

**From:** Tracy Wixon  
**Sent:** Thursday, March 16, 2023 11:36 AM  
**To:** Clerks Richmondhill <clerks@richmondhill.ca>  
**Subject:** Fwd: 101 Bloomington Development Proposal

Good morning Office of the Clerk/Planning Department,

**Re: SRPF1.23.031 101 Bloomington**

As a resident of Oak Ridges, I'd like to have my objection to this change in the proposed development plan associated with the above address noted.

The following are just some of the reasons for my objection;

- Negative / adverse visual impact of the development - of particular concern is the impact a proposal will have on local landscape ie. The proposed height of 12 floors greatly exceeds the maximum height of 4 storeys permitted in Oak Ridges and the proposal does not conform to either the City's Official Plan or the Regional Official Plan.
- The design proposed is out of scale or "character"
- Detailing and materials are poorly matched with the area
- the increased size negatively impacts a migration corridor for large and small mammals that resulted due to overdevelopment south-east of Bloomington (via it's requests for a diminished vegetation protection zone)
- this development does not *benefit* or add to the community such as providing housing for low-income or marginalized community members

It's no longer acceptable, in my opinion, to just build for the sake of building and assisting developers to make money. Those in the position of making decisions at this level need to help build a community we want to be part of.

Developers need to be pressed to add, not take away, from the land they treat as a commodity. Does this fulfill a need in the community?

An example of an 'add' would be to set aside a large area for a community garden - as opposed to a decreased vegetation zone. Another, if the developer proposed a fifth storey for; solar panels, a rooftop garden or something of that benefit...that would be a different conversation.

Please do not let these developers leave us with a monolith of a building that 'takes away' rather than 'gives back' to the Community.

Thank you,  
Tracy Wixon  
17 Wood Rim Dr  
Richmond Hill, ON