

**From:** Matthew Wong

**Sent:** Tuesday, January 21, 2025 10:07 PM

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

**Subject:** Re: Amendment of the Official Plan and Zoning By-Law, Block 68, Plan 4696 (0 Longworth Avenue)

Hi [@Clerks Richmondhill](mailto:@Clerks_Richmondhill),

Please see my formal correspondence below expressing concerns with regard to the Amendment of the Official Plan and Zoning By-Law, Block 68, Plan 4696 (0 Longworth Avenue). Please add me to the notification list for this file.

**Name:** Matthew Wong

**Address:** 171 Tempel Street, Richmond Hill, ON, L4E1J2

**1. If the development proceeds, what is the plan to address the increased traffic flow?**

Presently, Leslie Street and Stouffville Road are one lane in all directions. During evening rush hour, traffic is often at a standstill on Stouffville Road westbound toward Leslie Street. This gridlock stretches back past the 404 to Woodbine Avenue, especially as there is a bottleneck into one lane, which is compounded by sudden bursts of traffic exiting from Gormley GO station at the bottleneck. Similarly, during morning rush hour, the left turn lane on Leslie Street (southbound turning east onto Stouffville Road) often stretches back hundreds of metres, forcing vehicles which are turning right onto Stouffville Road to dangerously drive onto the shoulder to bypass this traffic.

Given the development of the Oak Ridges community is not even half completed (only Phase 1 of 3 complete), traffic will only get worse as development is finished and the community grows. Yet, this amendment is seeking to *add hundreds of potential additional commuters beyond the original plan*, further worsening traffic. Unfortunately, there is also no local transit as an alternative commuting option, nor sidewalks on Stouffville Road for pedestrian traffic.

Ultimately, the location of this proposed change seems out of character for this neighbourhood. There is no other multi-storey residential building anywhere within the vicinity, on Stouffville Road from Yonge Street to the east past Highway 48, nor on Leslie Street from Wellington Street up north in Aurora all the way down past 16<sup>th</sup> Avenue in the south.

Thanks,

Matthew Wong