

From: Jessie Tai
Sent: Sunday, May 25, 2025 10:26 PM
To: Clerks Richmondhill <clerks@richmondhill.ca>
Subject: Strong Opposition to Proposed Longworth Condominium Development (Re. files: OPA-24-0003 and ZBLA-24-0005)

To Whom It May Concern at the Richmond Hill Clerk's Office,

Re. files: OPA-24-0003 and ZBLA-24-0005

I am writing to strongly oppose the proposed construction of two five-storey condominium buildings at the corner of Longworth and Leslie, just north of Stouffville Road. This development—comprising 201 residential units and 371 parking spaces—blatantly disregards the West Gormley Secondary Plan and existing zoning regulations, which designate this area for commercial use with a maximum building height of four storeys. For the following reasons, this proposal must be firmly rejected:

1. **Severe Traffic Impacts** – The intersection of Leslie and Stouffville is already struggling with congestion due to its single-lane, two-way road system. Adding 201 residential units and 371 parking spaces will exacerbate delays, creating hazardous conditions for both residents and commuters.
2. **Lack of Public Transit Infrastructure** – The area lacks adequate public transit options to support such a large influx of residents. The absence of a robust transit system will push more people toward personal vehicles, increasing traffic congestion and environmental strain.
3. **Mismatch with Community Character** – The West Gormley Secondary Plan prioritizes low-rise developments that complement the surrounding neighborhood. A high-density condominium complex would disrupt the character of this established community, which primarily consists of single-family homes.
4. **Misalignment with Local Needs** – While the zoning allows for commercial use, the community requires a small-scale, local retail plaza, not a high-density residential project. This proposal ignores the intended function of the space, failing to meet residents' actual needs.
5. **Overburdened School System** – The community is served by only one elementary school and one secondary school, both of which are already operating near capacity. An influx of new residents will overwhelm these facilities, negatively impacting the quality of education and local resources.
6. **Risk to Property Values** – The area's appeal lies in its single-family homes and low-density development. A large condominium complex threatens this dynamic, potentially diminishing property values and undermining the investment homeowners have made in the community.

Approving this development would set a troubling precedent, paving the way for further violations of height and density restrictions while eroding the vision set forth in the West Gormley Secondary Plan. I urge the Council to reject this proposal and instead support

responsible, low-rise development that aligns with community needs and existing zoning regulations.

Sincerely,

Jessie Tai

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