

From: Andrea Federici
Sent: Friday, May 23, 2025 8:54 PM
To: Clerks Richmondhill ; Karen Cilevitz
Subject: Thanh Van Vu, 2 Fairview Avenue, ZBLA-25-010

Dear 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 resident of South Richvale, along with my wife and family, for 10 years, the creation of two smaller lots on this small corner lot is contrary to the existing zoning by-law.

I have the following concerns regarding the subject ZBLA application:

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.

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.

Andrea Federici
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