



Village Core Residents  
Association  
Richmond Hill, ON  
[VCRA2021@gmail.com](mailto:VCRA2021@gmail.com)

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April 15, 2024

VIA EMAIL TO: [clerks@richmondhill.ca](mailto:clerks@richmondhill.ca)  
Clerk's Office  
City of Richmond Hill  
225 East Beaver Creek  
Richmond Hill, ON L4B 3P4

Re: Committee of the Whole Meeting April 17, 2024 – Agenda Item 11.5  
Revised OPA/ZBA Applications D01-20014 and D02-20028 by The Acorn Development Corporation et al, 190-230 Major Mackenzie Drive and 129-147 Arnold Crescent, Richmond Hill

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Dear Sirs,

This letter is written to provide our updated comments on the revised applications for Official Plan Amendment and Zoning Bylaw Amendment for the lands at the north-west corner of Major Mackenzie Drive and Arnold Crescent, as described in the Staff Report (SRPBS.24.048) and related appendices and maps.

Firstly, we wish to acknowledge and thank both the developer and planning staff for allowing our community group to have direct input into the planning process for this parcel of land. We believe that the current applications represent several significant improvements over the original applications that are at least partially due to this engagement process.

Notwithstanding these improvements, the proposed development still represents a significant increase in residential density within a predominantly low-density (R1) residential neighbourhood, and we have a few outstanding concerns we would like to express.

A. Density

The ZBA requests a density of 1.65 FSI, which is 10% higher than the 1.50 FSI permitted density of the lands within the Local Development Area (LDA) adjoining this parcel to the west. Accordingly, we believe that a maximum density of 1.50 would be more appropriate to apply to these development lands as well.

B. Multi-Use Path

While a multi-use path through the property has been integrated into the site plan at our request, it is disappointing that the City is not requesting conveyance of this path which would then ensure public access, but instead have deferred specifics concerning public access to the path to a future Site Plan application. It is also disappointing that the Staff Report makes no mention of the path connection to Don Head Park to the west, which is clearly shown on the revised site plan. For this development to provide any substantial public benefit, we consider it

critical that this multi-use path be publicly accessible and provide a connection from Arnold Crescent to the Don Head Park. We would ask that these aspects of the multi-use path be clarified by Council to be required conditions of approval for these applications.

C. Urban Design

Of the various buildings indicated on the site plan, the three 6-storey mid-rise buildings as currently shown present the least amount of architectural interest. We feel that these buildings should include more terracing with height. Such a revision would also be consistent with slightly reducing the overall density toward a more appropriate target as described above under item A. We also agree with the preliminary comments from the Urban Design Section that the façade treatments on the townhouses facing Arnold Crescent should be modified to better complement the surrounding Village Core residential character.

We thank Council for the opportunity to provide our comments on these applications, and hope that ultimately the new development will integrate well into our community as it continues to grow.

Yours very truly

Brian Chapnik, PhD, PEng  
Chair, Village Core Residents Association  
[VCRA2021@gmail.com](mailto:VCRA2021@gmail.com)

Cc: Simon Cui, Councillor of Ward 4  
David West, Mayor  
Leigh Ann Penner, Senior Planner  
Deborah Giannetta, Acting Director of Development Planning

Bcc: Village Core Residents Association