

From: Nancy Chambers

Sent: Friday, June 6, 2025 3:35 PM

To: Clerks Richmondhill <clerks@richmondhill.ca>

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

Subject: Revised development for 13564, 13580 Yonge street and 40 coons

To: City Clerk and Carol Davidson

I am stunned at the proposal for 13564 & 13580 Yonge Street and 40 Coons Road. The proposal including an 8-storey apartment building, townhouses, a single-detached home, and 2 levels of underground parking is ridiculous. To be adding 285 residential units on this environmentally sensitive site is just not good planning.

This section of Oak Ridges is almost on the highest point of land for the area. Bloomington road is the dividing line for the Humber River Watershed. All waters from here flow south to Lake Ontario. Suffice it to say that this is a truly vulnerable area. To put 8 stories here will feel even taller due to the current height of the land. I feel 6 stories with shopping on the first level would suit the area much better. No parking garage, but rather get rid of the single dwelling and put up an above ground garage. On heavy rain days, I need to question where the runoff goes, as it is a problem for this area. Many paths are frequently washed over in heavy rains.

This area also backs onto Cynthia Cresc. Currently, they are all single family dwellings on larger lots. Everyone needs some privacy, and 8 stories is not very private. I'm sure that's why 40 coons is suddenly with the developer....because they don't want to be near 6 stories!

This increased level of traffic will be dangerous to us that live here. Right now there are no stop lights, but even with lights, traffic on Yonge is heavy, and being on a hill (moraine) cars tend to go faster. It's hard to imagine 285 (plus if residences have 2 cars) suddenly added to the flow.

To have this development presented to Council with only 10% of the units being affordable is deplorable . I would love to have my family move closer, but they simply cannot afford Oak Ridges. I love this area and want my family to enjoy what I enjoy, but I'm not sure that's doable when I read what developers are trying to do in my back yard.

To be frank, this development is just too big for this environmentally sensitive area. Develop it with more common sense and a firm hand. Some developers are just getting too greedy.

Sincerely,

Nancy Chambers

62 Cynthia Cresc. Richmond Hill