

**From:** Dinh Loi  
**Sent:** Tuesday, April 29, 2025 1:32 PM  
**To:** Clerks Richmondhill  
**Cc:** Carol Davidson ; Samantha  
**Subject:** City Files: D01-21006 and D02-21011

To the attn: City Clerk, The Corporation of the City of Richmond Hill

Urgent Opposition to Development Applications D01-21006 and D02-21011

I am writing to express my unequivocal opposition to the proposed development applications D01-21006 and D02-21011, submitted by 2101071 Ontario Inc. and Mason Sanglakhi, for the properties located at 13564 and 13580 Yonge Street and 40 Coon's Road in Richmond Hill. This proposal is not only incompatible with the character of our community but also poses significant threats to our environment, infrastructure, and quality of life. I implore the Council to take a decisive stand and vote against this proposal.

**\*\*Traffic Congestion and Parking Crisis:\*\***

The proposed development, which includes 272 apartment units, 12 townhouses, and a single-detached dwelling, will overwhelm our already congested streets. Yonge Street and Coon's Road are ill-equipped to handle the influx of vehicles this development will bring, leading to gridlock, increased air pollution, and safety hazards for pedestrians and cyclists. The lack of adequate street parking on Coon's Road will exacerbate these issues, creating chaos for residents and visitors alike.

**\*\*Unacceptable Population Density:\*\***

This developer has a well-documented history of submitting amendments that push for higher-density projects than our neighborhood can sustain. For example, in 2015, a commercial development proposal for these lands was met with widespread opposition due to its incompatibility with the area. In 2021, the developer submitted plans for an eight-storey residential building, which also faced significant backlash. These repeated attempts to overdevelop this site demonstrate a blatant disregard for the well-being of our community.

The current proposal continues this pattern, with a scale and density that will strain our schools, healthcare facilities, and public services, all of which are already operating at or near capacity. This is not sustainable growth—it is reckless overdevelopment.

**\*\*Environmental Devastation:\*\***

The Oak Ridges Moraine is a priceless ecological treasure, providing clean drinking water, wildlife habitats, and natural flood control. This development threatens to

irreparably harm this fragile ecosystem. Historical examples, such as the destructive housing developments in Stouffville, have shown how unchecked urban expansion leads to habitat destruction, increased stormwater runoff, and long-term environmental degradation.

Moreover, the unauthorized removal of mature trees on these properties is an egregious violation of Richmond Hill's Tree Preservation By-law. These trees are not just part of our landscape—they are vital to our community's biodiversity, air quality, and aesthetic value. Allowing this development to proceed would set a dangerous precedent, signaling that developers can flout regulations without consequence.

**\*\*A Call to Action:\*\***

This developer's repeated attempts to exploit our community for profit must end. Their tactics prioritize financial gain over the well-being of Richmond Hill residents and the preservation of our unique environmental and cultural heritage. The Council has a duty to protect our community from such predatory practices.

I urge you to reject these applications in the strongest possible terms. Voting against this proposal is not just a choice—it is a responsibility to the residents you represent and to future generations who will inherit the consequences of your decisions.

Thank you for your attention to this critical matter. I trust that the Council will act in the best interests of our community and vote to preserve the integrity of Richmond Hill.

Sincerely,  
Dinh Loi

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