

From: MARIA MONCATA

Sent: Wednesday, June 11, 2025 9:23 PM

To: Clerks Richmondhill <clerks@richmondhill.ca>; Darren Ding <darren.ding@richmondhill.ca>; Simon Cui <simon.cui@richmondhill.ca>

Subject: Objection to Zoning By-law Amendment – City File ZBLA-25-004 (114 Centre Street West)

Clerk's Department
City of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, ON L4B 3P4

**RE: Objection to Zoning By-law Amendment – City File ZBLA-25-004
114 Centre Street West, Richmond Hill**

I am writing as a resident of Centre Street West to express my **strong opposition** to the proposed zoning by-law amendment for **114 Centre Street West**, located directly across from my home.

This property is currently zoned for one single-family home and was already approved in 2022 for the construction of two homes, following the approval of severance and minor variance applications (Consent Application B029/22; Related Applications A074/22 & A075/22). The applicant has not acted on that approval. Now, the applicant seeks to further intensify the use of this lot—proposing **six residential units (two singles and four semis)** on a private common element condominium road.

I would like to note that the proposal for the property was originally put forth as **nine units** (one single-detached and four semi-detached dwellings). This excessively dense proposal appeared to be a red herring, intended to make residents more amenable to a slightly “downsized” version later. Here we are now, with a plan that is only marginally reduced, proposing six units—**still entirely inappropriate for the location**. The **residents of Centre Street West have accepted the construction of two homes** on this property, as previously approved in 2022, but **we do not support six units**, which represents an unacceptable level of intensification on this residential heritage street.

Key Concerns:

1. Inappropriate Density and Precedent Setting

The lot is approximately 110 by 300 feet, consistent with others on the street. Approving six homes here—triple the density already granted in 2022—sets a **troubling precedent** for similar intensification requests in low-density neighbourhoods across Richmond Hill. This is not a designated growth area, transit corridor, or urban intensification zone. Approval would encourage further speculative overdevelopment at the expense of community integrity.

2. This Proposal Does Not Support Affordable Housing Goals

While the applicant may cite the general need for housing, this specific proposal

fails to support the City's Affordable Housing Strategy. Richmond Hill's strategy aims to "increase the supply of housing that is available and affordable to households who have incomes up to the 60th income percentile," with a 2023 **affordability threshold for ownership housing set at \$505,857.**

The proposed homes on this site will undoubtedly **exceed that price point**, serving only high-income buyers and doing nothing to address affordability for moderate- or lower-income residents.

Moreover, **this location is not suitable for increased density.** The City has already approved high-density developments in more appropriate areas—such as transit corridors and growth centres—where infrastructure can support it. Centre Street West is a quiet, heritage residential street. To introduce this kind of development here would undermine both the intent and effectiveness of the Affordable Housing Strategy and the City's overall planning framework.

3. Speculative Intent, Not Community Development

The applicant does not intend to build or reside on the property. Their history—applying for and receiving approval to build two homes in 2022, only to sit on that approval—demonstrates a pattern of speculative behaviour aimed at inflating land value, not contributing to the community. This zoning request is about maximizing resale value, not meaningful housing supply.

4. Negative Impact on Streetscape, Traffic, and Safety

The proposed private condominium road would **exit directly across from my home**, introducing additional traffic and noise to a residential street not designed for such intensification. This layout poses safety concerns and fundamentally changes the quiet, walkable character of our neighbourhood. Condominium roads also present **ongoing servicing issues**, requiring separate garbage pickup, snow removal, and maintenance—a logistical burden on either the City or the homeowners' association.

5. Loss of Mature Trees and Natural Buffering

The likely removal of several mature perimeter trees to accommodate this development would have a lasting negative impact. These trees provide shade, privacy, and support local biodiversity. Their removal would degrade the visual appeal and environmental value of the area and reduce the privacy of adjacent homes.

In conclusion, Centre Street West is a unique and cherished part of Richmond Hill—a quiet, stable, family-oriented street with heritage character. Allowing this zoning amendment would erode that character, reward speculative development, and set a harmful precedent for other neighbourhoods.

I strongly urge Council to **deny this application** and uphold the 2022 approval for two homes—an outcome that was already a reasonable compromise. Anything beyond that is excessive, inappropriate, and unsupported by either community planning principles or the City's own policy objectives.

Thank you for your time and consideration. I respectfully request to be notified of any future meetings or updates regarding this application.

Sincerely,

Maria and Joseph Moncata
115 Centre St. West, Richmond Hill