

# ANGELO S. CALLEGARI

63 Coon's Road  
Richmond Hill, Ontario  
L4E 2R6

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via email: [clerks@richmondhill.ca](mailto:clerks@richmondhill.ca)

October 20, 2023

The Corporation of the City of Richmond Hill  
225 East Beaver Creek  
Richmond Hill, Ontario L4B 3P4

Attention: Stephen M.A. Huycke, City Clerk

Dear Sir:

**Re: City File: ZBLA-23-0008**  
**City Planner: Umar Javed, Planner 1 - Site Plans**  
**Zoning By-law for Lands Described as Lot 13, Registered Plan M36**  
**Municipally known as No. 1 Cynthia Crescent**

I have lived across from the subject property for thirty five years and was in attendance at the Council Public Meeting on Tuesday, October 17, 2023 at 7:30 p.m.

I did not speak publicly because I had not received all of the information with respect to this application. I have received the available information now and comment as follows.

The three lots proposed on the subject land, which front onto Coons Road, are too many. The topography of the Lot is not flat. In fact, the back of the Lot drops approximately twenty-five feet from Coons Road. The topography is not suitable for this kind of development.

There is also a safety issue regarding traffic on Coons Road. The additional cars, which would enter and exit the lots, would pose a danger to cars travelling east and west on Coons Road.

This part of the neighbourhood is the oldest and is a unique place to live for the current residents. The proposed modern single family homes do not fit the neighbourhood. Compatibility with the existing neighbourhood is an issue. In fact, I would suggest that what is being proposed is anything but compatible.

The removal of forty-seven mature trees, as contemplated, will result in additional flooding of the homes and park further south on Cynthia Crescent.

This is not an appropriate location for intensification.

For all the aforementioned reasons, I oppose this application.

Yours very truly,

Angelo S. Callegari