

RE: SRPRS.20.047 -Yeda Major Mackenzie Inc D02-20001 – 58 Major Mac W

Opposition to bylaw amendment as applied

My family moved to our current address 66 Major Mackenzie Drive West Richmond Hill Ontario L4C 3S2 in May 26 1986. This move was the result of our searching for a new home where our young girls can easy commuting and indeed they grew up and graduated from St Robert High Catholic School.

At that time the Town of Richmond Hill offices were in a green building at the corner of Yonge & Wright, and as part of the process, we visited and saw a scale model of the proposed Civic Centre that was in the design stage to be built a few blocks south on Yonge Street at Major Mackenzie Drive on the south/west corner. This development is now approved by Council and construction is published to start in the next 7 months -Spring 2021.

1. At that time the original Civic Centre housed maybe 200 town's employees and had a likely budget of \$75million.
2. that time, there was York Central Hospital at Major Mackenzie & Trench with a capacity of 200 beds and a budget of \$50 million.
3. At which time the core downtown of Richmond Hill consisted of two storey buildings with store fronts on Yonge Street, residential apartments above, and a few professional offices in between.
4. At that time, and still no major employer on Young street and still the same.
5. At that time the posted population of Richmond Hill was 38,000. A number very memorable to us.

Now 35 years later downtown Richmond Hill has still a preponderance of the same buildings.

6. The only major residence addition was 10100 Yonge Street, a five storey Tridel building. Still no major housing density increase to match growing populations.
7. The population is now posted at 205,000. A 6 times multiple.
8. The York Central Hospital has been renamed to Mackenzie Health with almost 3000 employees, 600 beds including long term care. The hospital structure has moved its governance profile and management representing the community it services.
9. The civic centre will bring a meeting place and the density proposed does not efficiently
10. A regional structure also came about to put in adequate transit and this is most valuable part of community. Transit is now improving when the Viva construction is completed on Yonge street. The Viva type transit will run across on Major Mackenzie where the employment in downtown core is more or less as it was in 198
11. The civic center coming next door in 2021 will bring some 1000 employees to the core at this intersection
12. For the extension of the subway from Finch station, northwards to City of Richmond Hill is progressing and we have already put aside our \$50million share of TTC Transit building of the subway extension north to HWY #7 and then to Major Mackenzie & Yonge.

For the above reasons and more, I DO NOT support this development of a 5 storey high Condo.

It does not reflect the growth mandated by the Province to support the transit users needed for these major infrastructures investments.

It is a most inefficient use of the land in this area

I hope to present an opportunity for our council to approve minimum height a lot greater than the bylaws relied upon to prepare the current 5 stories building.

Rejection of planned Usage of City Owned Historic Land Use

Back in about 1957, a Mr Hill was the owner of the parcel of land at this location and wanted to sever and develop it to single family homes. To accommodate this, he transferred to the town, a strip of land 66 feet wide along Major Mackenzie drive West for road entrance and exit to the lots that emerged.

Homes were built, including mine, but to this day, no road emerged. We started and still use an unassumed gravel laneway now registered to the City with rights of way.

The applicant, does not seem to be making any tangible contribution to land for roads and instead will fully use City owned land. I request, as a resident here, a say in the use of these lands and attached rights. The claim to such strength come from the fact that throughout the last 60 or more years the 5 residents here personally paid for snow removals, mowing, branch removals, and even the single street lights is our responsibility. We still use the old combined sewer and storm connections, and water connections, and the current inaccessibility of fire trucks. And street lights tidying up.

I recommend that the entire development not be a series of infill type proposals, but a City planned community gateway and infrastructure that matches the density and as no land contribution will be required from developer for road, any one will find it viable to get the access to this area for development.

Thank You

Harry Harakh

66 Major Mackemzie Drive West

Richmond hill, ON l4c3s2