

**From:** David  
**Sent:** Tuesday, April 29, 2025 1:11 PM  
**To:** Clerks Richmondhill <[clerks@richmondhill.ca](mailto:clerks@richmondhill.ca)>  
**Cc:** [councillor\\_carroll@toronto.ca](mailto:councillor_carroll@toronto.ca)  
**Subject:** City Files: D01-21006 and D02-21011

Here's the updated draft of your opposition letter:

To Whom It May Concern,

Opposition to Development Applications D01-21006 and D02-21011

I am writing to express my strong opposition to the proposed development applications D01-21006 and D02-21011, submitted by 2101071 Ontario Inc. and Mason Sanglaxhi, for the properties located at 13564 and 13580 Yonge Street and 40 Coon's Road in Richmond Hill. While I understand the need for urban growth, this proposal raises significant concerns regarding traffic congestion, lack of street parking, population density, and environmental impact, particularly on the Oak Ridges Moraine.

Traffic Congestion and Parking Issues:

The proposed development, which includes 272 apartment units, 12 townhouses, and a single-detached dwelling, will significantly increase traffic in the area. Yonge Street and Coon's Road are already experiencing congestion during peak hours. Adding hundreds of new residents will exacerbate this issue, leading to longer commute times, increased air pollution, and reduced quality of life for existing residents. Furthermore, the lack of adequate street parking on Coon's Road will create additional challenges for residents and visitors, further straining the area's infrastructure.

Population Density:

The scale of this development is inconsistent with the character of the surrounding community. The high-density nature of the proposal will strain local infrastructure, including schools, healthcare facilities, and public services, which are already operating at or near capacity.

Environmental Impact on the Oak Ridges Moraine:

The Oak Ridges Moraine is a vital ecological feature, providing clean drinking water, wildlife habitats, and natural flood control. The proposed development threatens to disrupt this delicate balance. Historical examples, such as the controversial housing developments in Stouffville, have shown how urban expansion can lead to habitat destruction, increased stormwater runoff, and long-term degradation of natural resources.

Additionally, the removal of mature trees on the properties without proper city permits is deeply concerning. These trees play a crucial role in maintaining biodiversity, reducing

carbon emissions, and enhancing the aesthetic value of the community. The unauthorized cutting of mature trees sets a dangerous precedent and undermines Richmond Hill's Tree preservation by-law.

In conclusion, I urge the Council to reject these applications and prioritize sustainable development that respects the unique environmental and community values of Richmond Hill. I also request that the Council consider alternative solutions that balance growth with conservation.

Thank you for your attention to this matter. I look forward to your response.

Sincerely,

David Ma

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