

From: michael belshaw
Sent: Monday, May 15, 2023 2:07 PM
To: Sarah Mowder <sarah.mowder@richmondhill.ca>; Clerks Richmondhill <clerks@richmondhill.ca>
Subject: RE: OPA-23-0002 and ZBLA-23-0003

Below is what I am submitting as our response.

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RE: OPA-23-0002 and ZBLA-23-0003

To Whom it May Concern,

We are writing to express our official opposition to the rezoning (from R2 to RM6) and the construction of a 16-storey structure on Norfolk Avenue, due to the major effects this will have for our local community.

There are several reasons for our objection:

General Comments:

- The LDA states that the "maximum permitted building height of three stories abutting the neighbourhood" designation.
- The building does not connect to Major Mackenzie directly.
- The building would not step-down in size from the currently existing building to the North.
- The podium proposed violates the "three stories neighbourhood" condition by a factor of two (towers by factor of 5.3).
- The structure does not maintain within a 45-degree angular plane with Norfolk Ave.
- In general, a building proposed does not fit into the current community.
- Any large building here such as described will increase shadowing to the abutting neighbourhood affecting quality of life.

Traffic Safety:

- The increase of car traffic in the low-density residential streets will affect traffic safety – in particular for neighbourhood pedestrians.

- Due to the building not being directly on Major Mackenzie, all vehicles from the building will be driving on smaller neighbourhood streets.
- My children currently play / ride bikes / walk to school in this community and I have already had direct concerns over their safety on our neighbourhood streets with the current traffic levels.
- Motor vehicular accidents are already occurring in the neighbourhood, likely due to the added capacity of cars already by-passing Major Mackenzie.
- Multiple pedestrian fatalities have also occurred recently in the vicinity on Major Mackenzie which indicates a systemic issue for the area in general which will only increase by the building's enormous capacity.
- This proposed building will only put more pressure on the neighbourhood streets and intensify these safety concerns.

Noise Direct:

- The increase in noise from the buildings (mechanical, structural, vehicular, and residential [from terraces and balconies]) will affect the neighborhoods existing community.
- In addition construction noise is also a concern.

Noise Indirect:

- Acoustic transmissions/reflections by the building (both through ground and the air) from railways and the traffic on Major Mackenzie are also a concern for the neighbourhood.

Wind:

- With a large structure placed into the existing neighbourhood, care must also be taken to address the possible increase in aerodynamic effects on the surroundings – notably existing houses/trees which may fail due to higher velocity wind.

Minimum Setbacks:

- The building(s) should maintain the current setbacks.

- The abutting neighbourhood and existing structures (previous structures North and South end of Norfolk, as well as adjacent) should be maintained to preserve the aesthetics consistency with the surrounding homes.
- The proposed setback will also destroy a few very large irreplaceable trees on the street front.
- In addition, any structure(s) should be designed to fit into the character of the existing low density bungalows and their characteristic playful, and non-obtrusive layout.

Parkland:

- The limited parkland in the existing neighbourhood is already saturated with the existing current large population.
- More parkland inside the neighbourhood is already necessary.
- A building of the proposed size would require a substantial amount of new parkland to be added and the proposed amount appears to be insignificant.

Utility Infrastructure:

- The ability of the local infrastructure to handle sewer demands (rain and black water) are a concern.
- Previous issues with rain water already occurred in the community and sewer backups have occurred.
- The building proposed with such a large footprint will only put further stress surrounding infrastructure and a large increase of surface-ground water would be a direct concern for the older community homes (1950's) not designed to support high amounts of additional water.

We hope that you will take these concerns very seriously, as they affect a very large number of individuals in the community.

Please provide me with any updates regarding this proposal.

Sincerely,

Michael Belshaw and Beverly Wong