

From: MagBall

Sent: Sunday, May 25, 2025 10:44 PM

To: Clerks Richmondhill <clerks@richmondhill.ca>

Subject: Strong Opposition to Proposed Longworth Condominium Development (files: OPA-24-0003 and ZBLA -24-0005)

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

I am writing to express my vehement opposition to the proposed development of two five-storey condominium buildings at the corner of Longworth and Leslie, just north of Stouffville Road. This application, which includes 201 residential units and 371 parking spaces, is an unacceptable violation of the West Gormley Secondary Plan and the zoning regulations that designate this area for commercial use with a maximum height of four storeys. This proposal must be rejected for the following reasons:

1. **Traffic Congestion on Leslie and Stouffville**:

The intersection of Leslie and Stouffville is already burdened by a single-lane, two-way road system that struggles to handle existing traffic. Adding 201 residential units with 371 parking spaces will exacerbate congestion, creating dangerous and intolerable delays for residents and commuters.

2. **Inadequate Public Transit**:

The current public transit infrastructure in this area is woefully insufficient to support a development of this scale. There are no robust transit options to accommodate the influx of residents, which will further strain roads and increase reliance on personal vehicles, worsening environmental impacts.

3. **Incompatibility with Community Character**:

The West Gormley Secondary Plan emphasizes low-rise developments that integrate seamlessly with the existing community. A high-density condominium is entirely out of character with the surrounding low-rise, single-family homes, disrupting the aesthetic and functional harmony of our neighbourhood.

4. **Unnecessary Large-Scale Commercial Retail**:

This area does not require a massive commercial retail development. The proposed site is zoned for commercial use, but what our community needs is a modest, low-rise plaza with essential local shops and services, not an oversized residential complex that disregards zoning regulations.

5. **Insufficient School Capacity**:

The area is served by only one elementary school and one secondary school, which are already stretched thin. Adding hundreds of new residents will overwhelm these facilities, compromising the quality of education and community services for existing families.

6. **Threat to Property Values**:

This region is defined by its high-value, single-family homes. Introducing a high-density condominium will undermine the exclusivity and appeal of our community, leading to a decline in property values and eroding the investment homeowners have made in this area.

Approving this development would set a dangerous precedent, encouraging further violations of height and density restrictions and jeopardizing the integrity of our community's vision. I urge the Council to reject this application outright and prioritize responsible, low-rise development that respects the West Gormley Secondary Plan.

Sincerely,
Maggie Kwong
11 Cinquefoil Street
Richmond Hill, L4E 1J9