

**Magnifico, Rose**

C4 Communication COUNCIL: <u>Sept 26/17</u> CWO(PH) Rpt. No. <u>32</u> Item <u>7</u>
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**From:** Clerks@vaughan.ca  
**Subject:** FW: City of Vaughan Report No.32 of the Committee of the Whole (Public Hearing),  
Item 7 Official Plan Amendment File OP.17.005 Zoning By-law Amendment File Z.17.013  
Valley Major Developments Ltd. Ward 3 – Vicinity of Major Mackenzie Drive and Pine  
Vall...

**From:** Mackenzie Ridge Rate Payers Association [mailto:mackenzieridgerpa@gmail.com]  
**Sent:** September-25-17 7:36 AM  
**To:** Council <Council@vaughan.ca>; Clerks@vaughan.ca; Mackenzie Ridge Rate Payers Association  
<mackenzieridgerpa@gmail.com>; Rob Kenedy [REDACTED]  
**Subject:** Re: City of Vaughan Report No.32 of the Committee of the Whole (Public Hearing), Item 7 Official Plan  
Amendment File OP.17.005 Zoning By-law Amendment File Z.17.013 Valley Major Developments Ltd. Ward 3 – Vicinity  
of Major Mackenzie Drive and Pine Vall...  
Re: City of Vaughan Report No.32 of the Committee of the Whole (Public Hearing), Item 7  
Official Plan Amendment File OP.17.005  
Zoning By-law Amendment File Z.17.013  
Valley Major Developments Ltd.  
Ward 3 – Vicinity of Major Mackenzie Drive and Pine Valley Drive.

Dear Council Members,

We support Richard Rodaro's letter and also requested that Council instead provide Staff with the following direction concerning the review of the redevelopment applications:

1. A direction to Staff that the review of Official Plan Amendment File OP.17005 and Zoning By-law Amendment File Z.17.013, as well as any future applications for Draft Plan of Subdivision submitted in connection with the current or amended applications specifically require full conformity with the provisions of Vaughan Official Plan 2010 policies 2.2.3.2, 2.2.3.3, 9.1.2.1 and 9.1.2.3 and, more particularly, based upon the current zoning - as required in Policy 9.1.2.3 - in order to maintain the character of the large lots subdivision within which it is located and the large lots subdivisions neighbourhood of which it is a part;
2. A direction to Staff that any Study pursuant to VOP2010 Site Specific Policy 13.15, be prepared in accordance with terms and reference that additionally include:
  - a) the specific requirement of full conformity with the provisions of Vaughan Official Plan 2010 policies 2.2.3.2, 2.2.3.3, 9.1.2.1 and 9.1.2.3 and, more particularly, based upon the current zoning - as required in Policy 9.1.2.3 - in order to maintain the character of the large lots subdivision within which it is located and the large lots subdivisions neighbourhood of which it is a part;
  - b) full participation and review by the community prior to being recommended to Council.
3. A direction to Staff to peer review the Applicant's technical studies, and then provide Staff's opinion on various proposed development scenarios for the lands per Site Specific Policy 13.15 for review and comment from the community, without consideration of the developer's proposed land use and configuration, in keeping with the intent of VOP2010 policy; and pending completion of which the subject applications be deemed premature.

All the best,

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