

Subject:

FW: Development - 2057 Major Mackenzie Drive

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

From: "Racco, Sandra" <Sandra.Racco@vaughan.ca>

Date: February 6, 2017 at 6:43:22 PM EST

To: "Lunardon, Angela" [REDACTED]

Cc: "Antoine, Mark" <Mark.Antoine@vaughan.ca>, Adam MartinRobbins <[REDACTED]>, "Peverini, Mauro" <MAURO.PEVERINI@vaughan.ca>, "MacKenzie, John" <John.Mackenzie@vaughan.ca>, "Abrams, Jeffrey" <Jeffrey.Abrams@vaughan.ca>, "McEwan, Barbara" <Barbara.McEwan@vaughan.ca>, "Furfaro, Cindy" <Cindy.Furfaro@vaughan.ca>

Subject: Re: Development - 2057 Major Mackenzie Drive Condos

Dear Ms. Lunardon,

Thank you for your e-mail and your very detailed comments....I totally appreciate your position and the position of many of your neighbours.

As you know, the Planning Act requires all application to have a statutory public hearing to allow the public to voice their concerns and/or support to a project. Tomorrow night is such opportunity for this particular application.

Staff and committee members will listen intently to the concerns raised by you and others for this project and then staff will assess all comments and will require applicant to address the planning concerns raised, which may include the applicant supplying us with reports, studies, etc. It is only when staff is satisfied that this has been accomplished before staff will prepare their recommendations for Council to consider.

So I do encourage everyone to come out tomorrow night to voice your comments, however I have taken the liberty to forward your e-mail to be included as communications for this item.

I look forward to seeing you tomorrow night, along with your neighbours.

Have a good evening!!!

On Feb 6, 2017, at 6:21 PM, Lunardon, Angela [REDACTED] wrote:

Good afternoon Ms. Racco,

I would like to express my concerns regarding the proposed development at 2057 Major Mackenzie Drive West.

One year ago, neighbourhood residents received notice of the intentions of the builder, *Ace Developments*, for this property. They held a Public Meeting during which a representative from Weston Developments informed attendees that the plans had been approved. However, upon further investigation, we discovered that this was not true.

The following represents a summary of some of the main points we would like raised (Please note, the points below have been shared with impacted homeowners and will act as a point of discussion during the **Public Hearing on February 7th**).

1. The purchase address for the proposed development is **2057 Major Mackenzie Drive West**. It is not Silk Oak Court, Peter Rupert, Lealinds, Kavala, Petticoat Road or any of the other surrounding streets, there is a private road that exits from the property directly onto Major Mackenzie Drive.
2. The proposed development is incompatible with the surrounding area. Putting a 4-storey condo (with the 4th storey being a roof top terrace) in such close proximity to two-storey homes does not fit the neighbourhood landscape.
3. The high density will create noise, and further traffic (which is already at a breaking point). Having an extra 200-400 trips (depending how many times

people leave and return) made along Lealinds or Petticoat Road is unacceptable.

4. The surrounding streets were not meant to accommodate such high volumes of traffic. For example Peter Rupert Avenue and Freedom Trail are wider boulevards with sidewalks on either side that were designed to accommodate high volumes of traffic.
5. Also in the plans is a Proposed public access easement from Silk Oak Court – If this is intended to serve the occupants of the new development, there is already a public access easement located at Barli Crescent with access to traffic lights so that pedestrians may cross safely. Placing a second public access easement will only encourage unsafe crossing across Major Mackenzie Drive and will also encourage those who do not wish to park at the GO station to use our streets as parking to allow them easier access to the GO train.
6. Other developments in Maple/Vaughan have been built with entry/exit points onto Major Mackenzie, Keele and Dufferin Streets WITH NO ISSUE including *the many commercial properties and businesses* along these routes.

Some Examples:

Courtyards of Maple

2396 Major Mackenzie – 103 Units – **103 CARS ENTERING AND EXITING ONTO MAJOR MACKENZIE** (NO TRAFFIC LIGHTS) businesses exiting onto Major Mackenzie are also adjacent to the property.

<image003.jpg>

Golden Spruce Lane

Townhomes at Keele & Major Mackenzie with **Exit and Entry points from both Major Mackenzie and Keele Street**. (NO TRAFFIC LIGHTS) businesses exiting onto Major Mackenzie and Keele are also adjacent to the property

<image006.jpg>

10211 Keele Street Condos

105 Suites – **105 CARS ENTERING AND EXITING KEELE STREET**

<image010.jpg>

9973 Keele Street

60 Suites – **60 CARS ENTERING AND EXITING KEELE STREET** (NO TRAFFIC LIGHTS) businesses exiting Keele are also adjacent to the property

<image011.jpg>

9901 Keele Street

53 Suites – **53 CARS ENTERING AND EXITING KEELE STREET** (NO TRAFFIC LIGHTS) businesses exiting onto Keele also adjacent to the property

<image015.jpg>

I have also included (please see attached file) the proposed development of Townhomes at 9869/9891 Keele Street. These are single family Townhouses that fit the neighbourhood landscape. (They will be exiting **directly onto Keele Street.**)

Also included is an article from Adam Martin-Robbins in the Vaughan Citizen dated November 17, 2016 that we found to be interesting. We have cc'd him should he be interested in the progress of this development.

Thank you for taking the time to review the above information.

Kind Regards,

Angela Lunardon

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