

**Attention:**

Sandra DeMaria, MCIP, RPP, Senior Planner  
[sandra.demaria@richmondhill.ca](mailto:sandra.demaria@richmondhill.ca)

Stephen Huycke, City Clerk at  
[clerks@richmondhill.ca](mailto:clerks@richmondhill.ca)

**Subject: City Files: D01-21006 & D02-21011**

I am a concerned resident objecting to the development application at Coons Rd. and Yonge St. in Oak Ridges. The applications seek to build **an 8 storey residential apartment building consisting of 214 units and 347 parking spaces**. This plan far exceeds existing zoning which permits no more than 4-storeys and does not fit the existing community. It will result in excessive traffic taking shortcuts through the surrounding neighbourhoods to access Bloomington Rd, Bathurst Ave, and King Rd.

This plan must be considered in conjunction with other applications nearby, including the massive Yonge Zone across the street, far too much development for the Oak Ridges Moraine.

Over the past three years, Richmond Hill has received enough development applications to build all the units needed to cover the projected population growth for the next 20-years. This application does nothing to address the affordability crisis and adding just another 8-storey building in Oak Ridges is unnecessary.

With the Municipal election next year, Richmond Hill Council members must ensure responsible development and remember they serve the residents.

**To ensure my written objections to this proposed development are received and recorded as part of the public record with the City of Richmond Hill, I am submitting my comments directly to Sandra DeMaria, the Senior Planner assigned to these proposed applications and the City Clerks Department.**

Respectfully yours,

Print Name: Mohammad Mahdavian

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