

April 30, 2013

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Item #	1
Report No.	21 (PH)
Council - May 14/2013	

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

**ATTENTION:** Members of Council  
Development Planning Department

**RE: FILE NUMBER Z.12.016**

On June 1, 2010, the Development Planning Department supported the approval of Zoning By-law Amendment File Z09.014 subject to the conditions and recommendations of the report presented before the Committee of the Whole.

The File presented then is very much in keeping with the File presented today, with the exception that today's File is requesting:

- **greater density** for the subject land—then, 39 townhouse (including live/work units and the 2 heritage homes) and now 45 units plus the 2 heritage homes;
- today's proposal is requesting **increased building heights**, especially to the proposed interior development and along Jackson and Church Streets,
- potentially, a **larger deficit of parking spaces** to support this proposal—then, the proposal fell short by 33 parking spaces which was 30% less than the required 109 spaces at that time. Provisions for any Eating Establishments on this site were not taken into consideration and even with the proposed 10 lay-by spaces (that are NOT supposed to be factored in) on Keele and Major Mackenzie, they still fell short.

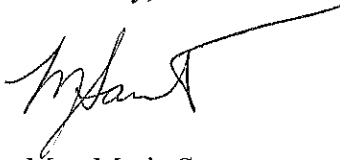
Here we are, three years later. The subject land in this current proposal has not increased in size from that property mentioned in File Z09.014 nor have the conditions of the area undergone changes that would significantly impact this proposed development presented, with the exception that our neighbourhood is still undergoing continued redevelopment to large, estate-style single-family, low-density (R1V) homes. Our property values are up, as is the traffic on Keele and Major Mackenzie creating conditions that are encouraging more cut-through traffic in our neighbourhood.

This current proposal is a step in the right direction from that brought forward last fall. However there are still a number of issues that should be dealt with before it is stamped for approval, especially since the Owner has to submit a related Site Plan Application DA.12.038 to facilitate future development on this site. Why isn't this Application being presented altogether, so that the public is aware of the Owner's vision and can make comments now?

The reality is that any development on this site will have some impact of the surrounding areas. The harmonious interface of the Commercial Core and adjacent land uses should be ensured, complimentary and compatible with our adjacent low density residential neighbourhood, as stated in OPA 350.

Our wish is that our current quality of life in this neighbourhood as well as that of the future residents of this block is maintained with high standards and not sacrificed in the name of development.

Sincerely,

A handwritten signature in black ink, appearing to read 'Maria Sammut', with a long horizontal flourish extending to the right.

Mrs. Maria Sammut  
9 Welton Street  
Maple, Ontario  
L6A 3Y3