

March 24, 2021

Re: Planning files D01-20014 and D02-20028 OPA and ZBA  
129, 133, 141, 147 Arnold Crescent and 190, 210, 230 Major Mackenzie Drive West

Town of Richmond Hill Council Members  
225 East Beaver Creek Road  
Richmond Hill, Ontario L4B 3P4

Good day,

We are Vincci and Mike Wilson, owners of 47 Arnold Crescent, located at the north west corner of Arnold Crescent and Elizabeth Street. We are writing with respect to the above noted planning applications.

The Official Plan designation of these lands are Neighbourhood and Natural Core. The definition of "Neighbourhood designation" under the official plan is homes that are "characterized by low density residential areas with a range of service uses and facilities...opportunities for small-scale in-fill development will bring about some change to the neighbourhoods as they continue to evolve over time. The neighbourhood policies of this Plan will enhance and strengthen the character of existing areas and promote connectivity and excellence in design. Compatible new development should represent a 'good fit' within the physical context and character of surrounding area."

The revised proposed development as presented by Acorn Developments far exceeds the allowable Neighbourhood use as defined under the Official Plan and cannot in any way be considered to represent a "good fit" with the surrounding heritage Village Core.

We also wish to express concern about the traffic study relied upon by Acorn Developments in support of this proposal. The development seeks to add more than 800 residential units with an allowance for parking for up to 838 vehicles. By contrast, however, the traffic study submitted by Acorn suggests, without any apparent basis in fact, that the proposed development would add only 235 cars to the already significant traffic in the neighbourhood during weekday peak hours.

It is objectively unreasonable to suggest that only 25% of the residents of this development would leave their units during peak hours in their vehicles. It would be absurd for the City to place any reliance on this study in coming to a conclusion on this application. We would urge the City to obtain an independent traffic study, commissioned at the expense of Acorn Developments, to peer review the BA Group study submitted by Acorn. Further, any peer review of the traffic study submitted by Acorn should take into account the ongoing development proposals in this area, specifically the large development ongoing at the intersection of Arnold Crescent and Elizabeth Street.

We are opposed to this development in its current form and urge the City to stand with the community on this position and respect the Official Plan.

Vincci and Michael Wilson  
47 Arnold Crescent