

From: Robert De Berardis  
Sent: Tuesday, May 20, 2025 2:07 PM  
To: Darren Pigliacelli  
Cc: Clerks Richmondhill ; Karen Cilevitz  
Subject: Thanh Van Vu, 2 Fairview Avenue, ZBLA-25-010

Good afternoon Mr. Pigliacelli,

I am writing to inform you and the City Clerk that I oppose the Zoning By-Law Amendment Application ZBLA-25-010 submitted by Mr. Vu for the property at 2 Fairview Avenue in the South Richvale area of Richmond Hill. As a long time resident of South Richvale, along with my wife and family, for more than 40 years, the creation of two smaller lots on this small corner lot is contrary to the existing zoning by-law that regulates typically larger lot sizes in this area of Richmond Hill. Apart from this concern, the original corner lot was subdivided in the distant past and two lots were created, 2 and 4 Fairview Avenue. Mr. Vu purchased 2 Fairview Avenue a number of years ago and applied for a building permit to construct a home for his family. A building permit was issued to Mr. Vu but he did not proceed to construct the permitted home for unknown reasons. Mr. Vu has had the property for sale on a number of occasions with different real estate firms but did not sell the property. It has now come to my attention from a number of residents surrounding the Vu property, since I have not received the ZBLA notice from Richmond Hill, that Mr. Vu intends to create two new very small lots on the already existing small corner lot and, as such, his ZBLA proposal is strongly being opposed by a number of neighbours, including my wife and I, who reside at 3 Dunvegan Drive, behind and slightly to the north of the Vu property.

In addition to the above background information, I have many other concerns regarding the subject ZBLA application and proposal as follows:

1. Very small lot sizes being proposed, compared to other surrounding lots in the R-2 zone area.
2. Lot area, frontage, yard set-backs to dwelling, and lot coverage not satisfied for R-2 zone area.
3. Storm water management and run off onto adjoining properties from roofs and hard surfaces.
4. Location of driveway entrances in close proximity to day lighting triangle and stop sign at Langstaff Road West and Fairview Avenue.
5. Flooding of properties to the north and west of the subject property from rain and snow melt water, is currently a problem during the spring.
6. Small lots result in little grass and landscaping areas for ground water re-charge, as compared to R-2 zoned area and properties.
7. Small lots create limited parking for visitors, resulting in more on street parking with restrictions during winter snow plowing operations.

In closing, I am reiterating my strong opposition to the proposed creation of two smaller lots on the small corner lot at the intersection of Fairview Avenue and Langstaff Road West in South Richvale.

Please keep me informed and notified of this matter since I will be attending the Council Public Meeting when it is scheduled.

Thank you kindly.

Regards,

Robert and Phyllis De Berardis

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3 Dunvegan Drive,  
Richmond Hill, Ontario  
L4C 9P8