

From: ROSS VACCARO

Sent: Tuesday, February 18, 2025 10:45 AM

To: Clerks Richmondhill [clerks@richmondhill.ca](mailto:clerks@richmondhill.ca); Diya Matroja [diya.matroja@richmondhill.ca](mailto:diya.matroja@richmondhill.ca); Jeff Walters [jeff.walters@richmondhill.ca](mailto:jeff.walters@richmondhill.ca)

Cc:

Subject: Fw: 82 Duncan review by Murray Evans Planing

Regarding, SRPBS.25.016 - REQUEST FOR APPROVAL - Draft Plan of Condominium Application - 243 Sixteenth Ave. GP Inc. - City File D05 - 14003. I Ross Vaccaro owner of 82 Duncan Rd, request to be added in person to this Committee Meeting on Wednesday , February 19, 2025 at 9:30 am. I will attend in person. I have hired Burnside Engineering, Lana Russel To calculate the developable land I have at the rear of 82 Duncan Rd developable land. The town of Richmonhill has Land-Locked my property from being developed from the recent development east of my property off Imagine Crt. that is now on the west side of my property and Archfield the builder now has three homes backing onto my property and are faulsly stating that these new homes will be backing onto ravine land. This is False.

I have diverted my focus as requested by Murry Evans Consultants, to seek a road easement from this applicant that would allow my property at the rear of my property at 82 Duncan RD to join and Cost share the road access to which would allow me to build a block of three townhouses or a set of SEMI-DETACHED HOMES. I have been requesting to join or pay for an easement from this developer SUNRISE DEVELOPMENT for ONE and A HALF YEARS, The Developer Builder indicated that they were interested in working with me, however they seem to have lost interest now. I have spoken numerous times with Jeff WALTERS IN PERSON REGARDING THE REAR DEVELOPMENT of 82 Duncan Rd.

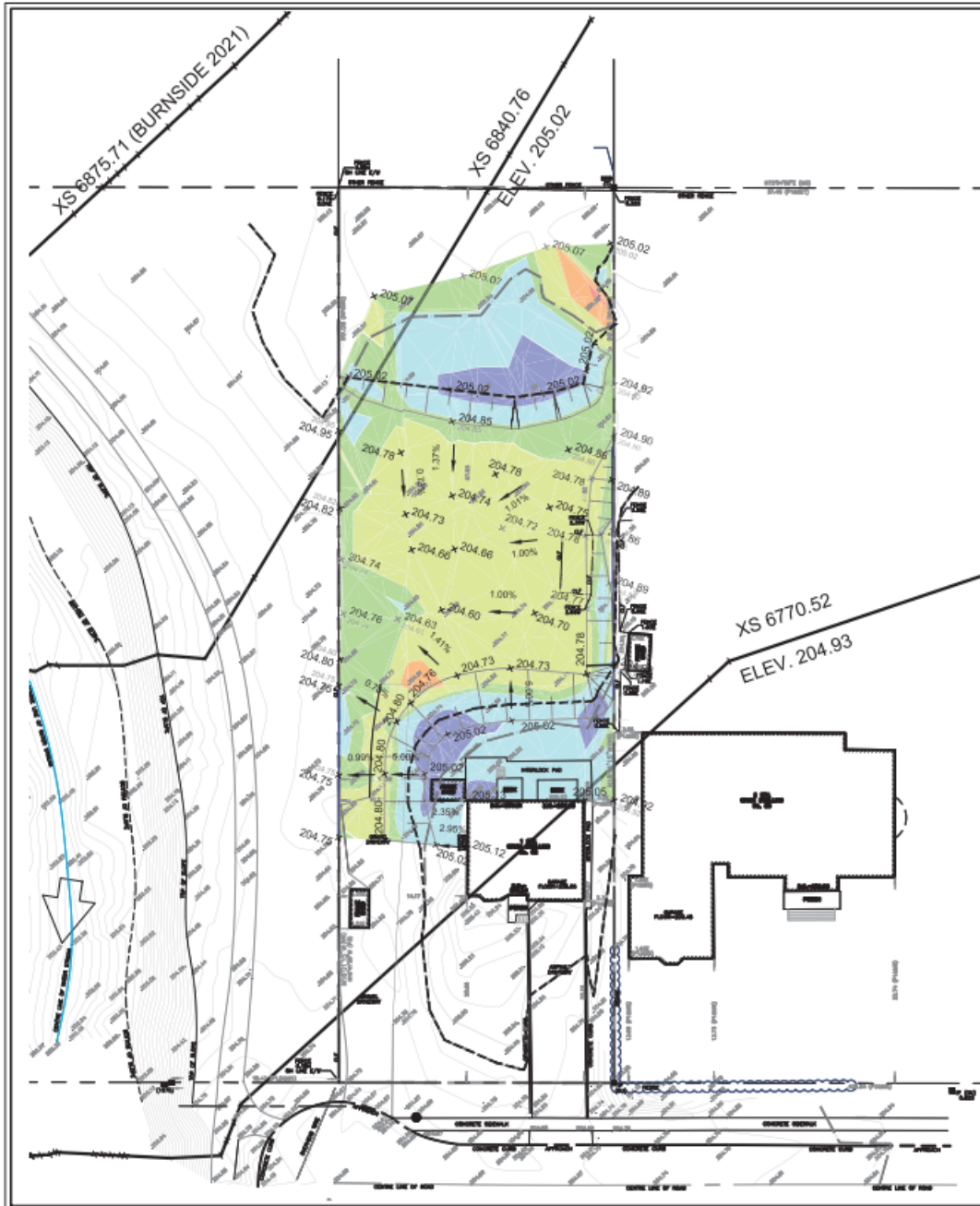
I am requesting the town of Richmondhill to seriously review my reasonable request,

Regards,

Ross Vaccaro

82 Dunca Rd.





Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	-0.325	-0.219	Red
2	-0.220	-0.119	Orange
3	-0.119	-0.020	Yellow
4	-0.019	0.019	Light Green
5	0.020	0.119	Light Blue
6	0.120	0.219	Blue
7	0.220	0.272	Purple

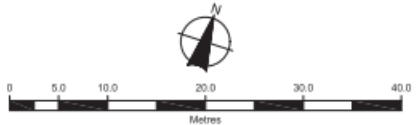
CUT/FILL VOLUME TABLE	
CUT (m <sup>3</sup> )	54.15
FILL (m <sup>3</sup> )	53.98
NET CUT (m <sup>3</sup> )	0.18

**LEGEND**

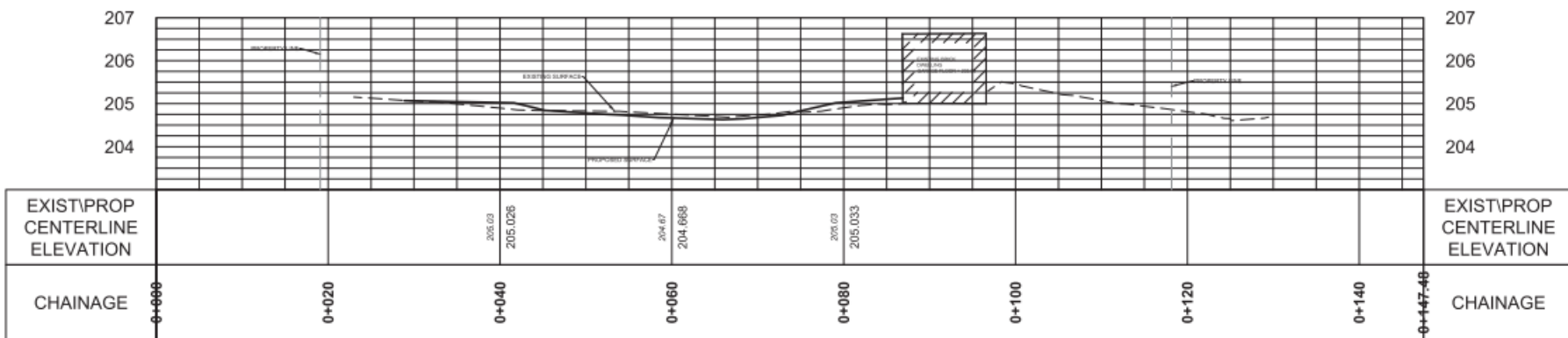
- PROPERTY BOUNDARY
- HEC-RAS CROSS SECTION LOCATION\*
- XS 30.1333 HEC-RAS CROSS SECTION NUMBER
- EXISTING REGIONAL FLOODLINE
- PROPOSED FLOODLINE
- PROPOSED MATCH GRADE
- PROPOSED GRADE
- EXISTING GRADE

SURVEY COMPLETED BY ALTIMAP LAND SURVEYORS INC. MAY 13, 2021.  
 ELEVATIONS ARE GEODETIC AND ARE REFERRED TO TOWN OF RICHMOND HILL BENCHMARK No. 93004 ELEVATION 204.785m.

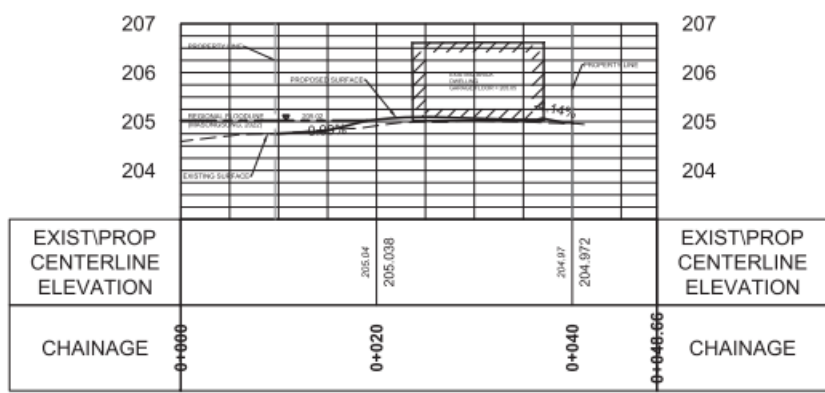
HEC-RAS STATIONS AND ELEVATIONS TAKEN FROM MASONSONG ASSOCIATES FLOODPLAIN IMPACT STUDY TECHNICAL MEMO (AUGUST, 2022).




Client <b>ROSS VACCARO</b>			
Figure Title <b>82 DUNCAN ROAD CUT FILL ANALYSIS</b>			
Drawn AF	Checked LR	Date 2023/06/30	<b>2</b>
Scale 1:500		Project No. 300055518	



SCALE:  
H = 1:500  
V = 1:100



SCALE:  
H = 1:500  
V = 1:100

 <b>BURNSIDE</b>			
Client <b>ROSS VACCARO</b>			
Figure Title <b>82 DUNCAN ROAD</b> CUT FILL ANALYSIS - CROSS SECTIONS			
Drawn AF	Checked LR	Date 2023/06/30	Figure No. <b>3</b>
Scale AS NOTED	Project No. 300055518		