

From: Tony Cicirello

Date: Tue, Apr 1, 2025 at 3:28 PM

Subject: DO2-18011 (262 Douglas Rd.)

To: clerks@richmondhill.ca

Cc: Carol.davidson@richmondhill.ca

Hello

Sorry for the late submission, but I was trending to a family medical emergency.

The application for this new build indicates reference to the current Douglas Road infill plan and the variety of conditions that are required to be met. Once specific matter that is referenced is that any development would be required to fit in contextually with the existing neighbourhood.

This application is proposing to subdivide a larger traditional lot to 2 smaller lots using historical subdivision as a precedent. Additionally, the final design of the 2 proposed homes does not fit in with any of the local surrounding resident dwellings. Although uniqueness and modernization is inevitable in any future development, it would be important to maintain neighbourhood integrity along with aesthetics for the long term. In regards to the subdivision, if allowed, this will set a dangerous precedent for the entire Street and surrounding areas which are mainly larger lot sizes.

Many other landowners and potential speculators will have a clear path to further subdivide other large lots in order to dramatically increase density over time which is not desirable to this community in this area.

On the development itself, there should not be any balcony or elevated deck over a reasonable height. This will reduce all privacy for homes on Joyce's Point rd given that these decks/balconies could 20+ feet above ground level plus elevation over the existing homes.

The City also needs to address the condition of the Joyce's Point laneway before any development is ever considered in order to maintain a safe and environmentally sound solution.

Sincerely,

Tony Cicirello

270 Douglas Rd (Joyce's Point)

Reference:

"The subject lands are located within the Douglas Road Neighbourhood Infill Study (the "Study"), which was approved by Council on July 6, 1998. The general intent of the Study is to ensure that ***new development fits contextually within the existing neighbourhood*** and provides design objectives to guide infill development within this area. However, the guidelines of the Study, in particular those that address the existing context of Douglas Road, focus on the larger more typical lots (i.e. lots with minimum lot frontages of 15 metres (49.2 feet)) that characterize the majority of the Study area and larger infill redevelopment. Therefore, the existing undersized lots in this area of Douglas Road are not discussed, including the enclave of small lots on the north side of Douglas Road where the subject lands are located and therefore, do not take into account smaller scale redevelopment such as the proposed development of the subject lands. Accordingly, the development proposal has been assessed on the basis of conformity with the general intent of the Study as well as the principles of compatibility and context of the surrounding lands as prescribed by the Plan and is considered appropriate.