

From:

Sent: Wednesday, February 3, 2021 11:53 AM

To: Clerks Richmondhill <clerks@richmondhill.ca>

Subject: Re-zoning 109 Benson Ave. Meeting

Good evening

With respect to the request received by Marina Scholyar to amend the zoning by-law for the property known as 109 Benson Ave. I, Caterina Liberatore am writing my objections to voice my concerns with the respect of the proposal. I hope that Mayor Barrow, Ward 4 Councillor David West, and all City Councillors will look favourably to these objections.

I am a resident at 161 Lucas Street, Richmond Hill for many decades, so I have seen the changes throughout the years on our city.

The property I reside at is adjacent to 109 Benson Ave. I have seen and experienced the years of neglect and deterioration of the house and the property at this location for many years and it still continues with the present owner.

I am aware that that some development needs to happen here, but not this proposal. I in complete agreement with the objections from Linda Liberatore Brooks. It will have a negative impact to our property which is adjacent to the property.

The proposal of this development is an extreme assault on our neighbourhood and to the sensitivity to the environment. Let me elaborate that the homes proposed do not have the fit to our neighbourhood.

This appears to be an aggressive development in our Mill Pond Community. Let me reiterate that the Mill Pond is a sensitive eco-system which was revitalized by the city. It is a pride for all Richmond Hill residents.

This development will be an eyesore for future generations. Already, we have eyesores on Benson avenue that is a patchwork of townhouses that were not planned very well from the beginning.

The only townhouses that reflects any sort of neighbourhood fit are the ones on the north side of Benson, built in the 90's They are 2 story and have an aesthetic and suburban look to our community.

This proposal does not take into consideration of our green canopy in the Mill Pond area. The 2 Maple trees on Lucas belong to the city. We paid for them and look after them. They must remain in order to green our environment. The mature pine trees must remain. They are part of our green canopy. The maturity of trees must be taken into consideration. What will happen to these trees? A development must include them into the plan.

This proposal does not consider the demographics of the average Canadian to reside in Richmond Hill. The 3 storied homes are not accessible to seniors nor people with physical challenges. What is the affordability, and what will the cost be?

Developments as proposed only look at the short term gain- all in favour of the developer and not a development that will make a positive and long lasting legacy for the City of Richmond Hill. The developer does not live here.

I would like to add that City planners must pay extra attention when it comes to development along Yonge and streets adjacent. It's not all about the dollar. City planners must take into consideration of vehicle traffic for starters. Traffic from Yonge spills onto our streets, Benson, Lucas, Hunt, Rumble, etc. I have seen transport tractor trailers cutting through. Then there is the car dealerships that use our streets. This is just to give an example of our area. There are safety issues here.

In conclusion, I strongly object to this property development, because the developer has not done due diligence to our neighbourhood. By appearance of this proposal, the developer hasn't taken any consideration of pedestrian and vehicle traffic, as well as the environmental impact.

I strongly urge the developer to re-consider the design and the City of Richmond Hill to re-consider its city planning.

Thank you for your attention

Sincerely

Caterina Liberatore

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"If you talk to the animals
they will talk with you
and you will know each other.

If you do not talk to them,
you will not know them,
And what you do not know
you will fear.

What one fears one destroys."
Chief Dan George