

From: Ishan Prabhu
Sent: Monday, January 11, 2021 10:59 PM
To: Leigh Ann Penner ; Clerks Richmondhill
Subject: Comments RE City File D01-20014 and D02-20028

Dear Leigh Ann,

I am a resident of Ward 5 and a graduate of Alexander Mackenzie High School - neighbour to the property covered by the development application and Official Plan Amendment (City File D01-20014 and D02-20028) submitted by Acorn Developments and other partners. My comments are in relation to this development application.

While I was aware that 3-4 properties at the corner of Major Mac / Arnold were slated for development, I am deeply distressed now that I have learnt about the scope of these plans. I understand the applicant plans to build, if permitted, four buildings ranging in height from 10-19 stories in addition to townhouse blocks. My contention is with the inclusion of high-rise buildings in the application.

I would like to question - Why bother spending years drafting, deliberating, and approving an official plan when developers don't seem to respect the guidelines set out in the plan? Apologies for my sarcastic tone, but my point being, there's a reason an official plan exists, and it ought to be upheld in the face of ludicrous development applications. I trust that as a respected and capable public servant, you will succeed in doing so.

In my humble opinion, high-rise buildings in this neighbourhood will stand outrageously in contrast to the existing fabric of the neighbourhood comprising detached single-family homes on generously sized lots. The historical character of this neighbourhood is vital to the village core. Construction of 10-19 storey buildings promises to disrupt this character and will ultimately convey a haphazard image, going against the principles of the current official plan. To be clear, I am in full support increasing densities where opportunities exist. As such, I am in full support of townhouses being built on this property. But I believe density increases should be approved to a reasonable degree, representing gradual and not drastic increases from the existing. The current official plan calls for 2-3 storey buildings on the west edge of the village core. I do realize that the Official Plan is currently being updated, but do not anticipate the plan for this particular area to change. With 2-3 storey dwellings east, south, and north of the applicant's property and no structures to the west, I respectfully and strongly urge that no buildings taller than 4-storeys are permitted (in the form of apartment/condominium buildings, stacked townhomes, etc.).

As a side note, I long for the proposed densities to be realized elsewhere, such as along the Yonge corridor Civic district (Harding to Major Mac). If I'm not wrong, Acorn (formerly BAIF developments), had previously submitted plans for this massive unused property in prime quarters of our city (named BAIF Don Head?). Would you kindly shed some light on why this development is in limbo? I implore the applicant to focus plans for this level of development on properties such as at Yonge/Harding.

I look forward to when a Council Public Meeting is held for this application in the future, and hope that Council doesn't push through developments that brazenly contravene our official plan, which I fear is happening with the 30+ storey applications in the Yonge/Carville, Richmond Hill Centre, and Yonge/Bernard KDAs.

I appreciate you taking the time to read my comments.

Sincerely,

Ishan Prabhu
Resident of Ward 5, Richmond Hill