

March 3, 2021

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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.

Thank you for the opportunity to present at this information session for 58 Major Mackenzie Drive West.

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 D0220).

1. We were able to yesterday 1st review the one page rendering (see attached rendering). Loss of the Unique Neighborhood and not assimilating a design which incorporates the greenery and the unique 1950's local architecture on the existing cul de sac is not acceptable. The first reaction to the design is it appears very futuristic (sterile) and is not compatible to the existing community.
2. The Traffic Report completed for 58 Major Mac Part 2: Future Road Extension Item 13) states: " A future north south roadway is proposed to run parallel to Young street between Major Mac west and Arnold Crescent. **(As referred in the cities official plan and the downtowns official transportation study)**. The interim condition does not extend the road between Major Mac and Arnold Cres because there is a **residential development currently in use???**" Does this refer to the house at 66 Major Mackenzie Dr. West which sits on the future road site? Development at 58 Major Mackenzie Drive West currently proposes a dead end barricade along with a " hammer head turn about" to the south of 66 Major Mackenzie Drive West , utilizing our shared road and part of the city island property. **Has the traffic report included the impact of when future development of 66, 74, and 76 Major Mackenzie properties occurs and the impact on this "dead end hammer head road"? We need more clarity and direction on this.**

3. **We wonder how we were never brought in to discussions relating to use of the “city owned island property for the new road” and its impact on the existing properties? We also wonder why we have an official traffic plan but not comprehensive block plan to accommodate the development of this road?** Would it not be in the interests of efficient use of the tax payers time and money to pursue a block plan? Is this a possible example of why property tax rates are higher in Richmond Hill than most areas of York Region? Patch work planning vs. a proper plan of intensification for the block (see: Map Aerial Photograph red & blue outlines) cannot be efficient use of our tax dollars. We expect the planning department to work in unison with the city council and respond to the concerned citizens regarding intensified development. We ask that city council direct the Urban Design Department to help guide, coordinate, and support a comprehensive plan for the cul de sac property (red outline) and the block property (blue outline). This would give us confidence that “the first development proposal to the table does not get what they want”. Instead, Richmond Hill should have a comprehensive plan to ensure intensification fits all potential development (both current and future).

We look forward to an equitable planning and intensification process.

Yours Truly

David & Mona Lancaster
74 Major Mackenzie Drive West
Richmond Hill, On,



FRONT PERSPECTIVE
58 MAJOR MACKENZIE DRIVE WEST

