

From: JIAQI ZHOU

Sent: Sunday, May 25, 2025 11:31 PM

To: Clerks Richmondhill <clerks@richmondhill.ca>

Subject: Opposition TO 0 Longworth Avenue - City Files OPA-24-0003 and ZBLA-24-0005 1.SRPB

Dear officer,

This is Jiaqi Zhou, owner of 39 Sweet Gale Cres, Richmond Hill, L4E 1K1.

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 concerning for several reasons. First and foremost, the area is designated for a maximum of four storeys, and the land is currently zoned for commercial use—not high-density residential development. Approving a project of this scale would disregard established zoning regulations and set a troubling precedent that could open the door to similar overbuilt projects in the future.

What this community truly needs is a thoughtfully designed, low-rise commercial plaza that offers essential local shops and services. Such a development would not only meet the current zoning requirements but would also serve the everyday needs of local residents without overwhelming the area.

The proposed buildings would obstruct the natural view, significantly increase traffic congestion, and put additional pressure on the fragile local ecosystem. Traffic in this area is already excessive, particularly during rush hours, due to our proximity to the GO Train station and Highway 404. The existing roads are not wide enough to accommodate increased traffic volumes, and the infrastructure is simply not designed to support this level of density.

Additionally, there are currently no schools and limited community amenities nearby to support the influx of residents that this development would bring. Introducing such a large number of housing units without the necessary public services and infrastructure is not only impractical but unfair to existing residents.

This area does not require a massive commercial retail development either. While the site is zoned for commercial use, what the community truly needs is a small-scale, low-rise plaza that provides essential services—not a large-scale residential complex that ignores both the letter and spirit of our local planning regulations.

Changing the zoning to accommodate this development would not be meaningful or appropriate. It would undermine the trust of current residents, especially in a context where local amenities are insufficient to support a large population increase. Moreover, such a drastic change threatens to reduce the quality of life for current homeowners and could negatively impact property values across the area.

The West Gormley Secondary Plan was developed with the intention of promoting low-rise, environmentally conscious growth that fits the character of our community. Let us remain committed to that vision. I urge decision-makers to reject this proposal and work toward a development plan that respects the area's zoning, environmental context, and community needs.

Sincerely,

Jiaqi Zhou

39 Sweet Gale Cres, Richmond Hill