

Dear Mr. Darren Ding and the City Planning Committee,

As the owner of both 4 and 10 Cynthia Crescent, I am writing to issue a strong and unequivocal objection to the proposed redevelopment of 40 Coon's Road, which seeks to permit 272 apartment units, 12 townhouses, and one single detached dwelling on the property. This application represents a drastic and disproportionate intensification of land use that is wholly incompatible with the surrounding low-density residential neighbourhood.

If approved, this development would have *devastating consequences* for the community, and I urge the City of Richmond Hill to consider the severe and lasting harm this proposal would inflict on the residents who have built their lives here.

### **Concerns Include:**

#### **1. Grave Interference with Neighbouring Homeowners' Use and Enjoyment of Their Properties**

The proposed development would irreparably alter the lived experience of adjacent and nearby property owners. Residents who have chosen this neighbourhood for its quiet, residential character, and who have invested years into their homes and outdoor spaces, will suffer a profound and unjustifiable loss of peace, privacy, and quality of life.

High-rise buildings and townhouses looming over single-family homes will result in:

- **Constant visual intrusion:** Apartment units will have direct sightlines into neighbouring homes, backyards, patios, and bedrooms. This level of surveillance is an invasion of privacy that no homeowner should be forced to accept.
- **Unrelenting Noise, Traffic, and Loss of Enjoyment:** The abrupt influx of hundreds of new residents will transform previously tranquil streets into congested, high-traffic corridors. The huge rise in vehicle traffic, delivery trucks, waste collection, and general urban activity will bring constant noise and disruption, extending into both day and night. What was once a peaceful, residential environment will be overwhelmed by the sounds of engines, horns, footsteps, and voices, notwithstanding the large amounts of traffic—eroding the sense of calm and sanctuary that residents currently enjoy. This fundamental loss of peace and quiet constitutes a profound disturbance to the everyday lives of those in the community. It not only undermines the residents' right to quiet enjoyment of their homes and land, but also significantly diminishes their overall well-being, mental health, and quality of life. The cumulative nuisance—relentless and inescapable—represents a clear and unacceptable intrusion into what has long been a serene and stable neighborhood.
- **Loss of Enjoyment and Peace:** The properties identified in this proposal are located at one of the highest elevations in the Greater Toronto Area. As such, the scale and height of the proposed development will have an outsized and intrusive impact on the surrounding area.

Nearby homeowners, like myself, whose properties back directly onto the proposed site, will suffer a significant and permanent loss of privacy. Elevated sightlines from multi-storey buildings will enable residents of the development to directly overlook neighbouring yards, patios, and living spaces, making it virtually impossible for existing homeowners to enjoy their properties without feeling surveilled.

This is not a minor inconvenience, it is a profound and ongoing intrusion into the private, personal spaces that residents rely on for peace, comfort, and retreat. The neighbourhood was deliberately designed around a central greenspace, with buffers and spacing between homes to foster privacy and a sense of openness. The proposed development would not only violate this original design principle but would also irreversibly alter the outdoor experience for current residents. The constant presence of a looming structure and loss of visual and spatial separation will diminish the enjoyment of outdoor activities, degrade mental well-being, and transform a nature-integrated community into a congested and overexposed environment.

**The cumulative effect of these impacts will render adjacent properties significantly less usable, less peaceful, and ultimately, less livable.**

## **2. Property Value and Community Stability**

Rapid and large-scale development will lead to a decrease in property values for surrounding homes due to changes in aesthetics, severe and significant invasion of privacy and backyard space, congestion, and overuse of community resources. Long-term homeowners, like myself and my neighbours, who have invested in the area for its character and stability are feeling forced to leave as a result of the diminishing value of our investment and severe intrusion into privacy. Many residents have invested their life savings in their homes and engaged in costly renovations to add value to the neighbourhood and this proposal directly threatens their long-term financial security.

## **3. Irreversible Damage to Neighbourhood Character and Stability**

This community is not a designated growth centre or transit corridor. The abrupt imposition of a large-scale, high-density development in the midst of a stable, low-density residential zone is irresponsible planning. It disrupts decades of neighbourhood character and continuity. Approval of such a project sets a dangerous precedent and sends a clear message that existing residents' rights, investments, and expectations are secondary to unchecked urban intensification.

If the City moves forward with this proposal, it risks destabilizing the community fabric, accelerating the exodus of long-term homeowners, and eroding trust in municipal governance and the planning process.

## **4. Strain on Infrastructure and Services Beyond Reasonable Limits**

This proposal will overwhelm existing infrastructure that was never designed for this scale of population. Considering the property is located right at Yonge and Coon's, the influx of traffic would

be insurmountable. Roads, water and sewage systems especially considering the heavy snowfall, and emergency services will be pushed well beyond their functional capacity - as they were not designed to accommodate such a large influx of individuals.

## **5. Environmental Consequences and the Loss of Greenspace**

The proposed development would result in the removal of vital green space, mature trees, and permeable surfaces - elements that are not only central to the neighbourhood's character but also essential for effective stormwater management. In an era where climate change is intensifying the frequency and severity of extreme weather events, the City has an urgent responsibility to champion sustainable, environmentally responsible land use. This proposal, however, represents a step in the opposite direction.

To support the City's environmental objectives, I personally planted 350 new trees across the two properties to contribute meaningfully to the area's green infrastructure. These efforts align with the City's stated goals around sustainability. Erasing this progress to make way for dense development undermines those commitments and sends a troubling message about priorities.

Beyond the practical environmental concerns, the beauty and identity of this neighbourhood are inextricably tied to its trees, open spaces, and natural surroundings. The proposed development would strip away much of this greenery, replacing it with hard surfaces and dense construction that permanently alters the look, feel, and livability of the community. The loss would be both tangible and deeply felt.

## **Conclusion**

I have lived in this community since 1986 - my kids were born in this home and grew up in this neighbourhood. All of our closest family and friends live in this neighbourhood. I invested a lot of money for both 4 and 10 Cynthia Crescent to rebuild the homes on the property to increase the value of the entire neighbourhood. If I had known about this proposal and how it would drive me out of my home - I would've moved elsewhere and invested the money in another city.

As a long-term resident of this community, I implore you not to sacrifice the well-being of hundreds of families in our subdivision for the benefit of a single, aggressive development proposal. The City of Richmond Hill has long strived to protect existing communities - which includes making planning decisions that respect the long-term public interest.

This proposal is an aggressive and inappropriate disruption to a stable residential neighbourhood. It will cause significant harm to existing residents' quality of life, financial security, and community integrity. I respectfully urge the City Council to reject this application in its entirety.

Thank you for your understanding and consideration.

Sincerely,

Elie Moussaed, *on behalf of 4 and 10 Cynthia Crescent*

