

From: DINO D'AMATO  
Sent: Tuesday, March 23, 2021 2:37 PM  
To: Clerks Richmondhill <clerks@richmondhill.ca>  
Subject: City Files: D01-20014 and D02-20028

Resident: Dino D'Amato  
Address: 120 Arnold Crescent

Attention: Council Members & Planning and Infrastructure Department

Let me begin by saying that I am not against the general development of these lots on Major Mackenzie Drive and Arnold Crescent. However, there are many serious concerns with the proposed plan set forth by the Acorn Development Corporation and Woodcreek Development Corporation.

Arnold Crescent is a small secondary road that is well overdue for repair. As I am sure this work will be scheduled by the Town at some point in the near future, it is important to keep in mind that Arnold Crescent is quite narrow in comparison to other two-way municipal roads.

This makes it quite difficult for vehicles to park along the side of the road and at the same time for traffic to move in either direction.

With Arnold Crescent connecting to Major Mackenzie Drive and Yonge Street, many Richmond Hill residents use this street as a thruway during high traffic hours Monday - Friday. I have not conducted a traffic study, but I can see that the road is unable to handle this volume that has only intensified in the last 5 years. Now to add an additional 900+ dwellings in the immediate area would most certainly overload roadways. Here too, we must keep in mind that there is a Police and Fire Station directly across the street on Major Mackenzie Drive and Mackenzie Health Hospital approximately 100 yards down the road. Increased pedestrian and vehicle traffic will make it difficult for first responders to respond to an emergency in an appropriate time.

For these two reasons, I would strongly suggest to Council that a thorough traffic study be conducted in the area to review traffic flow. Also the consideration that any future development on this site would be accessible from Major Mackenzie Drive ONLY. Arnold Crescent is by far one of the more beautiful, mature and historical of Richmond Hill. The residential lots on Arnold are much larger than the average and for this reason the homes situated on the properties are also larger. The suggestion to have townhomes built along Arnold Crescent is absurd. The lot sizes currently along Arnold are 60 – 80, some even 100 foot wide. The lots along Guinevere Court are also of decent size 45-50 foot wide. Where do townhomes fit in with the look and feel of this street? I have yet to see a neighbourhood in the GTA that has townhomes mixed together with beautiful oversized lots. Townhomes would most certainly decrease the value of the homes already located on Arnold Crescent. I would strongly suggest to Council that detached homes, that would blend in nicely with the existing homes, be built along Arnold Crescent from Major Mackenzie to 129 Arnold.

There are no residential buildings higher than ten stories from the 404 highway to the 400 highway along Major Mackenzie. The largest I can see is located on Centre and Elizabeth which is 10 stories high. To suggest 4 buildings, some with 19 stories in an established residential neighbourhood and so far in from Major Mackenzie Drive is also absurd. There is issue with

noise pollution, light pollution, overshadowing people's front and backyards, garbage collection, the major lack of green space...these are all major concerns for me and for others that live along Arnold Crescent. I would strongly suggest to Council that building height be restricted to 8-10 stories ONLY and should be situated immediately along Major Mackenzie Drive with the remaining land reserved for green space and parks.

Finally, seeing how Arnold Crescent falls within cultural heritage preservation, I would want to see any intended development to fall with the regulations set forth. The design and look of what is being proposed now does not.

For these reasons I am against the proposed plan and I look forward to hear from the Clerk's office on its refusal.

Sincerely,

Dino D'Amato