

**Attention:**

Darren Ding, Planner II - Development  
[darren.ding@richmondhill.ca](mailto:darren.ding@richmondhill.ca)

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

**Subject: City Files: D01-21006 and 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 a **9-storey building consisting of 272 units and twelve townhouses. The revised application includes a single-detached property at 40 Coon's Road, which is located in a low-density residential zone. This property has no direct connection to Yonge Street and should not be included in a high-density development application. Its inclusion is inappropriate and inconsistent with the character and zoning of the surrounding neighbourhood.**

**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 few 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. Adding just another 9-storey building in Oak Ridges is unnecessary.

**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 Darren Ding, the Planner assigned to these proposed applications and the City Clerks Department.**

Respectfully yours,

Print Name: \_\_\_ Shahla Yaghoubian\_\_\_\_\_

Address: \_\_\_ 31 Coon's Rd. \_\_\_\_\_ Postal Code: L4E 2R6 \_\_\_\_\_

Telephone: \_\_\_\_\_ Cell: \_\_\_ [REDACTED] \_\_\_\_\_ Email: [REDACTED]

**Date: June 6, 2025**