

Dear Richmond Hill Council,

I am writing to express my strong opposition to the Acorn development and proposed zoning amendment at the northwest corner of Arnold Crescent and Major Mackenzie Drive West (City Files: D01-20014 and D02-20028). I share the opinion of my concerned neighbors and wanted to express to you that we are all completely opposed to the development as it is described in the current proposal and in particular its height and density. Specifically, we believe that the development will cause traffic and safety issues, negatively impact or destroy the local wildlife habitat, and potentially lower the property values of the existing community. Finally we also feel that the proposed development is completely inconsistent with the Official Plan and the limitations of the surrounding development areas.

With regards to traffic, it is a major concern in the area given that the development only offers two exits. The exit towards the south would likely cause a bottleneck during morning rush hour as traffic flow is limited by the intersection at Arnold and Major Mackenzie. This is expected to push traffic to the exit towards the north and into the Richmond Hill Village residential community during the morning rush hour. This is a safety concern for children since some walk to school in the morning and the adjacent streets are drop-off zones for local daycares.

Part of the land impacted by this development is designated Natural Core and is intended for wildlife management and recreational use. Wildlife has been observed in the area (including foxes, coyotes, hawks and falcons), and a high density development will destroy their habitat.

The remainder of the land impacted by the development has a Neighbourhood and R1 zoning designation. Given the relatively small footprint of the Acorn development and significant height and density, it is inconsistent with the neighborhood and has the potential to lower the property value in the area. Changing the zoning given the small footprint, the extreme height and the surrounding R1 designation would make it a classic example of spot zoning.

The Official Plan seems to clearly identify development areas in Richmond Hill and the Acorn development site is not included in any of them. Adjacent to the west, the Trench Street Local Development Area - (Major Mac and Trench) describes a max building height of 8 storeys. To the east, the Village District (core downtown RH area) limits the max building height to 5 storeys. Given that the Acorn development is a not designated development area, we wouldn't expect the four proposed apartment buildings to be 10 to 19 storeys in height and far exceed the limitations set in the Official Plan for adjacent designated development areas (8 and 5 storeys respectively). According to the Official plan, the Acorn development site is supposed to be a site that transitions away from the adjacent high density development areas to a lower density residential area.

In summary, I urge you to deny the Acorn development proposal and related zoning amendments, and from recent meetings and discussions with my neighbours, I know

my opinions are shared by many who may not have managed to attend the meeting or voice their opposition.

Thank you for your continued service and support of our community.

Best regards,

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