

Vladimir Miretski

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July 04, 2025

To: Clerks Office, City of Richmond Hill

Email: clerks@richmondhill.ca

CC: Councilor Carol Davidson, Rossini Dr. neighbors

Re: File D02-17024 (45 Prince Arthur Avenue)

Dear Members of Council,

I am writing to formally oppose the proposed Zoning By-law Amendment application for 45 Prince Arthur Avenue (File D02-17024), which seeks to permit the construction of four semi-detached dwellings. My concerns are as follows:

1. Disruption of Neighborhood Character

The existing neighbourhood consists primarily of single-family detached homes with spacious yards and a consistent residential pattern. The introduction of multiple semi-detached dwellings on a single lot would significantly alter the visual and structural consistency of the area. Such a development does not align with the scale, massing, or general layout of nearby properties.

2. Loss of Privacy and Quality of Life

The subject property directly backs onto several existing private residential lots, including mine. The proposed dwellings would introduce additional windows, sightlines, and overall activity that would intrude on the established privacy of homeowners. This change would lead to increased noise, reduced tranquility, and permanent loss of rear-yard seclusion that current residents reasonably expect.

3. Traffic, Parking, and Safety

This proposal would introduce 8 to 16 additional vehicles to our neighbourhood. Local streets—Rossini Dr., Puccini Dr., and Prince Arthur Ave—were not designed for this scale. The result would be:

- Increased congestion and reduced pedestrian safety;
- Loss of on-street parking for current residents and their guests;
- Accelerated roadway wear, drainage issues, and strain on municipal services.

4. Planning and Zoning Non-Compliance

Based on my review of previous public documents and similar zoning amendment applications, I am concerned that this proposal may not fully comply with Richmond Hill's existing zoning regulations regarding minimum lot area, rear yard setbacks, lot coverage, and height restrictions. Without detailed public disclosure and proper justification, approving such an amendment risks setting a precedent that undermines carefully established by-laws.

5. Lack of Demonstrated Public Benefit

There is no evidence that this proposal offers tangible benefits to the broader community. Rather, it appears to serve only the financial interests of the applicant, while offloading significant long-term impacts—such as congestion, density, and reduced property value—onto neighbouring residents.

Conclusion

I urge the Council to:

- Reject the Zoning Amendment for File D02-17024 (45 Prince Arthur Avenue);
- Uphold the established planning framework and protect our neighbourhood's character and livability.

Please include this letter in the official record for the closest Council meeting.

Referenced Documents:

- Staff Report SRPRS.18.018 (February 7, 2018)
- Committee Agenda Item SRPBS.25.078 (July 2025)
- Official Zoning Application Map for File D02-17024
- Staff Notification Letter dated June 19, 2025

Sincerely,

Vladimir Miretski

Resident, 64 Rossini Dr., Richmond Hill