

Angelo Sposato
120 Elgin Mills Road, W
Richmond Hill, Ontario

January 30, 2025

City of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, Ontario
L483P4

Attention: Clerks Department and Planning Department

Re: 112 Elgin Mills Road West-File ZBLA-24-0017, SUB-24-0005
14796721 Canada Corp.

Office of the Clerk,

We have had an opportunity to review the above referenced application and would like to raise concerns with respect to site plan and zoning bylaw requested. We have resided at 120 Elgin Mills Rd for 30 yrs. Our home is a 1 - ½ Storey single family dwelling. The development imposes serious negative impact to our home as well as the community. The following outlines our concerns;

Density and Massing

The density proposed does not compliment nor conform to existing and adjacent land uses. Our single family 1 - ½ storey home is located to east of this development as well as single family homes located to south. The proposed massing proposed is 4 storey townhouse block along Elgin Mills and two 3 storey townhouse blocks interior to site. The proximity and height of these proposed blocks creates a significant imposition to our home at 120 Elgin Mills. We will no longer have any rear lot privacy and we will have significant shadowing on to our property from high buildings running parallel to our property. Furthermore, the 4 storey townhouse units along Elgin Mills extend well in front of our front yard setback; further creating a wall like imposition on our home and it also posing a dangerous situation for our vehicles backing onto Elgin Mills; as site angles to view pedestrians walking on along sidewalk will be limited as a result of fencing proposed.

Vehicle Circulation and Parking

All vehicles that enter the site along Dickson Street will have lights directed toward our home, two large windows on side of our home are directly in line with east west driveway. Visitor and handicap parking located within 1.3m of our side yard, will also increase noise levels and further impact quiet use in rear of home as well as inside our home. There is insufficient visitor parking on site which will result in the use of street parking and a need for parking enforcement as well. Large trucks (garbage and delivery trucks) will have to reverse in, and forward out requiring large turning radius for such operation; creating a dangerous situation for pedestrians and vehicles attempting to enter Dickson St from Elgin Mills or exiting Dickson St to Elgin Mills. The entrance is too close to Elgin Mills and poses many vehicular conflicts.

Trees

The site has numerous mature trees, specifically Maple trees at the rear adjacent corner of our lot and Parcel 'B' of proposed plan. Construction of the foundations will intrude on tree canopy and root system that will negatively impact the health of mature Maple trees.

It is our respectful submission that the application as submitted is not compatible with existing surrounding land uses and poses significant negative impacts to our property as well as to other adjoining homes. We therefore, respectfully ask that planning and council reject this application.

Regards,

Angelo Sposato

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planning@richmondhill.ca

Domenic Conforti, P.Eng DAC DEVELOPMENT Consultants INC.

email: