

From: LEANNE STEVENS
Sent: Friday, June 6, 2025 4:11 PM
To: Clerks Richmondhill <clerks@richmondhill.ca>
Subject: Re: File D01-21006 and D02-21011

Clerks Department -

I received notification of the revised development plans above.

I have lived in this Neighbourhood for 26 years. To see this ridiculous development proposal is shocking, after participating in the revision of the Official Plan process for Richmond Hill.

How many months and years of costly consultations, research, meetings, occurred in order to devise an official plan that was to be reflective of the community? This developer is completely outside the official plan with this high density proposal. It appears to be double the size of allowed land space usage, and 3 stories higher than allowed under the official plan.

What is the proposed parking plan for 12 townhouses and 272 apartment units? If underground parking is proposed, what is the effect to the sensitive Oak Ridges Moraine water table?

With the Regional restrictions of no left hand turns on to Yonge Street, is this proposal suggesting entrance and exits off of Coon's Road, a small residential street? The impact of vehicular traffic on Coons would be immense. Coons would become a thoroughway to Bathurst, through quiet residential streets, in order to avoid the congestion onto Yonge Street. This is a quiet residential Neighbourhood, with young school children, school bus stops, and pedestrian walkways. This is a significant safety issue, as well as a contributor to significant noise and car pollution.

This development proposal is not reflective of the character of this Neighbourhood, and appears to be well outside the new Official Plan. This type of high density development would result in significant infrastructure issues - sewers, water, transportation. It will result in tremendous traffic issues on both Yonge Street and more importantly Coons Road. It is both a safety issue and a noise issue for current residents.

A huge development has also been proposed for the Yonge lands across the street. Oak Ridges is not a high density community like South Richmond Hill. It has a unique identity within Richmond Hill and it is reflected in the type of housing. Traffic will be an absolute nightmare if both of these proposals are approved.

I would like it on the record that I am opposed to this development plan, and would appreciate any updates on this proposal, as they unfold.

Thank you,

Leanne Stevens

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