

## Magnifico, Rose

**Subject:**

FW: Development - 2057 Major Mackenzie Drive Condos

**From:** "Racco, Sandra" <[Sandra.Racco@vaughan.ca](mailto:Sandra.Racco@vaughan.ca)>

**Date:** February 12, 2017 at 10:01:12 PM EST

**To:** 'Liana Di Marco' <[REDACTED]>

**Cc:** "Antoine, Mark" <[Mark.Antoine@vaughan.ca](mailto:Mark.Antoine@vaughan.ca)>, "[amartinrobbins@yrmg.com](mailto:amartinrobbins@yrmg.com)"

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**Subject: RE: Development - 2057 Major Mackenzie Drive Condos**

c <u>6</u>
Communication
COUNCIL: <u>Feb 21/17</u>
CW(PH) Rpt. No. <u>7</u> Item <u>4</u>

Thank you Ms. Di Marco for your further comments.

By way of this e-mail, I will ensure it gets included as part of the communications for item #4 of the public hearing meeting.

All the best!!!

*Sandra Young Racco*, B. Mus.Ed., A.R.C.T.

楊士淳 議員

Councillor, Concord/North Thornhill  
City of Vaughan

*"For the Community"*

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*"Don't be distracted by criticism. Remember that the only taste of success some people have is when they take a bite out of you"*

**From:** Liana Di Marco [REDACTED]

**Sent:** Tuesday, February 07, 2017 2:49 PM

**To:** Racco, Sandra

**Cc:** Antoine, Mark; [REDACTED]

**Subject:** Re: Development - 2057 Major Mackenzie Drive Condos

Good Afternoon Councillor Racco,

I, too, share Ms. Lunardon's strong concerns for the proposed developed at 2057 Major Mackenzie. In addition to her detailed comments below, I'm writing to have my views noted on the official file.

1. Zoning: Adjacent land use (to the subject lands) is designated as single-detached residential on the north, south and east sides (with the west side being the railway tracks). Changing the current agricultural zoning of the subject lands to RM2 Apartment Residential Zone does not fit with the current neighbourhood landscape (not only in the immediate impact area, but also the larger Carrville Corners neighbourhood), nor the original spirit or intent of the community that has been here for over 7 years. I am proposing that a zoning change only be considered if subject lands are designated as residential (which can include single-detached, semis or towns - not the stacked townhouse/condo option).

2. Tree Preservation: It is not acceptable that the developer has the option to move or remove mature trees. We both know that as soon as the developer is provided any option aside from complete preservation, any affected trees will ultimately cease to exist. Considering Vaughan's promotion of its tree planting program, environmental programs, and energy conservation programs, I would like to see preservation in place for mature trees on the subject lands. We are too quick to cut down mature trees, only to replace them with puny, vulnerable seedlings that no longer make a community look and feel established or provide the environmental benefit that the mature trees did. NOTE: The Tree Inventory and Preservation Plan Report link is not working on the Vaughan PlanIt website so I am unable to comment on this document.

3. Traffic Study: I was very disappointed to see that the traffic study conducted only looked at the intersection of Peter Rupert and Lealinds/Freedom Trail. I would have expected to see a report that outlines what the current traffic patterns are on Silk Oak Court as well as Petticoat Road to accurately reflect a baseline. Without even doing a study, adding at least 91 vehicles from the proposed development (making 2 trips daily in and out) will most likely triple the volume that our quiet neighbourhood corner currently experiences. Again (going back to point 1), appropriately zoning the subject lands will keep traffic volume reasonable and in line with what the intent of the community originally was. This is an especially important point in consideration of the large number of children who are playing outside - safety, safety, safety (one of the key reasons why our family chose to live in this location). With respect to the traffic study that was done, the findings show that, currently, the intersection is operating at a level of service of "D" (FAIR) during morning peak and "E" (POOR) during evening peak. This is without the addition of the proposed development at 2057 Major Mackenzie or the townhouses/condos beside the Maple GO. Forecasted 5 years into the future (2021), the report indicated the intersection would operate at a level of service of "E" (POOR) during morning peak and "F" (UNSATISFACTORY) during evening peak (Note: F is the worst rating on the scale). Again, the plan to have the development traffic exit into the community (Silk Oak/Petticoat) just doesn't make sense - the traffic situation will only deteriorate as our minor streets were not meant to handle that level of volume. Alternative proposed: development traffic enters/exits from Major Mackenzie using a "right-in, right-out" approach. Many other developments and businesses along Major Mackenzie use this design and it would work well here.

Through anecdotal conversations with my neighbours, the community doesn't have the unrealistic expectation that these lands would never be developed. However, I do expect that any developer consider the existing community make-up and choose to develop the lands in a respectful and realistic manner. Shoving 71 stacked units onto a small land footprint with zero regard of how the traffic and structure density changes the community dynamic is simply

unacceptable. This approach comes across as greedy and does not contribute to a relationship of trust and mutual respect between residents, developers and the City. The City must be aware that residents already feel the City is biased toward developers because more units = more property tax. But this cannot be the sole criterion for approval - elected officials must ensure a balanced and fair approach and representation of their constituents.

Summary thoughts: The subject lands should be zoned simply as residential (avoiding apartment-style units) with the traffic entering/exiting from/onto Major Mackenzie in a "right-in, right-out" manner. Proposed development traffic should not be using Silk Oak or Petticoat to access the development. Mature trees need to be preserved as is.

Councillor Racco, I trust that you will represent our community's voice on this in keeping with your longstanding career and many successes at City Hall. I know that there are other allies on council (i.e. Marilyn Iafrate) - please don't hesitate to let our community know how we can mobilize and engage further.

Regards,

Liana Di Marco

On Mon, Feb 6, 2017 at 6:21 PM, Lunardon, Angela [REDACTED] wrote:

Good afternoon Ms. Racco,

I would like to express my concerns regarding the proposed development at 2057 Major Mackenzie Drive West.

One year ago, neighbourhood residents received notice of the intentions of the builder, *Ace Developments*, for this property. They held a Public Meeting during which a representative from Weston Developments informed attendees that the plans had been approved. However, upon further investigation, we discovered that this was not true.

The following represents a summary of some of the main points we would like raised (Please note, the points below have been shared with impacted homeowners and will act as a point of discussion during the **Public Hearing on February 7<sup>th</sup>**).

1. The purchase address for the proposed development is **2057 Major Mackenzie Drive West**. It is not Silk Oak Court, Peter Rupert, Lealinds, Kavala, Petticoat Road or any of the other surrounding streets, there is a private road that exits from the property directly onto Major Mackenzie Drive.
2. The proposed development is incompatible with the surrounding area. Putting a 4-storey condo (with the 4<sup>th</sup> storey being a roof top terrace) in such close proximity to two-storey homes does not fit the neighbourhood landscape.
3. The high density will create noise, and further traffic (which is already at a breaking point). Having an extra 200-400 trips (depending how many times people leave and return) made along Lealinds or Petticoat Road is unacceptable.

4. The surrounding streets were not meant to accommodate such high volumes of traffic. For example Peter Rupert Avenue and Freedom Trail are wider boulevards with sidewalks on either side that were designed to accommodate high volumes of traffic.

5. Also in the plans is a Proposed public access easement from Silk Oak Court – If this is intended to serve the occupants of the new development, there is already a public access easement located at Barli Crescent with access to traffic lights so that pedestrians may cross safely. Placing a second public access easement will only encourage unsafe crossing across Major Mackenzie Drive and will also encourage those who do not wish to park at the GO station to use our streets as parking to allow them easier access to the GO train.

6. Other developments in Maple/Vaughan have been built with entry/exit points onto Major Mackenzie, Keele and Dufferin Streets WITH NO ISSUE including *the many commercial properties and businesses* along these routes.

*Some Examples:*

### **Courtyards of Maple**

2396 Major Mackenzie – 103 Units – **103 CARS ENTERING AND EXITING ONTO MAJOR MACKENZIE** (NO TRAFFIC LIGHTS) businesses exiting onto Major Mackenzie are also adjacent to the property.



### **The Courtyards of Maple**

Maple, ON

This European inspired residential condominium project features heritage inspired exterior architecture combined with contemporary interiors and amenities. The project contains 103-unit, low-rise, mixed use residential and retail condominiums located to face Major Mackenzie Drive in Vaughan. The residential units range in size, from 650 sq ft to 1,550 sq ft, and provide generous views to both the internal courtyard as well as to the street. The development also contains 11,000 sq ft of mixed-use retail space at grade, which sets the building to its surroundings and further animating the street level of the area. The retail fronts are generously glazed offering prime real estate that opens out onto the main street.

### **Golden Spruce Lane**

Townhomes at Keele & Major Mackenzie with **Exit and Entry points from both Major Mackenzie and Keele Street.** (NO TRAFFIC LIGHTS) businesses exiting onto Major Mackenzie and Keele are also adjacent to the property

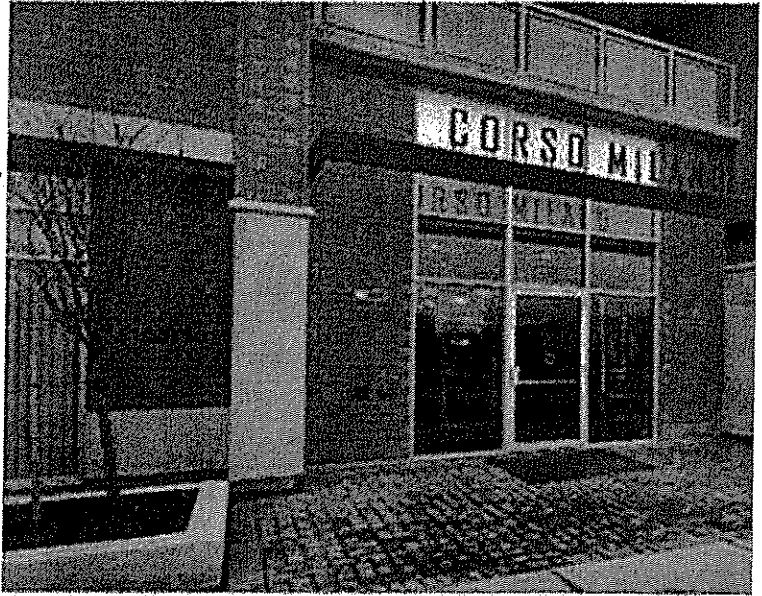


**10211 Keele Street Condos**

**105 Suites – 105 CARS ENTERING AND EXITING KEELE STREET**

**CORSO MILANO CONDOS**  
**10211 KEELE STREET, MAPLE**  
**CONDOMINIUMS IN VAUGHAN**  
**REAL ESTATE INFORMATION**

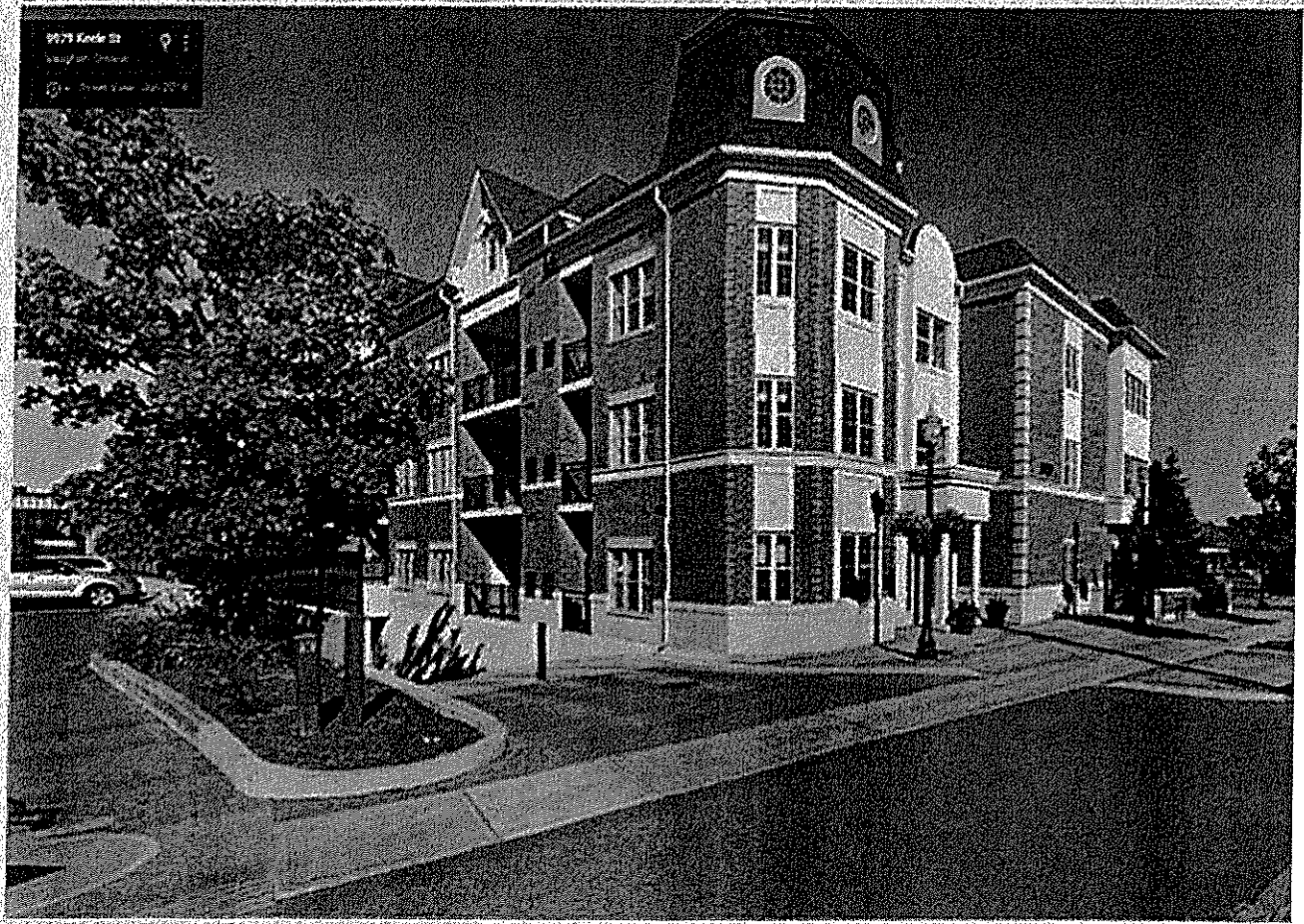
The Corso Milano Condominiums located at 10211 Keele Street in Maple & Vaughan was built by Baycliffe Homes and completed in 2012. The building is a low rise condominium complex that is three floors in height and has a total of one hundred and five (105) suites. The building has one bedroom units with only one full bathroom or one full bathroom and a powder room, one bedroom plus den suites, and two bedroom suites with two full bathrooms or two full bathrooms and a powder room. The units at the Corso Milano Condos at 10211 Keele Street in Vaughan and Maple range in size from approximately six hundred square feet and up to under twelve hundred square feet. The finishings in the suites include laminate floors through the living areas, berber carpeting in the bedrooms, and dark kitchens with granite counter tops, stainless steel appliances and marble floors. The maintenance fees cost approximately forty two (42) cents per square foot and cover the heating, water, building insurance, common elements, as well as parking. The owners and tenants at The Corso Milano at 10211 Keele Street in Maple and Vaughan are responsible to pay for their own electricity, central air conditioning, telephone and contents insurance. The amenities are few in the building as it is smaller and includes a gym, party room, garage but no security guard, visitor parking and at least one guest suite.



**9973 Keele Street**

60 Suites – 60 CARS ENTERING AND EXITING KEELE STREET (NO TRAFFIC LIGHTS) businesses exiting Keele are also adjacent to the property





**9901 Keele Street**

**53 Suites – 53 CARS ENTERING AND EXITING KEELE STREET (NO TRAFFIC LIGHTS) businesses exiting onto Keele also adjacent to the property**



**9901 KEELE STREET CONDOS**  
**CONDOMINIUMS IN VAUGHAN**  
**CONDOS IN MAPLE**  
**REAL ESTATE INFORMATION**

The condos of 9901 Keele Street in Vaughan and Maple is a boutique building just like the others on Keele Street in Old Maple. The 9901 Keele Street Condominiums in Maple and Vaughan has just four floors in it with a total of just fifty three condominium suites and units. The parking for the owners and tenants at the 9901 Keele Street Condos in Maple and Vaughan is the underground garage which are owned units for every suite. The types of units that exist in the building include one bedroom with one full bathroom, one bedroom plus den with a full bathroom and a powder room, and two bedroom with two full bathrooms. The sizes of the suites at the 9901 Keele Street Condominiums in Vaughan and Maple ranges from just over eight hundred square feet and up to just over twelve hundred square feet. The amenities in the building include a party room, exercise room, security system, visitor parking and being allowed to use



barbecues on your balcony. The maintenance fees at the 9901 Keele Street Condominiums in Vaughan and Maple is two cents per square foot and cover the water charges, building insurance, common elements and parking charges. at the 9901 Keele Street Condos in Vaughan and Maple pay for their own heating, central air conditioning, electricity internet, cable television and insurance on their own belongings.

I have also included (please see attached file) the proposed development of Townhomes at 9869/9891 Keele Street. These are single family Townhouses that fit the neighbourhood landscape. (They will be exiting **directly onto Keele Street.**)

Also included is an article from Adam Martin-Robbins in the Vaughan Citizen dated November 17, 2016 that we found to be interesting. We have cc'd him should he be interested in the progress of this development.

Thank you for taking the time to review the above information.

Kind Regards,

Angela Lunardon

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