

From: Peter Giatas

Sent: Sunday, April 10, 2022 11:58 AM

To: Shareefah Rene shareefah.rene@richmondhill.ca ; Clerks Richmondhill clerks@richmondhill.ca

Cc: Greg Beros greg@gregberos.com; Carmine Perrelli carmine.perrelli@richmondhill.ca; Greg Beros greg.beros@richmondhill.ca;

Subject: Re: Development Proposal for 52 Beaufort Hills Road (File D02-22003)

Hi Shareefah,

Thank you for your email and the follow-up information. I look forward to receiving information on the Public Meeting which is yet to be scheduled.

To be clear, the entire community is against this proposal - just as we were in 2020 for a previous proposal submitted by the same developer (BH Properties Limited). Councillor Beros (copied) and Deputy Mayor Perrelli (copied) put forth a motion in 2020, and City Council rejected that application at that time. We are fully counting on them to do the same in this situation, and for many of the same reasons - including the fact that this application is even worse with the severance of the subject property into 3 lots.

There are a host of reasons why the entire community is opposed to this application, which we will happily go into detail if required at the Public meeting. Those reasons include, but are not limited to, the following:

1. The proposed application does not conform with the City's Official Plan, specifically those policies related to intensification within neighbourhoods, the compatibility of development with the character of the adjacent and surrounding area, and the protection of significant woodlands;
2. We support the building of affordable housing - which this proposal does not accomplish;
3. We do not support development that is to the detriment of the environment and Natural Core designation set out by the Richmond Hill Official Plan (RHOP);
4. Overriding the criterion for Significant Woodlot Determination as stipulated in the Oak Ridges Moraine Conservation Plan (ORMCP);
5. Our neighbourhood, and Beaufort Hills in particular, is characterized by wide, irregular, wooded lots. Any proposal to reduce the width of any lot to add more houses will not be accepted by neighbourhood residents. This application would set a very dangerous precedent
6. The neighbourhood infrastructure is aging, and already suffering from issues such as improper drainage (which would be further compromised by the removal of this many trees). City Council should be directing efforts to approving infrastructure

renovation projects such as the Coon's Road Modernization project, that despite being proposed years ago has yet to be completed

On behalf of my wife (Natalie Giatas), my kids, myself, and the entire Oak Ridges Community, we are requesting you, the City Clerk, and Richmond Hill Council protect our community and put an end to this Application and City File D02-22003.

Peter Giatas

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