

City Clerk  
The Corporation of the City of Richmond Hill  
225 East Beaver Creek Road  
Richmond Hill, Ontario, L4B 3P4  
Email: clerks@richmondhill.ca

Subject: Objection to Development Application (City Files: OPA-24-0010 and ZBLA-24-0018)

Dear City Clerk,

I am writing to formally object to the proposed development application submitted by Amir Meysam Nahvi for the lands at 50, 54, 62, 72, 78, and 86 Elgin Mills Road West (City Files: OPA-24-0010 and ZBLA-24-0018). As a longtime resident of this community, I am deeply troubled by the nature of this proposal and its negative implications for both the integrity of our neighborhood and the precedent it sets for unchecked, profit-driven urban development at the expense of local residents.

My primary objections to this application are as follows:

**1. Predatory Development for Profit**

This proposal appears to be a blatant attempt by developers to maximize profit without considering the long-term sustainability and well-being of the community. For decades, our neighborhood has been carefully maintained by residents who have invested in its character, safety, and livability. Allowing this development would disrupt the social fabric of the area and set a dangerous precedent for similar exploitative projects in the future.

**2. Potential for Corruption and Lack of Transparency**

The rezoning request raises serious concerns about how planning decisions are being influenced. Changing the zoning to accommodate high-density development in an area that has historically been low-rise raises red flags about potential backdoor dealings that prioritize developer profits over community interests. Transparency and accountability must be prioritized to ensure that city planning serves the public good rather than private financial interests.

**3. Increased Traffic and Congestion**

The proposed 7-storey residential building with 227 dwelling units will significantly increase traffic volume along Elgin Mills Road West and surrounding streets. This area is already experiencing congestion, and an additional influx of vehicles will exacerbate existing traffic issues, causing delays and safety concerns for pedestrians and drivers alike.

**4. Strain on Local Infrastructure and Services**

The current infrastructure, including roads, water supply, sewage systems, and public transportation, is not equipped to handle the increased demand that a high-density residential development will bring. Additionally, local schools, medical facilities, and emergency services may become overwhelmed due to the sudden increase in population density.

**5. Incompatibility with the Neighborhood Character**

The proposed development does not align with the existing character of the neighborhood, which consists primarily of low-rise residential homes. A 7-storey building with a density of 2.85 times the lot area is excessive and will significantly alter the streetscape, reducing the aesthetic appeal and cohesiveness of our community.

**6. Environmental and Green Space Concerns**

The increased density may lead to the removal of existing green spaces, negatively impacting the environment and reducing outdoor recreational areas for current and future residents. Urban intensification should be carefully balanced with sustainability and environmental preservation.

**7. Parking and Safety Issues**

With 227 units, there will be an inevitable increase in vehicle ownership and parking demand. Without adequate parking provisions, residents and visitors may resort to parking on nearby streets, creating congestion and potential safety hazards for pedestrians and cyclists.

Given these concerns, I respectfully urge the City of Richmond Hill to reject or significantly revise the development application to better align with the community's needs and ensure responsible urban planning that prioritizes residents over developers.

I request to be notified of any future meetings, decisions, or updates regarding this application and would appreciate the opportunity to voice my concerns further at any public consultations.

Thank you for your time and consideration.

Sincerely,

Winston Mei

69 Elgin Mills Rd West, Richmond Hill, ON L4C4M1