

**From:** CRAIG SCHWYRIE

**Sent:** Tuesday, June 10, 2025 10:34 AM

**To:** Clerks Richmondhill <[clerks@richmondhill.ca](mailto:clerks@richmondhill.ca)>

**Cc:** Carol Davidson <[carol.davidson@richmondhill.ca](mailto:carol.davidson@richmondhill.ca)>

**Subject:** Urgent Concerns Regarding Proposed Development at 13564 & 13580 Yonge Street and 40 Coons Road, Oak Ridges

Dear City Clerk and Members of Council,

I am writing as a concerned resident of Oak Ridges to strongly oppose the current proposal for an 8-storey apartment building, townhouses, a single-detached home, and two to three levels of underground parking at 13564 & 13580 Yonge Street and 40 Coons Road, which would add approximately 214–250 residential units on a site currently occupied by two homes.

This development, in its present form, is unacceptable due to its excessive scale, severe traffic and safety implications, and significant environmental risks. I urge the City to reject or substantially modify this proposal to align with Richmond Hill's Official Plan, the Oak Ridges Local Centre designation, and the community's values.

### **1. Excessive Height and Density Violate Planning Standards**

The proposed 8-storey building and estimated 3.86 Floor Space Index (FSI) blatantly exceed the Oak Ridges Local Centre's limits of 6 storeys and 2.0 FSI—nearly doubling the permitted density. This high-rise, high-density development is incompatible with Oak Ridges' low-rise, suburban character, known for its natural beauty and community-oriented scale. Approving such a drastic variance risks setting a dangerous precedent, paving the way for unchecked urbanization that erodes the area's identity. While I acknowledge the need for housing growth, intensification must respect existing zoning bylaws and the vision for Oak Ridges. I demand that the City enforce the 6-storey, 2.0 FSI limits or provide a rigorous, evidence-based rationale for any deviation, supported by comprehensive infrastructure studies.

### **2. Unacceptable Traffic and Safety Risks**

The addition of 214–250 units, with 341–347 parking spaces, will significantly increase traffic on Yonge Street and Coons Road, which are already congested during peak hours. This influx threatens pedestrian and cyclist safety, particularly near intersections and the York Region Transit bus stop at Yonge Street and Coons Road, frequented by families and commuters. The proximity to recreational areas like Briar Nine Park and Lake Wilcox Park amplifies these concerns, as heavier traffic could endanger residents and complicate emergency vehicle access. While the site's location near the Yonge Street Rapid Transit Corridor is noted, Oak Ridges remains car-dependent, and transit alone cannot mitigate the projected vehicle surge. I insist on a detailed traffic impact assessment to quantify additional trips and propose specific mitigation measures, such as traffic signals, pedestrian crossings, or turn lanes, to prioritize safety.

### **3. Severe Environmental Threats to the Oak Ridges Moraine**

The site's location in a high aquifer vulnerability area, near protected lands and the Oak Ridges Moraine, makes the proposed underground parking and extensive excavation deeply concerning. These activities risk contaminating groundwater and disrupting natural features, threatening water quality and ecosystems that define Oak Ridges. The Oak Ridges Moraine Conservation Plan mandates stringent protections, yet the proposal lacks transparent environmental safeguards. I demand a comprehensive environmental impact assessment to

evaluate groundwater risks, stormwater management, and impacts on nearby wetlands and wildlife habitats. The City must ensure full compliance with Moraine regulations and publicly share mitigation plans to protect our natural heritage.

### **Call to Action**

This development, as proposed, undermines Richmond Hill's planning framework and jeopardizes the quality of life in Oak Ridges. We urge the City to:

- **Reject or modify the proposal** to adhere to the 6-storey, 2.0 FSI limits, or consider lower-density alternatives like low-rise condos and townhouses.
- **Commission and publish** a traffic impact assessment and environmental impact assessment to address safety and ecological concerns.
- **Engage the community** through transparent consultations, including public access to all relevant studies.
- **Uphold the Oak Ridges Moraine Conservation Plan** to safeguard our environment for future generations.

Please confirm receipt of this email and provide updates on the review process. I can be reached at this email address.

Sincerely,  
Craig and Antonette Schwyrie  
Resident of Oak Ridges, Richmond Hill