

From: Edna Gelbard
Sent: Monday, March 1, 2021 4:10 PM
To: Clerks Richmondhill ; Leigh Ann Penner
Subject: Re:City Files: D01-20014 and D02-20028 The Acorn Development Corporation

Dear Leigh Ann Penner and the clerks of Richmond Hill,

I am writing today to give my comments regarding the Acorn Development, Acorn Major Mack Inc. and Woodcreek Development Corporation which is proposed at Major Mackenzie and Arnold in Richmond Hill.

Even though this development is in its early stages, with various internal and external departments for review and a council meeting slated for March 24, 2021 to express our comments, I believe it is necessary to be proactive and voice my own thoughts and arguments opposing this development.

1. **Density and Infrastructure Overwhelm:** This neighbourhood/pocket has typically residential homes, low rise apartments, and natural heritage historical homes. The proposal of 19 apartments and townhouse dwellings with a total of 790 residents on the subject lands would result in **extreme population density** with the **extreme high number** of tall story apartments and townhomes being proposed. As a result, the infrastructure would be overwhelmed, and the integrity to this wonderful neighbourhood would be destroyed. Originally, it was proposed that low density townhomes be built in this pockets of Major Mackenzie and Arnold. **This would have been a better solution on the proposed lands.**

2. **Traffic:** The means of egress for the proposed development, one road running off Major Mackenzie and another off Arnold Crest, is not sustainable for the density of this project. In the 20+ years I have lived in this neighbourhood, there has been a significant increase in traffic and waiting lines/congestion of cars at the intersection of Arnold and Major Mackenzie. The population density increase from this development would result in significant traffic havoc and hazards at this corner. Not only would travel time increase to enter our street of Guinevere Court and Arnold Crest, but it would also present additional safety hazards.

3. **Environment:** There is a creek (river) on the said lands of this proposed development. The construction and increased population would inevitably result in a negative environmental impact on our **water shed below**, and would harm the environment of the natural habitat and ecosystems.

4. **Home Prices:** This proposed development would cause mine and my neighbour homes to **drop in market value significantly** due to the type of mix development.

I believe this proposed development is wrong for our neighbourhood and I am in complete opposition of it.

Sincerely yours,

**Edna Gelbard
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