

From: Cheryl Lewandowski

Sent: Monday, March 20, 2023 8:22 AM

To: Clerks Richmondhill clerks@richmondhill.ca

Subject: 101 Bloomington Road - City Files OPA-22-0008 and D02-19020

Good morning,

I would like to notify the City that I oppose this development. There are many issues that have already been identified by York Region and the City of Richmond Hill. A significant concern is the precedent setting nature of this development if approved. It stands to reason others will expect the same consideration which could lead to those pushing the envelope for greater density.

This area is not zoned for high density nor has it been identified as an area for high density since it is on the Oak Ridges Moraine and is a ground water recharge area. It is commendable that a green roof is being considered, however this feature cannot begin to take the place of the natural functions of the ecosystems being impacted by the development.

Many amenities are lacking in the area including, but not limited to, shopping, commercial availability, sidewalks, bike lanes, secondary schools and an array of reliable public transportation modes.

With ongoing development, safety concerns have not been addressed on secondary roads. These are becoming used more frequently to bypass the congested Yonge Street. This is leading to motorists regularly running stop signs and greatly exceeding the posted speed limit.

There are areas allocated by the municipality for high density which are publicly available. It is beneficial to the whole community if these guidelines are respected by all. By doing so, taxpayers dollars associated with staff time and costs to deal with piecemeal design and conflicts associated with precedent setting developments are minimized.

Sincerely,

Cheryl Lewandowski

17 Gallacher Ave.

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