

**May 30, 2022**

**Memo to:** [clerks@richmondhill.ca](mailto:clerks@richmondhill.ca)

**From:** **Members of the Beaufort Hills Community (as listed below)**

**Subject:** **City File D02-22003, 52 Beaufort Hills Rd.**

Hello,

We are writing to you as residents of the Beaufort Hills Community in opposition of the development proposal sited above.

As a community, we are not opposed to the modernization of our neighbourhood, or to the addition of new houses when the application makes sense and is not detrimental to the Environment and to the rest of the Community. This application will dramatically change the character of our Community and negatively impact every resident in this neighbourhood.

If you walk the streets of this unique and charming neighbourhood and ask residents why they chose to live in Beaufort Hills, they will likely tell you that they fell in love with the neighbourhood because of the unique homes and the **large, irregular, wooded lots**. This is what makes this neighbourhood different and sets it apart from the other communities within Richmond Hill. Our neighbourhood is filled with towering and mature Pine trees since it was once the Coon's Family Tree Farm. Driving through this neighbourhood is a unique experience, unlike anywhere else in the Region. Every lot is different (different sizes, different species of trees, different depths and widths) and every house is different. This IS the Beaufort Hills Community, this is the character of our Community and the reason we moved to this neighbourhood.

This application goes against all three aspects that define and set the character of this Community:

1) **Large lots**

The proposed severance of the existing lot creates the following issues:

- **Frontage:** This application proposes to sever a lot with a straight-line frontage of 238.5' into 3 lots with straight line frontages of: **86.7', 91.9' and 59.9'**. These frontages are inconsistent with neighbouring properties.
- **Distance between dwellings:** The proposed dwellings on Lot 1 and Lot 2 are only 10 feet apart – inconsistent with the spacing of the rest of the houses in this Community and the character of this neighbourhood. All houses in this Community have significant spacing and privacy between structures.
- **Distance from rear property line:** The proposed dwelling on Lot 3 is only 30 feet from the rear property line, infringing on the privacy of neighbours and not in line with the spacing in the rest of the Community.

2) **Irregular lots and unique homes**

This application, along with the Developer's previous application at 57 Beaufort Hills Rd. (directly across the street), would replace 2 large, irregular, wooded lots, with 5 smaller lots. All

lots are more or less the same size with similar sized dwellings and likely the same architectural finishings.

3) **Wooded lots**

This Developer's previous application involved the destruction of close to 100 mature trees to add 1 new house, and now this current application will destroy approximately 40 more.

Although the Scott's Pine's are approaching the end of their estimated life span, the trees on this lot are strong and healthy and have lots of life left in them, at least another decade. The application, if approved, will destroy a small forest, which adds so much character, value, and appeal to the entire Community as well as the environment.

This application does not add value to the neighbourhood, but rather destroys value as it takes away all 3 factors that define this Community and is detrimental to the Environment. Our neighbourhood already faces issues with drainage, that will be exacerbated by the destruction of more trees and the addition of more houses.

There is no precedent for severing one lot into 3 lots in this neighbourhood and we see no good reason why a small forest should be destroyed to add only two additional houses to the market – houses which do not support the Province's initiative of increasing affordable housing or intensification near transit corridors.

There are many other streets and neighbourhoods where such a severance would make sense and add value to the Community, this however, is not one of them.

Sincerely,

Beaufort Hills Residents (as listed below)

Name	Address
Natalie Giatas	137 Coon's Rd.
Parissa Giahinejad	47 Beaufort Hills Rd
Nancy and Bob Staples	53 Beaufort Hills
<del>Robert Bennett</del> Robert Bennett	59 Beaufort Hills
Nicole Gross	Heather 4 Black Willow Ct
Adam Gross	4 Black Willow Ct
Irene Nicolaou	35 Beaufort Hills
Stella Thawilo	134 Coon's Rd.
Kathryn Mason	132 Coon's Rd.
Myriam Goldman	2 Black Willow
Pierce Goldman	2 Black Willow Ct