

From: Patrick Hung
Sent: Friday, June 8, 2018 6:35 PM
To: Clerks Richmondhill
Cc: godwin.chan@richmondill.ca;
Subject: Concerns over Lalu 1053 16th Avenue Developments Inc. Part of Lot 9, registered Plan 2113 1053 16th Ave - File numbers D02-18003 and D03-18002
Attachments: 18 Montesano Concerns.docx

To: Stephen M.A. Huycke,
Town Clerk

Hi Stephen,,

I have attended the Richmond Hill council Public Meeting on June 6th regarding the Zoning By-law amendment and Draft plan of Subdivision Applications - Lalu 1053 16th Avenue Development Inc., File Numbers D02-18003 and D03-18002.

Attached is my letter of concerns regarding this development project to the Mayor and the members of council.

Thank you for you attention.

Patrick Hung & Leanne Louie

18 Montesano Cres. Richmond Hill, On L4B 4M9

June 8th, 2018

Subject: Residence Concers for subdivision applications – Lalu 1053 16th Avenue Developments Inc. – Town files D02-18003 and D03-1800s (SRPRS.18.136)

Dear Mayor Barrow and Council,

My name is Patrick Hung and I am the home owner of 18 Montesano Cres. I have been a residence of Richmond Hill for over 30 years and have been living at this location 17 years. Myself and other neighbors are very happy with the environment surrounding us. Over time, we have invested a lot of money to improve our houses and landscaping, with the hope of living in a better, more comfortable and beautiful environment.

I attended the Council public meeting on June 6 regarding the application for the development of 60 semis and 7 town homes at 1053, 16th Avenue - of File numbers (D02-18003 and D03-18002). Since this is considered as a high density devleopment project, I have the following serious concerns resulting from the construction and completion of the project.

1. **Traffic.** With the additional 67 houses and 134 cars (assuming each house has 2 cars), there will be a huge traffic increase along Montesano Cres and the Lagani Ave during rush hour. This will create traffic congestion, air and sound pollution for all the residence in the Montesano and Lagani area.
2. **Builliding Architecture.** All the semis and town houses in this development project are designed for 3 storeys, around 40 feet tall. It is much taller than all sourrounding houses. The side yard distance has been reduced to 1.97 feet from 4.92 ft of the current development standards of R3 zone- as indicated in page 5 of report number SRPRS.18.136. As a result, we will all be looking at a brick wall from our houses along Montesano in the future. This will destroy the look of the neighborhood and is not a good fit nor compatible with the existing environment. I have hardly seen any 3 storey semi detached houses and have looked in the surrounding area and these do not exist.
3. **Parking along Monesano.** Since each house has only a one car driveway, people will **most likely** park the second car on the road for convienence. This will result in many cars parking along the Montesano Cres, especially for familes with more than two cars. Since Montesano is a pretty narrow road, it would create danger for us when backing out cars, with cars parking on the side of the road and traffic coming from both directions. Furthermore, given that this location has easy access to public transortation along 16th Avenue, it will be a great attraction for room rental. This will create even more parking problem.

4. **High density.** Looking at the aerial view from map 1 of Staff Report number SRPRS. 18.136, it shows that for a similar size of land, there are 21 houses and 27 houses built on the east and west side of 1053, 16th Avenue respectively. Whereas this new development project proposes for 67 dwelling units to be built. This does not compile with the current low density environment that we were looking for when we purchased our home.
5. **Room Rental.** Since this location is so easily accessible to 16th Avenue, it will be an ideal location for room rental. Room rental is getting very popular these days as houses are so expensive and owners are looking for rental to help paying for their mortgages. My previous house (17 years ago) was at Weldrick Road West with one minute walking distance to the Bayview bus stop. During the last year I lived there, two houses closed to the Bayview Avenue turned into room rentals properties. One of the houses rented to 4 families. Even the garage was rented out for a single person. The front yard was all paved for parking 5 cars. This further reinforces my point #3 of parking problems. I therefore propose the building of a sound barrier (like the one along the south west side of Strathearn) on 16th Avenue for the new development area. This will stop residence from getting into 16th Avenue from the houses in the new development project. Hence, making the location less desirable for rentals.
6. **Short cuts to 16 Avenue.** I strongly disagree with the opening of an exit from the new development site to 16th Avenue. This will invite many many more cars around the surrounding areas to take advantage of the short cut, instead of going through Strathearn Ave that has a traffic light and slowing them down. Even now with the **NO THRU** traffic sign at Lagani and Strathearn, I still see cars regularly coming up to Montesano and turning back as they are not able to get out to the 16th Ave.
7. **Long Construction.** The project will take 3 years to complete. It will create an unacceptable long duration of stress to all residences living around this area from the heavy machinery noise and dust created during the construction.

My neighbour, Mr and Mrs Zhang, at 16 Montesano Cres also concur with my concerns over the new project at 1053 16th Ave. They agreed to add their names in this letter to support the concerns.

I sincerely appreciate that the above concerns will be taken into serious consideration during the approval process of this new development project. Please don't hesitate to contact me for any further information.

Yours Sincerely,

Patrick Hung & Leanne Louie (18 Montesano Cre. Richmond Hill)

Ying Zhang & Hui Zhang (16 Montesano Cres, Richmond Hill)