

From: Stephen Chen
Sent: Sunday, December 29, 2024 3:37 PM
To: Clerks Richmondhill <clerks@richmondhill.ca>
Subject: City File(s): OPA-24-0003 and ZBLA-24-0005

Dear City Clerk, The Corporation of the City of Richmond Hill,

City File(s): OPA-24-0003 and ZBLA-24-0005

I am writing to express my concern as a resident of Richmond Hill in very close proximity to the proposed development (0 Longworth Avenue). As a resident in the past two years in this neighbourhood (initially marketed as Oakridge Meadows, and now, the New Oakridge), I was informed that the space initially proposed for the area was for a small commercial plaza. Having lived here for 2 and a half years now, I noticed that traffic in the area (along Leslie Street and Stouffville Road) have been significantly congested during peak rush hours, and a proposed development of a five-storey, mixed-use building with 201 residential units would significantly exacerbate this issue as the density proposed without first widening Stouffville Road and Leslie Street would significantly decrease the local residents' quality of life because the infrastructure is not in place to handle this amount of traffic (albeit not even the current level of traffic, as it's one lane each way). Moreover, the remaining homes that are proposed for the area, and the local schools and parks, have not even completed construction, which would further add to the traffic and congestion in the area. Once complete, I would expect the traffic to continue to worsen and this development would completely block the view of all adjacent homes to this proposed mixed-use building. Considering that the homes in the area have not yet sold (beyond the first two phases), it is completely illogical to pursue a much larger development of additional residential units without any amenities servicing the immediate area. I am extremely concerned with this development proposal and hope that the city planner and council will consider my concerns when reviewing this proposal, thank you.

I wish to be notified of the adoption, passing, or refusal of the proposed Zoning By-law AMendment and/or the decision of the Council of Richmond Hill in respect of the proposed draft Plan of Subdivision.

I also request my name and personal information to be removed from my comments from the public record.

Please let me know if you need any further information from me, thank you.

Sincerely,

Stephen Chen