

September 5, 2022

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

**RE: Application Files D02-19018 & SUB-22-0004**

Dear Sir/Madam,

We are the property owners of 7 Cooperage Crescent of Richmond Hill and would like to formally register our opposition to the proposed changing of the zoning bylaw 190-87 from R8 to RM1 for the proposed development of 282 and 292 Elgin Mills Road West.

The increase in density is extreme and will adversely affect the neighboring community and surrounding lands. There are several issues that can't be overlooked when allowing developers to increase the density on a given parcel of land: overcrowding, inadequate parking, access to city services, lack of open space and increased noise levels.

In the case of this proposal, 15 additional dwellings over the 2 properties compacts too many units over the available land. Firstly, it appears that parking for only one family vehicle per dwelling has been considered with no space for visitor parking, which if insufficient, would see the surrounding streets become crowded with parked cars. Additionally, there will need to be sufficient space to adequately remove and store snow, as well as garbage collection and storage for 15 families. Family dwellings will also need enough green space in addition to the dwelling itself. The current proposal seems to have an extremely small amount allotted for backyards and enjoyment of the outdoors for families and children. As well, additional units would increase the noise level and congestion of the surrounding neighborhood and diminish both the enjoyment and property values of the surrounding community.

We are asking Richmond Hill council to deny the proposed zoning amendment by the developer and to consider reducing the number of units proposed for 282 and 292 Elgin Mills Road West.

Sincerely,

John & Anna Iadipaolo