

**From:** Emilio Loschiavo

**Sent:** Wednesday, September 16, 2020 1:53 PM

**To:** Clerks Richmondhill <clerks@richmondhill.ca>

**Cc:** David West <david.west@richmondhill.ca>

**Subject:** Notice of Council Public Meeting (City Files D01-20004 & D02-20010) - Registration

Subject:

Rental Building Development on 10684 and 10692 Yonge Street

Application D01-20004 and D02-20010

My name is Emilio Loschiavo and I live at 91 Arten Avenue, Richmond Hill, Ontario with my wife and daughter. I would like to formally express my opposition for the record to the proposed Official Plan Amendment and Zoning By-law Amendment. The limits set out in the Official Plan are important to adhere to as they ensure that both local neighbourhoods are protected by ensuring roads and other infrastructure in the area function properly. Below are our concerns to the official plan amendment and zoning by-law amendment:

**1. Outdated Traffic Study**

Due to the construction of YRT bus islands, the proposed apartment can only offer a right-in, right-out exit onto Yonge Street. The flow of vehicle travelling North-bound onto Yonge Street will be redirected toward Oxford Street, Regent Street, Creekview Avenue, Arten Avenue and Volmano Street. The traffic study used outdated traffic data and did not account for the additional traffic flow generated from other high-density projects along Yonge Street. In addition, the report does not analyze the traffic flow of streets impacted by the redirection of traffic (Oxford, Regent, Arten, Creekview and Volmano).

**2. Increased Flood Risk**

Our community is designated as flood-vulnerable area, the building will be situated right on a site where the city is actively trying to amend flood risk. The developer can only dig 3 levels below ground because it is also right on top of a waterbed. The city promised to remedy flood risk when developers opened up the Volmano Street and it is yet to be completed. What is more concerning is that the construction may affect the ground water in our area. We ask the City to fully address the flood issue before proceeding with any development proposals in the area.

**3. Retaining the Residential Character**

Residents in the area have the right to request the City to maintain the look and feel of the neighbourhood. The development should not invade into the residential area and should provide a buffer zone to cut off any connection/access into the residential neighbourhood. In addition, one of the guiding principles of the Official Plan is to provide a gradual transition (in terms of building height) from tall buildings to the smaller residential housing area. This building is in direct violation of that principle as there is no building in the area that approaches the 28 storey height.

**4. Project Density**

The proposed density for the project is extremely high. It will take away the green space that the community is entitled to. In addition, such high-density project will put a strain on community resources when it comes to education, hospital and child-care. Once such density is approved, it will be very tempting for the City to change the emergency access route to a full-move access route onto Arten/Creekview.

**5. Decrease the minimum parking space required**

The proposed development has 273 parking spaces for its 284 units (230 units for its residents and 43 units for visitor use). This is compared to 426 required parking spaces in the By-law. The overflow of parking will cause congestion on Arten, Creekview and Vomano.

Thank you,

Emilio Loschiavo