

From: Christopher Tanzola <ctanzola@overlandllp.ca>
Sent: Tuesday, July 2, 2019 11:33 AM
To: Clerks Richmondhill <clerks@richmondhill.ca>; Katherine Faria <katherine.faria@richmondhill.ca>; Karen Cilevitz <karen.cilevitz@richmondhill.ca>
Cc: lino di iorio <>; Natalie Ast <nast@overlandllp.ca>; Claudio Brutto (cbrutto@bruttoconsulting.ca) <cbrutto@bruttoconsulting.ca>
Subject: 9113 to 9125 Bathurst Street -- D02-16016 and D03-16012
Importance: High

To the Committee and Members of City Council,

We are the lawyers for Lino Di Iorio, the owner of the property municipally known as 138 Teefy Avenue, located immediately south of 9113 and 9125 Bathurst Street. We appeared before the Council Public Meeting held in respect of this matter on June 21, 2017. We've had a chance to review Staff Report SRPRS.19.128 for the Committee of the Whole Meeting on July 2, 2019, in regards to the Request for Approval of the Zoning By-law Amendment and Draft Plan of Subdivision.

We have reviewed Map 6 – Revised Conceptual Site Plan and find it to be substantially consistent with the Site Plan that was circulated to us by the Applicant in 2018. We note the revision to the layout of the proposed development from the original proposal, including with respect to rear yard setbacks, parking areas, and building placement vis-à-vis our client's property to the south.

Our client continues to be interested in ensuring that building separation and setbacks remain as depicted on the Conceptual Site Plan at 6.5m and 5.340m at the South lot line interfacing with "Lot 2 Existing Residential Dwelling" to the south (i.e. our client's property). From the report, we note that a reduced setback from the southerly lot line may be required to accommodate an internal sidewalk. In our view, any changes to the proposed setback should be minimal, and efforts should be made to retain the setbacks as shown on Map 6.

We understand that the proposed development still needs to go through the Site Plan Approval process. Our client anticipates that appropriate landscaping will be addressed at this stage in order to provide for appropriate screening and privacy between the proposed development and the existing homes to the south. With this in mind, we support the recommendation that the Zoning By-law Amendment not be finalized until the Site Plan application is sufficiently advanced.

Our client is also interested in seeing the roadwork improvements on Bathurst Street north of Teefy Avenue continue south of the intersection for a seamless improvement to the local infrastructure. While this may not be a direct requirement of this development application, we do note that a road widening is a requirement, and we hope that improvements to Bathurst Street are an initiative of the City of Richmond Hill that will be carried out in the near term.

We also request to be notified of the passing or refusal of the proposed Zoning By-law Amendment and Draft Plan of Subdivision as well as any future Site Plan Application, further public meetings, open houses, or other matters related to the subject applications.

If you have any questions or concerns, our contact information is provided herein.
Thank you,
Chris

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