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**Subject:**

FW: Proposed Development on Stegman's Mill Road

**Attachments:**

KA letter re Stegman's Mill Rd.docx

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Communication
COUNCIL: <u>October 24/17</u>
<u>CW</u> Rpt. No. <u>35</u> Item <u>2</u>

**From:** Kathryn Angus [mailto: [REDACTED]]**Sent:** Tuesday, October 24, 2017 9:58 AM**To:** Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Singh, Sunder <Sunder.Singh@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Jeffers, Judy <Judy.Jeffers@vaughan.ca>**Subject:** Proposed Development on Stegman's Mill Road

Good morning: I am attaching a letter to you all asking, with what I feel are very valid reasons, to please reconsider your approval of this project. More and more cities are realizing that it is imperative to follow the Official Plan, particularly when we as taxpayers have paid for it. It was created in good spirit between all the relevant agencies and should therefore be adhered to.

I urge you to reconsider your support for the OP633 amendments that would allow this proposal in its present form to move forward.

With thanks for your consideration Kathryn Angus

Mayor and City of Vaughan Council  
c.c. City of Vaughan Clerk  
Planning and Growth Management Department, City of Vaughan  
Development Planning Department, City of Vaughan

I am writing to express my disappointment and frustration with your support on October 3 of the developer's requested Amendment to OP633 for the Stegman's Mill Road Proposed Development.

While I understand your wish to support the recommendations of your City staff, the Stegman's Mill application significantly violated the established rules/guidelines of the Official Plan respecting Kleinburg, and should be sent back to the drawing board for a revised proposal that falls within the Official Plan for the residential portion of Kleinburg.

The proposed project does not even come close to meeting the intent or letter of VOP2010 with respect to size, design or conformance with existing residences in the immediate area. I struggle to understand how Vaughan planning and city staff can support a proposal that is so far removed from the official plan ... why bother to incur the effort and expense of such guidelines when they are ignored. The developer has made minimal attempts to respond to the concerns of local residents and obviously his main focus is to maximize his profits by packing in as many units as possible into the three lots.

I note the trade-off of allowing 28 units on 3 lots for a clause requiring the developer to issue a warning to future purchasers or tenants that waives responsibility for environmental violations; i.e., "Purchasers and/or tenants are advised that sound levels due to increasing road traffic, may on occasion(s) interfere with some activities of the dwelling occupants as the sound levels may exceed the Municipality's and Ministry of Environment and Climate Change noise criteria." I would add increasing air pollution along with the acknowledged increasing noise and road traffic in a small residential area not equipped for such.

I understand that a traffic study contended that access to Stegman's Mill Road was marginally acceptable but from a "common sense" safety view I think that with the volume of cars associated with 28 units that serious accidents will be inevitable. I do not pretend to be an expert, but if you stand where the driveway from the development will be, the sight lines ( visibility ) for both directions onto Stegman's Mill road is EXTREMELY challenging due to the curve of road to the east and to the slope of the road to the west. Stegman's Mill Road is already a very busy road and will be busier with new developments toward Pine Valley.

I urge you to vote "no" on Tuesday, October 24, to the developer's requested amendment to the Official Plan for the Stegman's Mill proposed development, and send the developer back to the drawing board for a proposal that properly falls within the Official Plan.

Sincerely

Kathryn Angus  
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