

**From:** Anna Pelc  
**Sent:** Sunday, June 8, 2025 8:43 AM  
**To:** Clerks Richmondhill <clerks@richmondhill.ca>  
**Subject:** Fw: 13564 and 13580 Yonge st

Anna Pelc-Draper  
278 Douglas RD  
Richmond Hill  
L4E3H6

Begin forwarded message:

On Friday, June 6, 2025, 9:30 AM, Anna Pelc wrote:

As a resident of Oak Ridges for 44 years, I oppose the construction of this due to all the reasons below. 🏠 Oak Ridges Speak Out to Protect Our Neighbourhood!

A new development is proposed for 13564 & 13580 Yonge St and 40 Coons Rd — including an 8-storey building, townhomes, 285 units and 2 levels of underground parking.

🕒 Why this matters:

- 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)