

PAMELA HAKAKH  
66 Major Mackenzie Drive West, Richmond Hill, ON. L4C 3S2

March 2, 2021

Mr. STEPHEN HUYCKE  
Clerk, City of Richmond Hill  
225 East Beaver Creek Road  
Richmond Hill, ON L4B 3P4

Email: [stephen.huycke@richmondhill.ca](mailto:stephen.huycke@richmondhill.ca)

Cc: members of Council: Members of Council

[joe.dipaola@richmondhill.ca](mailto:joe.dipaola@richmondhill.ca); [carmine.perrelli@richmondhill.ca](mailto:carmine.perrelli@richmondhill.ca);

[greg.beros@richmondhill.ca](mailto:greg.beros@richmondhill.ca); [tom.muench@richmondhill.ca](mailto:tom.muench@richmondhill.ca); [castro.liu@richmondhill.ca](mailto:castro.liu@richmondhill.ca);

[david.west@richmondhill.ca](mailto:david.west@richmondhill.ca); [karen.cilevitz@richmondhill.ca](mailto:karen.cilevitz@richmondhill.ca);

[godwin.chan@richmondhill.ca](mailto:godwin.chan@richmondhill.ca)

Re: Council public meeting for 58 Major Mackenzie on March 3, 2020

Dear Richmond Hill Clerk and Members of Council.

I would like to first wish the Mayor of Richmond Hill, Mr. Barrow all the best of health. I am speaking today regarding the application at 58 Major Mackenzie Drive West.

I am a long standing resident since 1986 who resides at 66 Major Mackenzie Drive West with my husband Harry, which is just west of the applicant and adjacent to the property of 58 Major Mackenzie. We are retired and continue to be very active in our community which includes our volunteer efforts with the Caribbean North Charities Foundation.

We have continued volunteering in York Region throughout the Covid-19 assisting our seniors in the community. Our seniors cultural programs through zoom, with music assisting with isolation, continued updates on covid by our Public Health nurse, mental health by our social workers at CAMH and Toronto Western Hospital, movie night, and yoga.

Our partnership programs include:

Ryerson University [School of Graphic Communications Management 125 Bond Street, Toronto ON M5B 1Y2](#)

Mackenzie Health Foundation [303-955 Major Mackenzie Drive West, Vaughan, ON L6A 4P9](#)

York Region District School Board.

York Region Police Diversity

York Region EMS

Vishnu Mandir, 8640 Yonge Street Richmond Hill, ON.

We really love Richmond Hill and have seen a lot of changes over the years with the building of the central library and the growth that never seems to end. We continue to deal with the traffic and noise of Yonge Street and Major Mackenzie and see the massive changes in our neighbourhood including the development behind us on Arnold.

We are not wanting all the changes frankly, but recognize that the city continues to grow and that we are within 300 meters of Yonge and Major Mackenzie.

PAMELA HARAKH  
66 Major Mackenzie Drive West, Richmond Hill, ON. L4C 3S2

To support an extension of Elizabeth Street through our laneway, as a resident here for 35 years, seeing the destruction of values, beauty, environmental friendliness, within our small community neighborhood is a steep price to pay for allowing our neighborhood to be destroyed. Therefore I reject the continuance of the road being built through to Major Mackenzie. Additionally I submit that your authority to continue the Elizabeth Street southward extension was repealed on July 3, 2019 that is of the downtown secondary plan Chapter 10 pg.18.

The current application in front of Council today is a very bad plan. It's a bad plan as

1. Tranquility
  - a. The long standing residents adjacent to the applicant at 58 Major including 66, 74 and 76 Mackenzie Drive West will never be able to live in tranquility ever again as increased of traffic, density and privacy loss into our back yard is unfair and unreasonable for any us.
2. Hodge podge plan which under-utilizes the land opportunity
  - a. 58 Major Mackenzie west plan for 19 stacked townhouses represents bad planning and is a hodge podge rear laneway piecemeal plan. We are close to the major intersection of Major Mackenzie and Yonge that underutilizes our collective land capability for a much better comprehensive plan.
3. The City should lead a comprehensive plan with all of the landowners
  - a. The City owns land in the middle of the lots at 58,60,66,74, & 76 Major Mackenzie. Allowing a laneway without an overall plan is premature.
  - b. The city should assist and lead to thrive for a nice community plan that will foster a walking, livable place to live. This application does not do that.
4. Unsafe with a laneway full of traffic
  - a. This application of 19 stacked townhouses where 1 house stood before, will make it impossible for us to get out safely onto the very busy Major Mackenzie as the 19 stacked townhouses will add so much traffic onto out laneway road
  - b. The hill on Major Mackenzie west of Yonge Street towards the laneway will be unsafe and accidents are assured.
  - c. Is a traffic light going to be erected to allow safety entering or exiting the site.
  - d. Students walking to school on the sidewalk will be unsafe and employees of Mackenzie Health Hospital walking to work from the public transit.
5. Does not factor transit growth
  - a. Yonge Street now is a bus rapid transit street and corridor. The application does not support a transit oriented development and more work needs to be done

I hope you will consider my thoughts above. I hope to speak at the council meeting if I can to support this letter.

Thank you

***Pamela Harakh***

PAMELA HAKRAH  
66 Major Mackenzie Drive West, Richmond Hill, ON. L4C 3S2

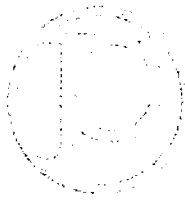
APPENDIX A #66 MAJOR MACKENZIE EXISTING SURVEY

APPENDIX B LETTER PREVIOUSLY SUBMITTED BY CHERNIAK LAW

APPENDIX C NOTHERN DEVELOPMENT 40-44 ARNOLD ST-LAURIER HOMES







**CHERNIAK LAW**  
PROFESSIONAL CORPORATION

P: 905-883-6706  
F: 905-883-6703  
Jason@CherniakLaw.com  
<http://CherniakLaw.com>

May 19, 2020

**VIA Email: [clerks@richmondhill.ca](mailto:clerks@richmondhill.ca)**

Richmond Hill City Council  
225 East Beaver Creek  
Richmond Hill, ON L4B 3P4

Dear Mr. Mayor and members of Council:

**RE: Richmond Hill Council Meeting on May 20, 2020**  
**Delegation regarding Item 3.3**  
**File No.: 00610.00001**

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I have been retained by Harry Harakh, who lives at 66 Major Mackenzie Drive West, neighbouring the subject property. It is number 66 on Map 3 – Existing Zoning. On behalf of Mr. Harakh, please keep me informed of all further steps regarding this application.

Mr. Harakh and his wife Pam have lived in this house in Richmond Hill for over 34 years. They have contributed to the community and they have enjoyed watching it grow to a City. The Harakhs do not object to Richmond Hill growing and continuing to evolve.

However, Mr. and Mrs. Harakh are concerned because the “ultimate” Elizabeth Street South extension on Map 5 goes through their property and would take half of their living room. This is not clear from the map before council because their home is not shown. As a result, the street cannot be completed until somebody purchases the property who does not intend to live there.

However, due to the location and orientation of the property, there would be a significant loss in development potential and it might not be appealing for intensification. The result could be that Elizabeth Street is completed on both sides of the Harakh property but not connected.

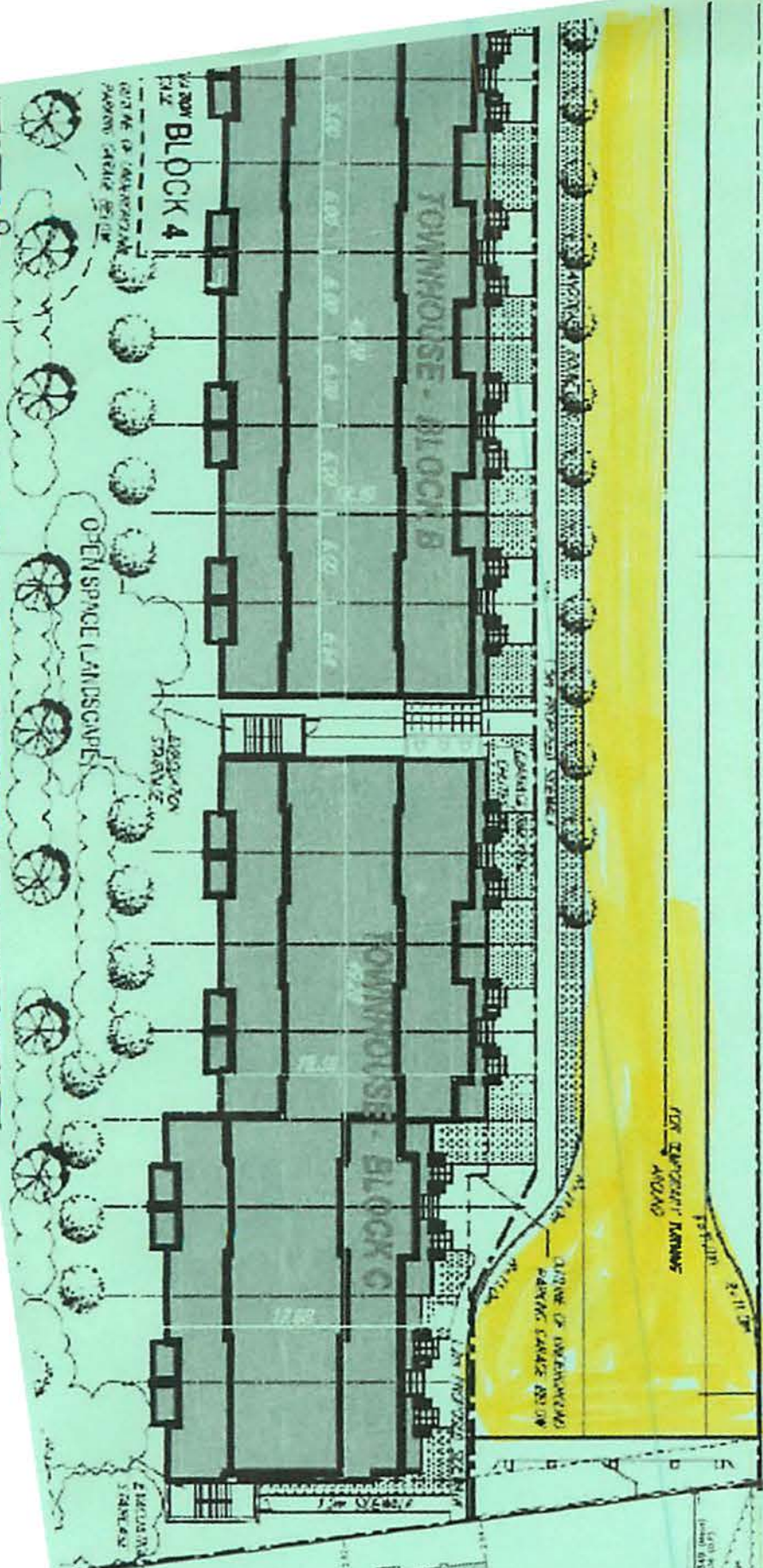
The Harakhs are prepared to work with staff and the applicant to come to a reasonable solution to this problem. They would appreciate the support of council in this regard and a recommendation that staff meet with Mr. Harakh.

Yours truly,

Cherniak Law Professional Corporation  
per:

Jason Cherniak  
Barrister and Solicitor





*NORTHERN  
DEVELOPMENT*

*40-44 Cherry  
Laurier Home*

**PART 1**  
P.I.N. 03165-0195 (LT)

P.I.N. 03165-0233

**PART 4**

P.I.N. 03165-0194

M. PEARSON, O.L.S.

DEP. LAND REG.  
DIVISION OF YOR.

**SCHEDULE**

PART	LOT	CONCESSION	P.I.N.
1	4617 OF 101-46		ALL OF P.I.N. 03165-0195
2			ALL OF P.I.N. 03165-0196
3			PART OF P.I.N. 03165-0199
4			PART OF P.I.N. 03165-0199

PLAN OF SURVEY OF  
PART OF LOT 46, CONCESSION 1  
**TOWN OF RICHMOND HILL**  
REGIONAL MUNICIPALITY OF YORK  
(GEOGRAPHIC TOWNSHIP OF VAUGHAN, CO)



SCALE 1:250  
C. STANCIU, O.L.S.

METRIC  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES  
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048