

On behalf of the residents of Wolfson Crescent, Richmond Hill, we object to the proposal to amend the Zoning By-Laws for lands known as 91 Snively Street and 0 Glenmore Avenue.

As part of the Greenbelt, the Oak Ridges Moraine is an environmentally sensitive, geological landform that my family has called home for the last 16 years. Our decision to move to this beautiful area was based on the ecological uniqueness this community. The proposed development would have a negative impact on the character of the moraine and rezoning the area would be in contradiction to the Oak Ridges Moraine Conservation Plan.

As residents and community members, we attended and raised our concerns previously in 2013 with respect to the location and details of the municipal road construction, tree preservation, proposed lot dimensions and impacts to the character of the neighbourhood.

Although the proposed cul-de-sac extension is constructed outside the limits of the Significant Woodland and ORM Natural Core designation, it compromises the integrity of this established neighbourhood and character of the surrounding community. The proposed road allowance/variance will decrease the lot size and the proposed maximum lot coverage for the homes would increase to 42% not keeping in-line with the minimum standard for an R4 or R6 zoned area. If the proposed community were developed the minimum rear yard allowance would change from 7.5metres to 6 metres and the front allowance would change from 4.5metres to 4 metres. At minimum, these should comply with the current zoning by-law to maintain integrity. Currently our lots, have rear yards that are 11 metres, 13 metres, 12 metres, 13 metres, and 11 metres respectively for 8 Wolfson Cr., 10 Wolfson Cr., 12 Wolfson Cr., 14 Wolfson Cr., and 16 Wolfson, Cr. Allowing for a variance in rear yard size would negatively affect our existing homes.

The current road allowance is located on the east side of the development. Allowing the cul-de-sac variance to encroach on the existing lots moving the road to the west and in effect, closer to an established neighbourhood behind the lots on Wolfson Crescent is unreasonable and is definitely not a necessity for anyone.

As residents, we are not opposed to new development, but we are strongly opposed to developments that do not follow existing Zoning By-Laws.

We trust that the Councillors of the City of Richmond Hill value the voice of the current and immediate residents as well as the natural and ecological beauty of the lands, and will reject this proposal. Please notify us of adoption, passing or refusal of the proposed plan.

Thank you,

*Terese Caravella*  
14 Wolfson Cres.