

From: Nancy Coxford
Sent: Monday, July 7, 2025 4:01 PM
To: Clerks Richmondhill <clerks@richmondhill.ca>
Subject: 114 Centre St. West

Dear Mayor & Councillors,

I am writing to express my strong opposition to the proposed development of **114 Centre St. W. (City file: ZBLA-25-0004)**.

As a life-long resident of Richmond Hill & for the past 33 years a resident of Centre St. W., I have witnessed much change to the fabric of Richmond Hill – much of it exciting as our little town grew & has now become a city that offers many life style choices, job opportunities, & amenities to its residents. However, as the city grew & new neighbourhoods were built, we were still anchored by the historic neighbourhood at the centre of Richmond Hill – a place that honours the city's origins & respects its historic architecture, leafy & quiet streets. When moving to Centre St. W., I originally lived at 59 Centre St. W., which I renovated, & 12 years ago moved to 84 Centre St. W., which I built. Dealing with planning & permitting staff on both of these projects was often tedious & frustrating, however, I knew that the process was there to protect the integrity of the historic neighbourhood that I chose to move into. To allow the applicant's proposed 6 home development to take place on this one piece of property would forever change the fabric of the historic neighbourhood of Richmond Hill. We all know the domino effect that can take place with just one such change to the street. The applicant was not forced to buy the property, he chose to buy the property knowing the nature of the neighbourhood & should respect that.

I also have concerns about many of the practical issues of this development. 1) Will the razing of the mature landscape, which cannot be replaced due to the complete paving of the entire site, affect drainage onto the properties on the south side of the street? 2) I think it is fair to say that most homes these days have a minimum of 2 cars. Where do extra cars & visitors park? 3) The effect of the height & density of these new homes on the houses abutting the property is particularly worrying. I think we have all invested substantially to live in this neighbourhood in order to enjoy the quiet & nature that still exists in the centre of the city. Now, neighbours are going to lose that privacy as the proposed new homes overlook their yards – it is not what we invested in. 4) In changing the nature of the neighbourhood, this proposal has the likelihood of greatly reducing the value of all of the properties on the street. For most of us, this is our largest investment & is now at risk.

Over the past several years, we have had different stories from the applicant as to why the property was purchased, as well as different plans for the property (a single home, 2 homes, 9 homes, & now 6 homes). I think the reality is that the applicant made a poor investment in buying the property & is now expecting the neighbours to pay for his mistake as he tries to line his pockets. I strongly ask that you deny this application. A suitable 2 home approval was granted in 2022 & should be upheld.

Thank you for your time & consideration.

Best regards,

Nancy Coxford

84 Centre St. West