

**From:** donna115 donna115

**Sent:** Friday, June 6, 2025 10:46 AM

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

**Subject:** new development is proposed for 13564 & 13580 Yonge St and 40 Coons Rd

Am sending this email to give my objection to this development for the following reasons. I have been a resident of Oak Ridges for 37 years and have lived in this area, so have a good understanding of it.

Too Big – Exceeds city height (max 6 storeys) & density limits (nearly double allowed FSI of 2)

- No Shops – No required commercial space along Yonge
- Traffic Concerns – 285 units = more congestion & safety issues
- Environmental Risk – Near protected lands & high aquifer vulnerability
- Lacks Affordability – Only 10% affordable housing (policy requires 25%)
- This is not a Major Transit Station Area (MTSA)

This would be a complete disaster for this neighbourhood and for the environment.

Donna Harrison

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Richmond Hill