

From: Jase Wu

Sent: Monday, January 23, 2023 6:00 PM

To: Clerks Richmondhill clerks@richmondhill.ca ; Amanda Dunn
amanda.dunn@richmondhill.ca

Cc: Simon Cui simon.cui@richmondhill.ca

Subject: Opposition to SRPI.23.003 at 15 Colesbrook Road

Hello Planning and Infrastructure department,

I am an owner of property 7 Wiley Avenue, Richmond Hill. I am writing to express my **EXTREMELY STRONG OPPOSITION** to the proposed rezoning of 15 Colesbrook Road, SRPI.23.003 – Request for Approval – Zoning By-law Amendment and Draft Plan of Subdivision Applications – 2539144 Ontario Inc. – City Files D02-18021 and D03-18010 (Related Files D05-18004 and D06-18036).

I believe that this change in zoning regulations would have a detrimental impact on our community and I urge you to reject the proposal. The proposed rezoning would allow for the development of high-density residential property on 15 Colesbrook Road, which is currently zoned as a single residential. This change would have a significant impact on the character and livability of our neighborhood. It would lead to pollution, an increase in traffic, noise, and many other negative impacts and could result in the loss of green spaces and community gathering spaces.

The Trillium Woods Public School locates only 3 mins walk away from the proposed planning location. The reconstruction of 15 Colesbrook Road will definitely create a long-term noise and pollution to our children studying in Trillium Woods. It will take months and years to demolish the existing property and build a 9 townhouse dwelling units and 8 semi-detached dwelling units. Our children will suffer from air quality loss from day and night, such as breathing in small particles. Not only will it cause short-term effects on eye, nose, throat, etc., but also cause long-term disabilities on lung, heart, etc. There are many children who live around the corner. This close proximity would lead to an increase in traffic and noise during school hours, which could create a safety hazard for the students, staff, and the community members who are walking or biking to and from school. Our children is the future, and we must not take away their precious environment. If anything happens to our children, the builder is 100% guilty.

The new zoning plan turning a single residential to a high-density residential area will increase the traffic at Gamble Road and Colesbrook Road intersection by a large amount. There are already a large number of residents use this intersection to go to work and get back home. The increasing traffic will put all residents using Colesbrook Road and Game Road intersection at risk. Additionally, the entry for the new 17 units is definitely narrow and will result in high chance of traffic accidents. The proposed visitor parking has only 4 spaces, which easily get occupied during holidays and events. Extra

vehicles will be parking on Colesbrook Road and overwhelm the intersection which is the most significant entry for 50+ residents.

Maximum height from the proposed planning is 10.5 metres (34.5 feet) is way too high compared to the surrounding properties. 15 Colesbrook Road already has higher altitude than other properties. The typical properties nearby are 2-storey buildings. The new plan will block all the afternoon sunshine in Froud Drive and Wiley Avenue, when the sun is strongest during the day. This means the snow will melt much more slower in the winter and the flowers/grass/trees will get much less sun in summer. This increases more chances of me and neighbours getting injured during winters, and decreases my mental health during summers when I don't see my plants growing strong. The entire 17 units layout also blocks my view to west side of my property where I can enjoy the sunset.

The sudden increase of population to form a high-density corner will also impact the quietness of our neighbourhood including Colesbrook Road, Wiley Avenue, Froud Drive, Shallot Court, Aikenhead Avenue and Waymount Avenue. Many neighbours are suffering from insomnia and other sleep disorders. The new construction will severely impact our neighbours' mental health and physical health. Additionally, in 2019 hearing, the builder also mentioned the proposed planning for 465 Gamble Road and 459 Gamble Road. It effectively means if the proposed planning gets approved, all residents living in above streets will suffer the tremendous noise level throughout decades. This is absurd considering the increase in traffic and pollution mentioned above.

Rezoning can also lead to increased pressure on local government and infrastructure. For example, if a community experiences a significant increase in population due to rezoning, it may be necessary to build new schools, parks, and other public facilities to accommodate the influx of residents. This can be a significant burden on local government, and can lead to increased taxes for residents. If the builder is so interested in tearing down the property, why not make it a park or a playground for our children. The proposed planning takes away 1.03 acres of green spaces. It is such a disappointment watching our government making our neighbourhood less eco-friendly.

For the past decades, residents in Greater Toronto Area are keeping suffering from greedy builders building high-rise dwellings and scarifying living conditions. Dwelling lot frontages keep becoming smaller and smaller where residents get narrow and high-rise properties. The existing single residential should remain as it is. There are many other undeveloped spaces in other areas for builders to provide new homes. Allow us to maintain and keep the existing well-being environment for Westbrook and Jefferson.

Furthermore, the proposed planning would also have a negative impact on property values in the area. It would be unfair to the residents and property owners who have invested in our community and have been contributing to its well-being. It is utterly disgusting that builders gain a large amount of revenue by sacrificing nearby owners' property values.

I urge you to consider the long-term impacts of this proposal on our community and to reject it. Please notify me for any future updates on this property 15 Colesbrook Road via paper and email. I remain my rights to appeal this official plan amendment and zoning by-law amendment.

Thank you for your consideration.

Sincerely,

Jin Wu