

March 2, 2021

Mr. Stephen Huycke (Clerk)
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Cc: members of Council: Members of Council

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Re: 58 Major Mackenzie Planning proposal by Yeda Major Mackenzie Inc. (City File: D0220001) on March 3, 2020

Dear Richmond Hill Clerk and Members of Council.

As owners of the property adjacent to the proposed development we raise the following concerns and objections in opposition to the proposed plan and development application at 58 Major Mackenzie (City File D0220001).

Traffic Congestion and safety of the laneway

The proposed development will result in an unacceptable level of traffic congestion to the existing cul-de-sac and laneway that the city owns between our homes and the new development. This will change our way of life unfairly.

The safety of current and future residents for cars and emergency vehicles within the cul-de-sac laneway and congestion accessing Major Mackenzie Drive is a major concern to the our group of residents that rely on this access way. This issue was raised in response to the initial application and, having recognized the congestion problem, Yeda Major Mackenzie Inc. ("Yeda") reduced the number of proposed units from 37 to 19 in the revised application, but more needs to be done. The traffic study/report conducted by Yeda has not considered the effect of future development of the cul-de-sac.

(Confirmed through communication with Anil Seegobin, Author of the report).

Reduce values of adjacent lands

The revised proposal by Yeda Major Mac, reducing the number of proposed units will sterilize our lands and reduce our home values which is unfair. The proposed development will limit the opportunity of future development of all the properties surrounding the proposed site which is contrary to good planning and efficient municipal and regional planning principles. This will, in turn, negatively affect the fair market value of all the surrounding properties.

Does not embrace the area and transit plan

The proposed development will be in direct contradiction to the York Region Mass Transit Density Plan as this application is within 500 meters of the Yonge and Major Mackenzie intersection transit stop and will not allow the area to meet its transit potential.

Responsible utilization of York Region Transit requires much more comprehensive and efficient planning for the entire neighbourhood than what is being proposed. For the city to allow this development proposal on its own without considering a holistic approach to the adjacent lands, intersection proximity to Yonge Street and the lack of walkable focus to the downtown village core will not enhance the area.

The city should be assisting to create a more collaborative and comprehensive plan working as a stakeholder with long standing existing residents to achieve a quality stable neighbourhood respecting the transit investments and geography of the area next to the Richmond Hill central library.

Applicant is not working with the residents

Thus far, Yeda, despite numerous proposals, has refused to participate with the other property owners like us in discussions concerning the above issues and to attempt to establish a more comprehensive plan to benefit all of the surrounding residents as well as satisfy the regional and municipal requirements.

City laneway should work for everyone

The proposed development will result in Yeda appropriating for its own use a major portion the (laneway) land owned by the city of Richmond Hill to benefit its own property development with no consideration to the effect this will have on the current residents of the area and their access in and out of their properties.

Yeda has not provided surrounding effect summary report.

The applicant is expected to do a comprehensive study on the effect of its development on the surrounding properties and show minimum or no effect on property values, safety, noise, congestion, inconvenience, etc. These issues, most of which were raised on the initial application, have not been addressed on this application either.

It is therefore requested that the city council reject Yeda's development proposal and, in turn, provide more comprehensive guidelines and consider a holistic planning approach which would involve all of the land owners in the Yonge and Major Mackenzie Drive West neighbourhood.

Best regards

Martin and Alexandra Abramian

76 Major Mackenzie Dr. West