

Hello,

We are Kevin Moynagh and Maria-Theresia Roemmelt and live at 95 Highland Lane. We would like to comment on the proposed development at Major Mackenzie Drive West and Arnold Crescent (City Files D01-20014 and D02-20028).

This proposed development is on the edge of a very low-density area of single-family homes. Our understanding is this area is currently designated as Neighbourhood in the Official Plan and First Density Residential (R1) in the By-Laws. We have paid a premium for our house in this neighbourhood for the quiet nature of the area and feel the proposed development would change that drastically and permanently.

The proposed development is so out of character for the neighbourhood that we have to ask the question: "Why do we even bother with having an Official Plan?" People make very important financial decisions based on this plan. We bought our house based on the Official Plan and the character of the neighbourhood. If the town then makes such a major change to the Plan, this not only erodes all trust in our elected officials but also calls into question the amount of property tax demanded from us from said officials. This would directly impact the quality of life for all residents of this area as well as negatively affect the value of the existing homes, by changing the nature of the neighbourhood.

We have already been subjected to a deviation from the Plan via the development at Arnold and Elizabeth Street. The originally proposed number of dwellings was universally agreed by residents (and some councillors) as having too high of a density. The town, in conjunction with the developer, then went and increased the number of residences. It makes it very hard to believe that our elected officials are looking out for our best interests (which is exactly that they are supposed to do).

We understand the need for infill development and also support such developments if they are appropriate to the neighbourhood. However, this development, with up to 19 story apartment buildings does NOT fit with the existing characteristics. The proposed development on this one small plot of land would add twice the number of dwellings as already exist in the entire neighbourhood (from Major Mackenzie to Mill Street), with the corresponding increase in traffic volumes.

We know that infill development will take away the green space buffer we have enjoyed for so many years. However, a development similar in nature to the surrounding residences would at least somewhat alleviate the impact of losing this buffer. The proposed development would infringe on our neighbourhood more than the existing major routes of Major Mackenzie and Yonge.

Even if all traffic from this development were to be routed to Major Mackenzie (unlikely), the increase in volume would drastically change the access to our neighbourhood. Sending this traffic north on Arnold would likely cause significant traffic delays and increased likelihood of accidents for pedestrians, cyclists and automobiles. There could

also be an increased risk to the police/fire access with this additional traffic from such a large development.

This site is also directly adjacent to the local high school. There is significant pedestrian volume of kids walking to the school, in addition to the morning/afternoon “rush hour” of parents transporting their children to/from the school. Such a large increase in residences, and therefore traffic, would add significant risk to these commuters.

There are already current and planned multi-storey developments along the Yonge Street corridor, where there is sufficient public transit. It does not make any sense to add such a large, dense development right in a low-density residential neighbourhood that is part of the village core.

While we would be agreeable to an appropriate development of this site, we feel the density and corresponding traffic are not in keeping with the existing neighbourhood and would have considerable negative impact on the quality of life of all existing residents of this area.

Therefore, we ask this proposal to be not only sent back to the developer, but also that the developer be encouraged to work with the area resident's association to find a reasonable compromise before investing in another version of an unsustainable proposal.