

From: Ishan Prabhu
Sent: Tuesday, March 23, 2021 7:46 AM
To: Leigh Ann Penner <leighann.penner@richmondhill.ca>
Cc: Clerks Richmondhill <clerks@richmondhill.ca>
Subject: Re: Comments RE City File D01-20014 and D02-20028

Hi Leigh Ann,

Thanks very much for that information, it is very helpful.

After having thought through my language on my initial email, I request if possible that it is removed from public record and replaced with the following correspondence:

I am a resident of Ward 5 and a graduate of Alexander Mackenzie High School - neighbouring 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 am unsure whether the current site falls within or just beyond the boundaries of the village core as defined in the 2010 Official Plan. Regardless, high-rise buildings in this neighbourhood will stand in stark contrast to the existing context 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 favour of increasing densities where opportunities exist, especially in the key development areas of our city. Given the site is located on Major Mackenzie Dr., which is expected to feature Viva's BRT at some point in the future (although currently unfunded and with no set timelines), I am in full support of increased density on this property (relative to current conditions). But density increases should represent gradual (and not drastic) increases from the neighbourhood status quo. The current official plan calls for 2-3 storey buildings on the west edge of the village core. 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 buildings heights are limited to:

- no taller than 8-storeys along Major Mackenzie Dr. and the west property line (in the form of apartment/condominium buildings such as at Bayview/Hi-Tech); and

- no taller than 4-storeys along Arnold Cres. and the north property line (in the form of stacked townhomes).

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). I understand that, Acorn (formerly BAIF developments), has obtained Official Plan Amendment and Zoning By-law Amendment approvals from the Ontario Municipal Board in 2015 for their other lands (Don Head) - yet, no site plan applications have been submitted for these lands. I implore the development applicant to focus additional densities to this site (in line with the Official Plan, of course) and to expedite development of this site.

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 contravene our official plan and disrupt the fabric of our neighbourhoods, 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