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From: Leigh Mounsey

Sent: Sunday, May 18, 2025 8:37 AM

To: Clerks Richmondhill <clerks@richmondhill.ca>

Cc: Carol Davidson <carol.davidson@richmondhill.ca>

Subject: Opposition to Proposed Development at Longworth and Leslie

Dear Members of Council,

As a long-time local resident, I am writing to express my strong opposition to the proposed development of two five-storey buildings containing 201 residential units and 371 parking spaces at the corner of Longworth and Leslie, just north of Stouffville Road.

This proposal is deeply troubling for several reasons:

1. Violation of Existing Zoning and Planning Guidelines:

The proposed buildings exceed the current zoning designation, which permits a maximum of four storeys and is intended for commercial use, not high-density residential housing. Approving this development would not only disregard these planning regulations but would also set a dangerous precedent that encourages future developers to push beyond permitted height and density limits.

2. Ecological Sensitivity of the Oak Ridges Moraine:

This area is part of the Oak Ridges Moraine, an environmentally sensitive and protected region. I was under the impression, as were many local residents, that strict ecological protections were in place to safeguard this landscape. The size and density of this development threaten to disturb the local ecosystem, increase impermeable surfaces, and damage the natural heritage we are entrusted to protect.

3. Complete Lack of Supporting Infrastructure:

This is a bedroom community with virtually no nearby infrastructure to support a development of this scale. There are no walkable shops, restaurants, grocery stores, schools, or community amenities. In past generations, thoughtful planning created walkable communities with mixed-use developments that served the daily needs of residents. Today, developments like this one appear to be driven solely by density and profit, without any regard for livability or public benefit.

4. Traffic and Congestion Impacts:

The addition of 201 residential units and nearly 400 vehicles will significantly worsen traffic congestion in an already underserved area, posing safety concerns and further straining local roads that were not built to handle this kind of volume. Leslie and Stouffville Road is one of the worst intersections logistically. With the jog in the intersection, these additional homes are just going to congest the area further.

5. Deviation from the West Gormley Secondary Plan:

This development is in clear contradiction to the West Gormley Secondary Plan, which emphasizes low-rise, environmentally harmonious growth. We must uphold this vision to preserve the unique character and integrity of our community.

For all these reasons, I urge you to reject this application and demand a development that aligns with the community's needs, the area's zoning restrictions, and the environmental values we claim to protect.

Thank you for your time and for considering the voices of the community you serve.

Sincerely,

Todd & Leigh Mounsey

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Richmond Hill

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