

From: Billy Chan

Sent: Friday, May 23, 2025 12:27 PM

To: Darren Pigliacelli <[darren.pigliacelli@richmondhill.ca](mailto:darren.pigliacelli@richmondhill.ca)>

Cc: Clerks Richmondhill <[clerks@richmondhill.ca](mailto:clerks@richmondhill.ca)>

Subject: Opposition to Zoning By-Law Amendment Application ZBLA-25-010 – 2 Fairview Avenue

Dear

I am writing to formally express my strong opposition to Zoning By-Law Amendment Application ZBLA-25-010, submitted by Mr. Vu for the property at 2 Fairview Avenue, located in the South Richvale neighbourhood of Richmond Hill.

My family and I have been residents of South Richvale for over 4 years. We have a deep connection to this community and a strong understanding of the importance of maintaining the character and planning integrity of our neighbourhood. The proposal to further divide the small corner lot at 2 Fairview Avenue into two even smaller lots is inconsistent with the current R-2 zoning, which is intended to preserve larger lot sizes that define this area.

I would like to outline several specific concerns with the current proposal:

1. The proposed lots are significantly smaller than the standard lot sizes in the R-2 zone, creating inconsistency with the surrounding properties.
2. The proposal does not meet the minimum requirements for lot area, frontage, building setbacks, and lot coverage as defined under the R-2 zoning regulations.
3. Increased hard surface area from two homes on a small lot raises concerns about proper stormwater management and potential runoff impacting adjacent properties.
4. The proposed driveway locations are near the day-lighting triangle and the stop sign at Fairview Avenue and Langstaff Road West, posing traffic safety risks.
5. The area already experiences seasonal flooding in the spring due to rain and snowmelt; intensifying development may exacerbate this issue.
6. Smaller lots leave minimal space for landscaping and green space, reducing groundwater recharge and negatively affecting the environment.
7. Limited on-site parking capacity for visitors will increase reliance on street parking, which is already restricted during winter snow removal operations.

In summary, I firmly oppose the proposed amendment to create two undersized lots on an already constrained corner lot. The proposal is inconsistent with the existing R-2 zoning regulations and could set an undesirable precedent for future development in our community.

Please ensure that I am kept informed of all updates and notified of the public meeting regarding this matter, as I intend to attend and voice my concerns in person.

Thank you for your attention and consideration.

Sincerely,

Billy Chan  
11 Dunvegan Drive  
Richmond Hill, ON