

Mark & Belinda Pacitto
69 Coons Road
Richmond Hill, ON L4E 2R2

Date: June 9, 2025

To:
Planning and Infrastructure Department
City of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, ON L4B 3P4

Subject: Formal Objection – Official Plan Amendment (D01-21006) & Zoning By-law Amendment (D02-21011)

Re: 13564 & 13580 Yonge Street and 40 Coons Road

Dear Members of Richmond Hill Council and Planning Department,

I am writing to formally oppose the proposed **Official Plan Amendment (File D01-21006)** and **Zoning By-law Amendment (File D02-21011)** for the properties located at **13564 and 13580 Yonge Street and 40 Coons Road**.

The proposed amendments represent an excessive and inappropriate intensification of development that is clearly inconsistent with the City of Richmond Hill's Official Plan and Zoning By-law. Approving this application would not only alter the character of the Oak Ridges community, but would also undermine policy-based planning principles that are essential to orderly and sustainable growth.

Incompatibility with the Official Plan

The Richmond Hill Official Plan emphasizes that new development must be compatible with the surrounding built form:

"Development shall be compatible with the character of the surrounding area, including the scale, massing, and height of adjacent buildings." (Section 4.9.2.4)

The proposed development fails to reflect the low-rise, residential nature of the Oak Ridges neighbourhood and poses a direct challenge to the stability and cohesion of this established community.

Zoning Conformity Violated

The requested Zoning By-law Amendment seeks to significantly increase permitted density, in clear contradiction of the City's existing zoning provisions and the intent of the Official Plan. As per municipal policy:

"Zoning by-laws must conform to the Official Plan."

The requested ZBA is not consistent with current zoning for the area and, if approved, would set a troubling precedent for speculative overdevelopment throughout Richmond Hill.

Traffic, Infrastructure, and Public Safety

Yonge Street and adjacent roads, including Coons Road, are already burdened by congestion. Local schools, parks, and emergency services are stretched. As outlined in the Plan:

“Development shall not proceed unless the necessary infrastructure and services are available or can be provided in a timely and efficient manner.” (Section 3.1.5)

There is no evidence that current or proposed infrastructure improvements can accommodate the density being proposed without degrading the quality of life for existing residents.

Environmental Concerns

The site is located near environmentally sensitive areas, including the Oak Ridges Moraine. The proposal raises significant concerns related to runoff, loss of greenspace, and potential disruption of natural features. The Plan requires that:

“Development shall minimize impacts on natural heritage features and areas.” (Section 3.2)

This proposal appears to ignore that obligation.

Conclusion

The proposed amendments fail to meet the standards of compatibility, sustainability, and planning integrity outlined in Richmond Hill’s own policies. I strongly urge Council and City staff to reject both the Official Plan and Zoning By-law Amendment applications for this site.

Please confirm that this objection has been received and added to the public record. I request to be notified of any future meetings, decisions, or updates regarding this application.

Sincerely,
Mark Pacitto