

From: "Resident of Genuine Lane" and "member of Board of Directors, YRSCC#1275"

Sent: Sunday, December 15, 2019 3:49 PM

To: Clerks Richmondhill <clerks@richmondhill.ca>; Simone Fiore <simone.fiore@richmondhill.ca>

Subject: Comments on D03-18015: 8905 Bayview Ave

I am writing to submit my concerns on the proposed development noted in the subject line.

Pursuant to the "Notice of Collection" policy and to protect my privacy, I request the City remove any of my personal information herein, including my name from the public record. "Resident of Genuine Lane" and "member of Board of Directors, YRSCC#1275" are acceptable to be kept.

The applicant has submitted a revised proposal and the staff report SRPRS.19.197, yet both have still not addressed the fundamental concerns the community has raised earlier. On behalf of the board of directors of YRSCC#1275 and our community of Genuine Lane, I strongly encourage consideration of the open issues on this development.

The proposed townhouses are still four storeys high with rooftop terraces.

- Although this is permitted for an arterial road, Bayview Ave, these townhouses will border directly with existing homes and townhouses off Bayview Ave. Their height will exceed all existing structures and is not compatible with the existing character and structure of the surrounding neighborhood.
- The townhouses will have rooftop terraces and given their height, will interfere with the privacy of surrounding residences. The terraces will allow for large gatherings that will cause inappropriate and excessive noise levels.
- Staff and applicant have proposed a privacy screen on Building 4, which is adjacent to existing townhouses on Genuine Lane, but the material is not sufficient to absorb or contain noise levels from the terrace
- The orientation and location of Building 4 blocks sunlight from the west and removes existing mature trees bordering Genuine Lane. Building 4 impacts at least 10 residences on Genuine Lane and the health of existing trees, bushes and vegetation.
- The applicant and staff claim the terrace area will be for storage and to accommodate mechanical equipment, but this is hard to believe given these are townhouses which don't require outside mechanical HVAC equipment. It is likely the applicant will market these units as amenity spaces, aka patios that can be used for gatherings and parties.

We look forward to your continued support and diligence before approving a development that isn't appropriate for the community.

I would like to be notified of the decision of the Town Council.

Regards,

Genuine Lane Resident

Board of Directors, YRSCC#1275