

January 24, 2022

City of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, ON L4B 3P4

Re: City File: D02-21019 (73 Westwood Lane)

My name is Elio Celebre, and my wife and I own and live at 75 Westwood Lane. We are very concerned with the rezoning application at 73 Westwood Lane, which is next door to my property. Our understanding of the application is that the owner has applied to rezone the lands to reduce the lot area, increase lot coverage and reduce setbacks to allow two lots on the property and constructing two houses approximately 6000 sq. ft. each. The new lots would front Denham Drive, and no longer front Westwood Lane.

A few years ago, 75 feet of the south end portion of 73 Westwood Lane was sold by the previous owner and divided to create a new lot with a new large two storey house fronting Denham Drive. If this application is approved, 73 Westwood Lane would have been divided three times.

Our concerns with this application are:

- The new lot configuration (now fronting Denham Drive, and not Westwood Lane), reduced lot sizes and increased coverage are not similar with other properties in the surrounding neighbourhood
- Two new lots with very large houses will back onto my property, and I am concerned with the heights and overlook from the new houses (especially from balconies and patios) and we will have reduced privacy in the side yard and the rear yard
- Mature trees will be removed which will also reduce privacy
- We have not seen this type of application in the area, especially west of Dunham Drive and Westwood Lane and am concerned that it will set a precedent for other corner lots in the area

When my wife and I bought this property in 1995, we understood at the time that this neighbourhood was an area of Richmond Hill where property lot sizes were not to be significantly reduced and would remain unchanged.

Thank you for your time, and we hope that City Council does not support this application.

Regards,

Elio and Grace Celebre
75 Westwood Lane