

May 12, 2014

To: Attention: Clerk's Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

c <u>4</u>
Communication
cw: <u>May 13/14</u>
Item: <u>4</u>

RE: City of Vaughan – Committee of the Whole Meeting – May 13, 2014 – Proposed Revised Block 55 East Plan

RE: Block 55 – Zoning by-law amendment/draft plan of subdivision May 14, 2014 Public Hearing

We are the owners of 27 Theresa Circle and 37 Theresa Circle. Our properties border on the North side of Subdivision 19T-13V009. We have two significant concerns which we would like the Committee to consider:

1. We are pleased that the Buffer just South of our properties (Lot 11 and 12) are designated as Zone OS2 (Open Space Park Zone). We still feel that a Zone OS1 designation would have been more appropriate.
We are also encouraged by the increased buffer depth from 15 to 25 meters, but that was considered a minimum. We feel that a buffer depth of 30-50 meters would be more appropriate to continue to provide a natural trail for the many animals that now use that space. In addition it would be more in line with the spacing of boundaries in the existing homes which have been there for 30 years.

2. Storm Water Management East of Lot 11

With the Non-Participating properties remaining as is, rainwater will continue to flow to the existing creek bordering Lot 11. We expect that the homes that are built adjacent to the Non-Participating land will all drain to the planned pond. The concern is with the transition from the new subdivision to the Non-Participating Properties and back to the new subdivision. Recent storms in 2013 and 2014 have loaded the existing drainage area well beyond past experiences. With storms becoming more intense and with increased frequency the concern is that the backup will lead to significant flooding when combined with the total drainage of Theresa Court and part drainage of Briarrose Avenue. We hope the Committee will instruct the Builder and Vaughan Engineering staff to consider the flooding probabilities and take corrective action.

Best Regards,

Mrs. Beatrice Conforti
For the Homeowners of
37 Theresa Circle
Kleinburg, ON L0J 1C0
c.conforti@sympatico.ca

Mrs. Maria Pucciano
Mr. Elio Pucciano
27 Theresa Circle
Kleinburg, ON L0J 1C0
maria.spucc@gmail.com

cc. jeffrey.a.abrahms@vaughan.ca steven.dixon@vaughan.ca
daniel.woolfson@vaughan.ca marylin.iafrate@vaughan.ca
kara@kara-inc.ca