

From: Randy Milthorpe

Sent: Friday, June 6, 2025 8:42 AM

To: Clerks Richmondhill <clerks@richmondhill.ca>; David West For Mayor <davidwest@votedavidwest.ca>;

Cc: Carol Davidson <carol.davidson@richmondhill.ca>

Subject: File D01-21006 D02-21011 OBJECTION TO DEVELOPMENT PROPOSAL

SRPBS .25.056

I strongly object to the proposal.

Oak Ridges is NOT appropriate for high rise buildings.

Limits the building height to four stories as is the current (too high) standard.

A new development is proposed for 13564 & 13580 Yonge St and 40 Coons Rd — including an 8-storey building, townhomes, 285 units and 2 levels of underground parking.

⊙ Why this matters:

- Too Big – Exceeds city height & density limits (nearly double allowed FSI of 2)
- No Shops – No required commercial space along Yonge
- Traffic Concerns – 285 units = more congestion & safety issues
- Environmental Risk – Near protected lands & high aquifer vulnerability
- Lacks Affordability – Only 10% affordable housing (policy requires 25%)
- This is not a Major Transit Station Area (MTSA)

✉ Email comments by noon, Tuesday to: clerks@richmondhill.com

Attend the Council Public Meeting: Tuesday, June 10 @ 7PM

Let's protect Oak Ridges. Your voice matters!

Kind regards

Randy Milthorpe

26 Craighleith Crescent, Richmond Hill, L4E 2S1