

From: Yang Fang

Sent: Monday, January 23, 2023 1:41 PM

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Subject: SPRI.23.003 - 15 Colesbrook Road Zoning Amendment and Draft Pan

Honorable members of the council, I am writing to express my strong opposition to the proposed zoning by-law amendment and draft plan of subdivision application for the construction of 18 units (9 townhouse units and 8 semi-detached dwelling units) on 15 Colesbrook Road.

As residents of the area, we are well aware of the critical need for affordable housing in our community. However, the proposed development raises several concerns that cannot be overlooked.

Firstly, the building height of 11 metres (36.09 feet) or 3 storey is significantly taller than the typical building heights in the area, which would have a significant negative impact on the surrounding community.

Additionally, the lot coverage of 36.12% is well above the typical coverage in the area, which would greatly reduce the amount of green space available for residents. The unit width of 5.54 metres (18.18 feet) to 5.79 metres (19.00 feet) is also smaller than what is considered standard in the municipality, which could lead to cramped living conditions for residents.

The density of 42.86 units per hectare (17.34 units per acre) and floor area ratio of 0.92 are also concerning numbers and significantly higher than the typical density and floor area ratio of the area. This could put a strain on the already limited infrastructure and services in the area, including roads, schools, and public transportation.

Furthermore, the parking provided is inadequate, with only 4 visitor parking spaces, which is not sufficient for the proposed 18 units.

Allowing such a development would also have a negative impact on the aesthetic of the area, similar to the so-called "monster houses" that have been built in Richmond Hill and have been widely reported in the media such as CTV News (<https://toronto.ctvnews.ca/residents-north-of-toronto-furious-after-city-allows-monster-home-to-be-built-1.6019126>). These types of developments are often out of character with the surrounding neighborhood, and can negatively affect the community and the image of the municipality. Such developments can be seen as poorly planned and out of character with the surrounding neighborhood, which can lead to a negative perception of the municipality among residents and potential residents.

Additionally, developments that do not align with the typical standards of the area can also lead to a lack of cohesion and consistency within the municipality, which can detract from the overall aesthetic and sense of community within the municipality.

It is important for the municipality to consider the image and reputation of the community when making decisions about development projects. Approving developments that are out of character with the surrounding neighborhood and do not align with the typical standards of the area can have a negative impact on the image of the municipality, and it is important for the council to consider alternative options that would not have such a negative impact

We acknowledge the housing crisis and understand the importance of addressing it, but this proposal is not the right solution for our community. In light of these concerns, I urge the council to reject this application and instead look for more appropriate and sustainable development options for the area that are in line with the typical standards of the municipality.

Regards,

Yang Fang