

From: Art van Halteren

Sent: Friday, June 6, 2025 9:05 AM

To: Clerks Richmondhill <clerks@richmondhill.ca>

Subject: D0-1-2006 and D02-21011 Request For Information

Subject: Request for Additional Information – Planning Amendment at 40 Coons Road

Clerk

I'm reaching out to request additional information regarding the planning amendment for the property located at 40 Coons Road.

After reviewing the proposal, I have some initial concerns and questions:

- The proposal includes a 2.18-acre property with 272 apartment units, 12 townhouses, and 1 detached home. This density indicate minimal allocation for outdoor activity
- Where is the parking to accommodate this number of dwelling units?
- Are there any plans for parks or green space to support the needs of a development of this density?
- Has a traffic impact study been conducted?

I noticed that the main access point is proposed to be onto Coons Road. With an estimated minimum of 300 plus vehicles, it seems unlikely that this intersection could handle the volume. This will result in traffic spilling onto nearby residential streets via Coons West, which is not designed to support such traffic levels.

Overall, this proposal does not appear to reflect a well-thought-out or sustainable design. I would appreciate any further documentation or planning details that address these issues.

Thank you,

Art Joanne van Halteren

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