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Date: June 9, 2025

To:
Office of the Clerk
City of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, ON L4B 3P4
Email: clerks@richmondhill.ca

Subject: Strong Opposition to Official Plan Amendment and Zoning By-law Amendment Applications – Files D01-21006 and D02-21011 (13564 & 13580 Yonge Street and 40 Coon's Road)

Dear Members of Council,

I am writing to strongly oppose the Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications submitted for the properties located at 13564 and 13580 Yonge Street and 40 Coon's Road (City Files D01-21006 and D02-21011). As a resident of Richmond Hill, I am alarmed by the audacity of this proposal, which seeks to fundamentally alter the character of our community in a manner that is both inappropriate and inconsistent with the City's planning policies.

1. Flagrant Disregard for Official Plan Policies

The applicant's proposal blatantly contradicts several key policies of the Richmond Hill Official Plan (OP), particularly those related to built form, compatibility, and community health. Specifically:

- **Policy 3.4.1.58:** Requires new development to minimize adverse impacts on adjacent properties, including considerations of privacy, sunlight, and wind conditions. The proposed development's height and massing will result in significant shadowing and wind tunnel effects on neighboring properties, directly contravening this policy.
- **Policy 3.4.1.59:** Mandates that new buildings respect the scale and character of existing development in the area. The applicant's submission fails to demonstrate how the proposed 15-storey building will harmonize with the existing low-rise residential neighborhood, thereby violating this policy.
- **Policy 4.6.1.10:** Emphasizes the importance of maintaining a high quality of life for residents, including access to natural light and open spaces. The proposed development's scale will overshadow adjacent properties, depriving residents of sunlight and diminishing their quality of life.

2. Inconsistent with Zoning By-law Standards

The Richmond Hill Zoning By-law sets forth detailed requirements for land use, building location, and design to ensure compatibility with surrounding areas. The applicant's proposal seeks to amend these standards in a manner that is both unwarranted and detrimental to the community. Specifically:

- The proposed development's height exceeds the maximum permitted in the current zoning, necessitating a significant amendment to the Zoning By-law. This amendment is not justified by the applicant's submission, which fails to provide compelling reasons for such a drastic change.
- The applicant's proposal does not adequately address the impact of increased density on local infrastructure, including roads, utilities, and public services. This oversight raises serious concerns about the development's sustainability and the City's ability to accommodate the proposed growth.

3. Unsubstantiated Claims in the Applicant's Submission

The applicant's submission to the City includes several claims that are not substantiated by credible evidence or analysis:

- The assertion that the proposed development will enhance the community is not supported by any empirical data or studies. In fact, the overwhelming feedback from residents indicates strong opposition to the proposal.
- The claim that the development will not adversely impact traffic congestion is contradicted by the applicant's own traffic studies, which indicate potential increases in traffic volume and delays at nearby intersections.
- The suggestion that the development will provide adequate parking is misleading, as the proposed parking ratio falls below the City's minimum requirements, leading to potential spillover onto neighboring streets.

Conclusion

In light of the above, I respectfully urge Council to reject the proposed Official Plan and Zoning By-law Amendments for 13564 and 13580 Yonge Street and 40 Coon's Road. Approving this development would set a dangerous precedent for future projects in Richmond Hill, undermining the City's commitment to thoughtful, community-oriented planning.

Thank you for considering my concerns. I look forward to the opportunity to present them in person at the upcoming public meeting.

Sincerely,

[Your Name]

Sent from my iPad