

June 9th, 2025

Mayor and Council

Town of Richmond Hill

225 East Beaver Creek Road

Richmond Hill, ON L4B 3P4

Dear Mayor and Council,

I am writing to you as a concerned resident of Richmond Hill to formally express my strong opposition to the revised development application for 13564 & 13580 Yonge Street and 40 Coons Road, which proposes the construction of an 8-storey apartment building, multiple townhouses, a single-detached home, and two levels of underground parking. As the plans stands now this would mean a total of 285 residential units on an area that currently houses only 2 homes.

This proposed development raises numerous concerns that merit immediate attention and action from our town's leadership.

First and foremost, the scale of the project is fundamentally incompatible with the surrounding neighbourhood. The introduction of such a high-density development in an area that has traditionally been a single dwelling residential area, with large lots will irrevocably alter this established community.

Traffic congestion is another pressing issue that cannot be ignored. The infrastructure is simply not equipped to handle the demands that such a development would impose, leading to increased frustration and potential safety hazards for pedestrians, cyclists, and drivers.

Furthermore, I would ask you to consider the implications for public services, including schools, transit, and emergency services. The addition of such a large development to a limited area will place unprecedented pressure on these essential services that are already oversubscribed, leading to overcrowding and diminished quality of services for everyone in the area.

The environmental impact of this project cannot be overlooked. The continued addition of an extensive development in this area will threaten the already strained

local ecosystems, diminishing green spaces, which are both crucial for maintaining biodiversity. The natural environment in Richmond Hill is a precious resource that we simply cannot continue to sacrifice for additional residential units.

In considering the need for balanced development, it would be conducive to look at other towns and cities in Ontario that have successfully placed caps on high-density housing to maintain the integrity of their existing, older neighbourhoods.

Communities such as Burlington and Oakville have set limits on density in various areas and are adhering to them prioritizing sustainable growth and community well-being and liveability over increased housing. Oakville, has specified that certain zones maintain a maximum of 50 units per hectare, allowing for adequate green space and manageable infrastructure demands.

A 2021 study by the Ontario Ministry of Municipal Affairs and Housing noted that municipalities with strategic density guidelines report significantly higher levels of community engagement and satisfaction with public infrastructure (source: Ontario Ministry of Municipal Affairs and Housing report, 2021). Statistics from across Ontario show us that communities adhering to reasonable density limits experience less traffic congestion, lower stress on public services, and higher resident satisfaction.

The evidence is clear: sustainable development should be the goal, not the pursuit of more units irrespective of the community impact.

As a resident of this community, I strongly urge you to prioritize responsible development that reflects the needs and values of current residents. I implore you to reject this proposed development and advocate for projects that enhance our community without sacrificing our residents' quality of life, the environment, and the general character of Richmond Hill.

Thank you for considering and listening to the concerns of your constituents and making decisions that reflect the best interests of the current community.

Sincerely,

Sonya Matthews

19 Beaufort Hills Rd.

Richmond Hill ON

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