



Subject: 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 and Pine Valley Dr...

Attachments: Attachment CouncilDirections.doc

From: BVERA BVERA [REDACTED]

Sent: Tuesday, September 26, 2017 4:04 AM

To: Council <Council@vaughan.ca>

Cc: Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Singh, Sunder <Sunder.Singh@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>

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 and Pine Valley Dr...

Good Day,

My name is Gordon Bannister. I am currently acting president of BVERA, *The Boyd Valley Estates Ratepayers' Association*.

We are located on the North-West area of Pine Valley dr. and Langstaff rd. Furthermore, we are an estate Neighbourhood located due south of the Valley Major Development proposal.

Our ratepayers are very concerned about the numerous redevelopment proposals like this that are being approved in existing older neighbourhoods here in Vaughan. These developments and proposals are bringing noticeable change and dramatic shock to the environment on both a natural level and on a residential level. Our subdivision, much like the Woodend Place (Milwood Woodend Ratepayers Association) subdivision ties into the East Humber River conservation lands stretching from Pine Grove to Kleinburg. Neighbourhoods adjacent to these lands enjoy a connection with nature that has become a luxury within a city today. It's a moral responsibility for all of us to remain committed to preserving the landscape that we have defended and worked around as home owners of this region. Not to mention the gorgeous ecosystems that our area is home to.

Notwithstanding, it is the position of BVERA that:

- the proposed development is not suitable for its location given that it is an existing estate residential subdivision with identical features to ours and the surrounding area.
- BVERA also agrees that the recommendation no. 2 of the report to Council should NOT be approved.
- BVERA ultimately urges the city of Vaughan to review all development applications with the full scope of requirements to protect the character of existing neighbourhoods to the fullest extent possible AS OUTLINED in the VAUGHAN Official Plan 2010

Furthermore at the Public Meeting on Tuesday Sept. 12 of last week I was provided a copy of the deputation made by Mr. Richard Rodaro of Milwood Woodend Ratepayers Association. BVERA supports the directions requested by Mr Rodaro, I have attached them here from his deputation, and requests that Council adopt each of them.

Please feel free to contact me directly via email at anytime.

Kindest Regards,

-Gordon Bannister

-B.V.E.R.A.

Excerpt from deputation letter dated September 19, 2017 from Richard Rodaro

Re: 4433, 4455 & 4477 Major Mackenzie Drive

Valley Major Developments Limited, File O.P.17.005 & File Z.17.013

Committee of the Whole (Public Meeting) P.2017.22, Agenda Item 7

Deputation Opposing Applications for Redevelopment

With regard to the recommendations before Committee tonight, I would request the following consideration:

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.
4. A direction to Staff to request comments from qualified consultants and the TRCA regarding connections of the subject lands to adjacent natural heritage features and their impact upon them, including the Greenbelt Plan Area.
5. A direction to Staff to request an analysis of change in land from permeable to impermeable land surface (from the current day to proposed development), and that analysis be sent to the TRCA for comment.
6. Notice to potentially affected First Nations should be sent immediately.