

From: JS Higgs

Sent: Sunday, May 28, 2023 11:24 AM

To: scottthompson@richmondhill.ca; Sarah Mowder <sarah.mowder@richmondhill.ca>; Clerks Richmondhill <clerks@richmondhill.ca>

Subject: ZBLA-23-0006 Proposed Residential Development

Good day,

Thank you, Councillor Thompson, for hosting the resident's information meeting earlier this week.

Our biggest single concern with this development remains the issue of our family being displaced by the demolition and subsequent construction at 96 Church St S. We have 3 children with Autism, and have lived at this address for 15-16 years. The rent we pay is reflective of this tenure and makes our expenses tolerable given that the challenges faced by our children has meant that we have been mostly relegated to a single income family which is financially stressful. The doubling of our rent (or more) for any similar dwelling within the area will be hugely problematic not to mention the disruption to our children's support network at local schools and therapy centre. We can only hope that should these plans be approved; construction would not commence or that we would need to relocate during the school year.

Regarding the Architectural Plans and Planning Justification Report provided by Ms. Mowder, the following is a brief list of discrepancies and or deficiencies noted within each document or between documents.

Drawing A0.1 Site Statistics:

1. Building Data (upper left) indicates 1, 2 and 3-bedroom units. Unit Schedule (Lower Right) indicates 1, 2, and 4-bedroom units.
2. Drawings A4 and A5 are consistent with the 3-bedroom layout. No 4-bedroom unit is shown on the plans.
3. OBC Building Classification indicates Sprinklered construction.
 - a. There is no allocation of space for a sprinkler room,
 - b. There is no allocation of space for a fire pump room.

Drawing A1 Basement: OBC Deficiency

1. There is no space allocation for below grade ventilation. No intake or exhaust is provided.

Drawing A1 Basement: Discrepancies w/ Planning Justification Report (henceforth referred to as PJR) or missing information

1. No space allocation is provided for the Storm Water Management retention noted in the PJR.
 - a. No space allocation is provided for the infiltration gallery noted in the PJR
 - b. No space allocation is provided for the water reuse noted in the PJR.
2. No space allocation is provided for incoming services, domestic water meter, fire water meter (if required), domestic water booster pump, fire pump.
3. No space allocation is provided for Electrical services, metering, distribution.
4. No space allocation is provided for Telecom services.

Drawing A2 1st FLR Plan OBC Deficiency

1. The west exit stair relieves into an open-air parking. This does not comply with OBC 3.4.4.1 (5)(a)&(c)

3.4.4.1. Fire-Resistance Rating of Exit Separations

(5) The path of *exit* travel may lead from an *exit* door or *exit* enclosure through *open air* parking that is located below a roof or floor assembly that is part of the *building* served by the *exit* door or *exit* enclosure where,

(a) the portion of the path of *exit* travel that leads through the *open air* parking is not more than 9 m in length measured from the *exit* door to a point at ground level at the perimeter of the *building*,

(c) an alternate *means of egress* not leading through the *open air* parking is available from the interior side of the door opening onto the path of *exit* travel through the *open air* parking area.

2. The standard 25m path of travel for exits does not apply to the west exit stair.

General notes for the remaining above grade stories:

1. There are no wheel chair accessible suites indicated on the plans.
2. There is no indication as to how recycling and organic waste are to be sorted or stored.
3. There are no indications as to the ventilation provisions for waste management.
4. Units 1 and 2 do not appear to have allowances for heating and cooling equipment.
5. There are no electrical or telecom closets / service shafts shown.
6. There is no space allocation for central domestic water distribution, heating and cooling distribution.
7. OBC non-compliance; there is no space allocation for corridor ventilation.
8. No allocation of space has been provided for an emergency generator.
9. No access is provided for the roof top mechanical space.
10. Rooftop mechanical space will require a roof as heating equipment and domestic water equipment will need to be enclosed.
11. No indication of compliance with NFPA 13, NFPA 13R, NFPA 14 and, NFPA 20. Other than the indication of sprinklered construction on drawing A0.1.

We would like to thank you for your time and attention to the matters surrounding this development. We look forward to the public meeting to be held in the coming days.

Sincerely,

Jesse and Sharon Higgs