

January 15, 2020

City Clerk  
The Corporation of the City of Richmond Hill  
225 East Beaver Creek Road  
Richmond Hill, ON L4B 3P4

**RE: CITY FILE: D02-19018**

We are writing regarding the planned Zoning By-law amendment proposed for the lands located at 292 Elgin Mills Road West. As joint owners of 7 Cooperage Crescent we would like to register our opposition to the proposed Zoning By-law amendment to said lands. It is our contention that making this proposed amendment would ruin the prevailing character of the surrounding neighborhood, lower residents' property values, and negatively impact green space, privacy and noise levels in the community we have been a part of since 2001.

In Section 4.9.2 of the City of Richmond Hill's Official Plan, developments should be compatible with the character of the adjacent and surrounding areas with respect to predominant building forms and types, as well as the general pattern of streets, blocks, lots, lanes and yard setbacks. The proposed Zoning By-law amendment opposes the surrounding character and predominant pattern of development along Elgin Mills and Shaftsbury Ave. We currently see a lot of construction along Elgin Mills and Shaftsbury Ave. and nearly all the homes built in the area are larger single-family unit dwellings. For the proposal to fit within the existing character of the neighborhood, it should contain a request for 2 dwelling units and not 9 (more than four times the predominant pattern of development). In addition, the proposed development would negatively alter the look and feel of the existing streetscape. Building 5 townhomes along the back of the property and 2 semis along the side would create a "compound look and feel" where all sides of the property would be lined by brick and separate the prospective dwelling owners from the rest of the neighborhood.

In addition, we reject this proposal because design considerations within this proposal prioritize the interests of developers over community residents. For example, the proposed semi-detached dwellings and proposed townhouses do not meet the development standards for R3 Zones or RM1 Zones. In particular, I would like to draw attention to the minimum rear yard of the proposed townhouses which is currently 6.5m and should be 7.5m as per requirements in the RM1 zone. Overall, the proposal maximizes profit for the Toronto-based developer, which comes at the expense of property values and a livable neighborhood for local residents.

Furthermore, we are strongly opposed to the proposed development because it will have a negative impact on the livability of our community. For example, the Richmond Hill Department of Parks and Recreation estimates that the development will require the removal of at least 22 trees, resulting in a significant reduction in the green space that makes this community so enjoyable. In addition, the 5 townhomes along the proposed setback of the property at 292 Elgin Mills would completely remove our view of whatever little green space remained, and instead we would be facing a wall of townhomes. The high concentration of units in the proposed development and the proximity of the townhomes to the back lot will also result in a significant reduction in privacy for all residents. As well, the proposal will result in a large number of residents inhabiting 292 Elgin Mills, which will surely increase noise levels for the surrounding neighborhood. This proposal will negatively impact the livability of a community our

family has been a part of for almost twenty years by eliminating many of the things that residents here value the most - green space, privacy, peace and quiet.

We trust the council would consider our arguments and disallow any changes to the current proposed zoning by-law changes.

Handwritten signatures of John and Anna Ladipalo in black ink. The signature of John is on top, and Anna's is below it.

John & Anna Ladipalo

7 Cooperage Crescent  
Richmond Hill, Ontario  
L4C 9K6