

July 4th, 2023

City of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, ON, L4B 3P4

Attention – Simone Fiore, Senior Planner – Site Plans

**Re: SRPI.23.073 – Request for Approval – Official Plan and Zoning By-law
Amendment Applications – Sabella Ridge Estates Inc. – 10684 and 10692 Yonge
Street – City Files D01-20004 and D02-20010**

To City Council, City Staff and the Honourable Mayor of Richmond Hill,

I would like to express my disapproval for the above noted application for the reasons stated below.

1. The noted development does not exist with a designated KDA area and should not be allowed to exceed the current 15 story height limit dictated by the Official Plan.
2. The Arten Avenue – Creekview Avenue – Vomano Road neighbourhoods are relatively recent single family luxury home developments. The requested application approval would seriously compromise the characteristics and reasonably expected enjoyment of the existing residents who have paid dearly for their properties.
3. The perimeter homes to this development have suffered issues with flooding and part of the application's development lies with a flood plane.
4. The proposed Emergency Access (EA) will allow for pedestrian traffic to use Arten Avenue as a passage way, resulting in parking and further traffic congestion on what is currently a quiet residential street.
5. The proposed height of 25 stories far exceeds the appropriate density for this area.

I strongly request that the City ask the developer to re-submit a development application that conforms to the existing Official Plan and is in line with preserving the characteristics of our neighbourhood.

Sincerely,

Bruno Colozza

101 Arten Avenue

Richmond Hill, ON, L4C 9Y3