

**From:** emckinnon

**Sent:** Sunday, June 8, 2025 2:12 PM

**To:** Clerks Richmondhill <clerks@richmondhill.ca>

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

**Subject:** Revised development Plan 13540 and 13580 Yonge Street and 40 Coon's Rd

Good morning,

We understand that a revised development plan has been submitted for subject properties 13564 and 13580 Yonge Street as well as 40 Coons Road. These documents will be reviewed by Council on June 10, 2025.

To that end, we would like to express our concern with respect to these revised plans.

- **Too Big for the Area:** The plan exceeds the City's height and density limits. The Oak Ridges Local Centre designation allows up to 6 storeys and a density of 2.0 FSI. This proposal seeks 8 storeys and an estimated 3.86 FSI, almost double the permitted amount.
- o The proposed building is under review by planning staff as it may be considered as nine (9) storeys in height, due to the inclusion of amenity and storage areas above the eighth storey in addition to a proposed mechanical penthouse.
- **No Street-Level Shops:** City policy calls for community or commercial space along Yonge, this proposal has none.
- **Traffic & Safety Issues:** Adding 285 new units will increase traffic along Yonge Street and Coons Road, which are already busy.
- **Environmental Risks:** The site is close to protected lands and within a high aquifer vulnerability area. This raises concerns about risks to water quality and natural features, especially given the proposed underground parking.

Please accept this email outlining our concerns with this proposal.

Sincerely,

John and Esther McKinnon

8 Milgonette Street

Richmond Hill, Ontario

L4E 4R7