-18002) – Opposing to rezoning application to build semi-detached and townhomes on this land based on the following concerns:

Concerns from Concern Group of Neighbours of 1053-16th Avenue : We have come up with the following concerns upon the informal presentation by the project proposal of building 60 semi-detached homes and 7 townhomes on this strip of land.

1. Incompatibility with the surrounding neighbouring homes

- a. Surrounding the strip of land now known as 1053-16th Avenue, there are detached homes situated on Lagani Avenue, Montesano Crescent, Valley Mede Drive and Horizon Court. Currently standing on these locations are all single detached homes with double garage or 3- garage, which complies with the zoning by-law requirements laid down at 1987. The new proposed project (now on Town file D02-18003 & D03-18002) would ask for a rezoning procedure which would grant them permission to build semi-detached and townhomes. This will seriously violate the surrounding zoning.

2. Traffic problem

- a. This project has proposed to extend Montesano and surrounds the whole project with a municipal road that connects back to Lagani Avenue. That means every day during the rush hours of 6:30-9:00 am and 3:30 to 6:00pm, the 134 cars (suppose every regular household will have 2 cars) will use this only municipal road from Montesano to Lagani for their exit to Strathearn Avenue in order to go onto 16th Avenue or Valley Mede Drive. This will cause serious traffic hassle to the whole area.

3. Height of the new construction does not level with the current households and will destroy environmental harmony

- a. The proposed new construction has an architectural design of 3- storeys tall plus an unspecified height of ceiling . This will definitely ruin the harmony of the whole surrounding area by being way taller than all the neighbouring homes.

4. Stress to the neighbours during and after construction

- a. This project will create a noisy and dusty environment for the whole area especially the residents on Montesano Crescent and Lagani Avenue since the only entrance and exit will be from this road. How will the builder ensure they will minimize the disturbance for all the neighbouring residents?

Signed by WESLEY CHENG address 85 LAGANI AVE. Richmond Hill, ON L4B 4M9
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