

From: Ray Lefaive
Sent: Monday, May 1, 2023 5:16 PM
To: Clerks Richmondhill <clerks@richmondhill.ca>
Cc: Vincent Ching; Simone Fiore <simone.fiore@richmondhill.ca>
Subject: Re: City File: OPA-23-0003

To the Clerk's Office;

I am writing this email in opposition to the Parkway Hotel and Convention Centre's proposal to Amend the Official Plan to redesignate the properties at the north east quadrant of Highway #7 and Leslie St. as a Key Development Area. In addition, their redevelopment proposal includes the construction of nine 35 to 42 storey condominiums. In their site master plan, they propose to build a tower 25 metres from the southern face of the condo at 9015. The foundation wall of the condo underground parking is 12 metres from the face of the building so that means that they want to build a tower T5 (as per their drawing) 13 metres (or approx. 42.5 feet) from our underground parking foundation wall. To build a tower of this size would require very deep excavation. The walls of this excavation would have to be buttressed and piles would have to be driven deep into the earth to provide a substantial foundation for this building. And this is only for one building and there are three towers planned for our property line.

I quote from an article by a forensic engineer (full article - see link:

<https://www.robsonforensic.com/articles/structural-damage-vibration-adjacent-construction-expert>

Construction in these circumstances requires a number of precautions to minimize or prevent damage to adjacent properties. These precautions should include and not limited to:

- Preconstruction surveys which include photographs, videos, and documentation
- Coordination and permission with the adjacent property owners to install tiebacks below their foundations
- Careful planning and sequencing of the construction
- Borings and a geotechnical report
- A determination of water table and underground hydrology
- Dewatering and monitoring of dewatering
- Underground utility stakeouts
- Frequent periodic monitoring and surveys of adjoining buildings during construction
- Frequent vibration monitoring
- Engineered shoring plans which consider:
 - Surcharge loads from adjacent structures, soil stockpiles or equipment
 - Allowable/anticipated movement/serviceability of temporary wall systems
 - Geotechnical assumptions from a geotechnical report
 - Water table and dewatering

- Temporary and permanent support of neighboring structures such as underpinning
- Utilities
- Local, state and federal building code compliancy
- Vibration risk assessment
- Seismic/earthquake risk assessment

I am also concerned about the constant pounding, to set the foundation piles which would be a serious annoyance over several years that may cause medical or psychological problems for the residents of the condos at 9015 and 9017 Leslie St; not to mention the physical damage that may be caused to our property. I would expect both the planning department and the building department to consider this information before any building permit is issued. I would vehemently object to any building development so close and along the property line of the condo property.

Regards
Raymond Lefaive
Condo Board President-yrscc 972
9015 Leslie St
Richmond Hill