

**From:** Maryam Omid

**Sent:** Friday, June 6, 2025 3:35 PM

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

**Subject:** City files D01-21006 and D02-21011 Attention Darren Ding

Dear City of Richmond Hill Planning Department,

I hope this message finds you well. I am writing as the resident of 29 Coons Road (home directly across this land) to express my deep concerns—shared overwhelmingly by my neighbours—regarding the proposed development of a 9-storey condominium and townhouses directly across from our homes.

While we understand the importance of thoughtful growth in Richmond Hill, this proposed development raises several serious issues and does not align with the character or infrastructure of our neighbourhood. Our primary concerns are as follows:

1. **Flooding Risk:** Our area is already prone to flooding and is designated as a high-risk zone, which has resulted in increased home insurance premiums for many residents. The land in question is particularly sensitive, and the deep excavation required for a structure of this scale could further disrupt water drainage patterns and increase the risk of flooding to nearby homes.
2. **Traffic and Access Issues:** The proposed 272-unit condo will significantly increase traffic volume. One of the proposed entrances is on Coons Road—a residential street that already experiences congestion, especially during peak hours. This added traffic poses safety and livability concerns for residents. We strongly recommend that access to the development be limited to Yonge Street only, which is better equipped to handle higher traffic flow.
3. **Mismatch with Neighbourhood Character:** The townhouses and high-rise condo are not in keeping with the established character of this area, which is defined by larger, older single-family homes, mature trees, and spacious lots. Coons Road has a unique charm that would be compromised by this dense and modern development, which appears out of place in this long-established community.
4. **Loss of Natural Light:** A 9-storey structure of this size would block natural light from reaching my home and others nearby, which will negatively affect both our daily quality of life and our property values.
5. **Unified Community Opposition:** I want to emphasize that the vast majority of residents in our community are strongly opposed to this development. There is a shared sense that this proposal is not appropriate for our neighbourhood, and we are united in our request for the City to reconsider or significantly revise this plan in consultation with the community.

We respectfully urge the City to take our concerns into account and to engage in further public consultation before proceeding with this project. We are not against development, but it must be sensitive to the environmental, infrastructural, and social context of the community it affects.

Thank you for your time and consideration.

Sincerely,

Maryam Omid  
29 Coons rd. Richmond Hill