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Re: Yeda Major Mackenzie Inc.
Item 3.3 May 20th Agenda

My name is Dave Fleiner and I live at 224 Glenada Court, one street west of the applicant's site.

I have been a participant in the Laurier Homes OMB hearing where approval was given to convert a rear lane into an undersized dead end road just north of the subject property. The intention is to convey this road to Richmond Hill upon completion. This will require the city to maintain this road which will service only the one development.

Currently there is a private lot across the Laurier property preventing any direct connection with a new road onto Major Mackenzie.

This brings us to the Yeda property. In spite of the Planning Department's description, the Yeda site does not have a presence on Major Mackenzie. It does, however, have a presence on property believed to be owned by Richmond Hill, which does have a presence on Major Mac. Not quite the same.

As I see it, the Yeda property is land locked, save and except for 137 feet along an apparent road allowance.

I am not sure how the property was acquired or what conditions might exist. Conveniently for some 70 years or more this land has been used as a combined private driveway for up to 5 property owners. Although 2 have a presence on Major Mac.

It now appears, after all this time, that an effort is under way to complete another dead end road to service a 33-unit development along with the existing private homes. Without this road approval cannot be completed. It is not clear who will pay for this road or any additional land required.

Road access to Major Mackenzie will most likely require a road engineering approval from Region. This is different from driveway access and not likely forthcoming.

It is my contention, that this development alone is not in the best interest of all other properties in the same development block of the village core. Rezoning is currently underway for all Richmond Hill and will include this site in due course.

This road allowance, if it is in the current official plan, does not need to be built as a road. The plan is under review and land use can be changed. This Richmond Hill property was added to the village core in the last official plan allowing the same building possibilities as the applicants property.

Just this year the planner and the city planning department endorsed converting an unused road allowance to residential in order to form the basis of a building lot at 148 Glenada with an estimated value of \$1 million.

With that in mind, the subject road allowance could be valued at \$4 to \$6 million if used as part of a 5 story development.

If, by some chance, this development were to proceed with a 50% coverage and 2 level underground parking construction, it would require the full use of City owned land as a staging area.

The existing road area does not allow for any turn around for garbage trucks or emergency vehicles.

Without acquiring the "panhandle portion" of Yeda's property it will be impossible to provide a straight road.

It seems that there are numerous obstacles, approvals and costs not yet considered. Development will inevitably occur in this area, but there must be a "complete plan" even if it is done in stages.

David F. Fleiner