

Subject: FW: plan z.16.006 - ACE developments

C // **COMMUNICATION**
CW (PH) - February 7/2017
ITEM - 4

From: Racco, Sandra

Sent: Friday, January 20, 2017 12:28 PM

To: 'Jocelyn PEARCE' [REDACTED]

Cc: Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>; MacKenzie, John <John.Mackenzie@vaughan.ca>; Furfaro, Cindy <Cindy.Furfaro@vaughan.ca>; Abrams, Jeffrey <Jeffrey.Abrams@vaughan.ca>; McEwan, Barbara <Barbara.McEwan@vaughan.ca>

Subject: RE: plan z.16.006 - ACE developments

Thank you Ms. Pearce for your comments. I will include them as part of communications for Feb. 7th Public Hearing meeting.

I do appreciate your comments and share some of the concerns raised but as you know, we have tried to work with the applicant and have suggested to them ours and the community's desires but as you know, under the Municipal Planning Act, we must allow the applicant a fair opportunity to bring forward their application. At the evening meeting, we will have a chance to hear from the applicant, as well as the residents and stakeholders in the surrounding area and once that meeting is completed, staff will have an opportunity to review all comments, studies, etc. before coming back with a report containing their recommendations to either approve in whole, in part, or with changes or oppose the application. This process will take some time especially if there's a lot of oppositions however my office will keep the community informed as we move forward with the process.

I look forward to seeing you on the 7th. Please encourage your neighbours to also come out if possible and if not, to please forward their comments prior to the meeting.

Wishing you a pleasant weekend!!!

Sandra Yeung Racco, B. Mus.Ed., A.R.C.T.
Councillor, Concord/North Thornhill
City of Vaughan

"For the Community"

To subscribe to Councillor Racco's e-newsletter, please click [here](#).

Visit [Racco's Community Forum](#) on Facebook or www.4myCommunity.ca

"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: Jocelyn PEARCE [REDACTED]
Sent: Friday, January 20, 2017 12:06 PM
To: Racco, Sandra
Subject: plan z.16.006 - ACE developments

Hello Ms. Yeung-Racco,

I just received today the notice for public hearing relating to file# Z.16.006 (Ace Developments Major Mac drive). After going over the information and details, I can confidently say that I am **still opposed** to this plan of developing high-density housing in this area. A development consisting of 71 units with 86 underground parking spaces just does not belong here. We bought our house on the corner of Lealinds road and Silk Oak court with long-term commitment in mind based on the expectation that this would be a peaceful and safe

neighbourhood to live in. With that many occupants and cars in such a small space, it could only mean much higher traffic that is incongruent to the idea of better suited single-detached homes that we, the current homeowners in this area, have bought into.

We did not buy houses in this area to just stand by and watch the streets turn into "Yonge Street" just because ACE development would rather build high-density housing in order to get more\$\$ out of their land investment. This parcel of land is, in my opinion, more appropriate for detached or semi-detached homes that are found in this area. Why can't the developer just do that? High-density housing complex is being built on the north side of Major Mackenzie, which is appropriate because that is exactly the only type of housing that is being built there. So if people want this type of dwellings, they buy their houses/townhouses or condos there and not in this area, which is for detached and semi-detached home.

I have also heard about a proposed pedestrian bridge to Maple GO train station. If this is true, I just do not even want to imagine the number of cars that will be "parked" on the side streets in front of the houses when the train station's parking lot is full. The crosswalk near Hill street is sufficiently meeting this need. Also, the developer's plan also mentioned about the retention of the existing heritage dwelling (Joshua Oliver house). It will be retained for what purpose? Is this going to be turned into something useful for the community? What about the removal or relocation of an existing mature tree? Relocate a mature tree to where? With the pint-sized trees that we currently have in this area, this mature tree should be left alone as it is.

Again, I would like to reiterate my opposition to ACE development's plan of building high-density housing complex. They should go back to the drawing board and come up with something more suitable for this area - detached or semidetached houses.

Thank you,

Jocelyn Pearce