

From: Tracy He

Sent: Monday, May 26, 2025 9:51 AM

To: Clerks Richmondhill <clerks@richmondhill.ca>

Subject: Re: Strong Opposition to Proposed Development at Longworth and Leslie (OPA-24-0003 & ZBLA-24-0005)

Dear Mayor and Members of Council,

I am writing as a concerned resident of Richmond Hill to express my strong opposition to the proposed development (City Files: OPA-24-0003 and ZBLA-24-0005) for two five-storey condominium buildings comprising 201 residential units and 371 parking spaces at the corner of Longworth Avenue and Leslie Street, just north of Stouffville Road.

This proposal raises several significant concerns:

1. **Traffic Congestion and Safety:** The intersection of Leslie Street and Stouffville Road is already experiencing substantial traffic congestion. Adding 201 residential units and 371 parking spaces will exacerbate this issue, leading to longer commute times and increased risk of accidents. The current infrastructure is not equipped to handle such an influx of vehicles.
2. **Contradiction to the West Gormley Secondary Plan:** The West Gormley Secondary Plan emphasizes the development of an urban residential community that respects the natural heritage and hydrological features of the area. The proposed high-density development does not align with the plan's vision of maintaining the character and environmental integrity of the community.
3. **Environmental Impact:** The area is designated as a "Settlement Area" within the Oak Ridges Moraine Conservation Plan, which includes provisions to protect natural core and linkage areas. The proposed development could negatively impact these sensitive environmental zones, disrupting local ecosystems and wildlife habitats.
4. **Strain on Local Services:** An increase in population density will place additional pressure on local services, including schools, healthcare facilities, and public transportation. Without adequate planning and resources, this could lead to a decline in the quality of services available to current residents.
5. **Community Character:** West Gormley is known for its historical significance and unique character, with heritage homes and a close-knit community atmosphere. The introduction of large condominium buildings would alter the neighborhood's aesthetic and potentially diminish its historical value.

I urge the City Council to consider these concerns seriously and reject the proposed development. It is crucial to preserve the character, safety, and environmental integrity of our community.

Thank you for your attention to this matter.

Sincerely,

Mingjia He

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