

From: Mario Racco
Brownridge Ratepayers' Assoc.

C4
CW(PH)
March 7/17
Item 3

Centre Street & Dufferin Study area; 7 March 2017; Public Hearing

Chair & members of Council I will be making some comments on behalf of the Brownridge Ratepayers Association on the study.

I have attended the meetings that have been organized, in the community, by the City & its consultants. I have filed a few emails with Planning & spoken with staff on this topic.

As I have written & said, I am disappointed that the study that was approved for 3 of the 4 corners, now is recommending only on one corner – the East/North corner.

I have spoken with the Provincial agency & I was told that the Agency is participating on the study, yet the recommendation is to do nothing now & later do a Tertiary study. There is no need to do that. The City should be able to decide what is best for the City & approve those decisions. There is nothing, in my opinion, preventing the City from making a decision on the south side lands since the City is already on record as NOT wanting the coverleaf for the Hw. 407 & there is no reasonable planner that would disagree with the City & the Taxpayers affected.

Another issue that we have is – Why is the City recommending to eliminate 3 Strip Plazas that are providing good Revenue to the City & Jobs & Services to the People & try to replace them with Condos that will be a Liability to the City coffers. Such a decision will negatively impact the economy of the City. Why is the report saying that there is **No Economic Impact ? Who wrote that ? On what basis ?**

Why is staff & the consultants suggesting to change the Commercial Plaza into mostly Residential High Density Residential with a 2 times & 2.5 times FSI ? Such a change was not supported nor contemplated by the community.

Why is the City spending Taxpayers money to make changes that are NOT supported by the People affected & that change may benefit 3 property owners ? In fact seems that at least one of the 3 owners is NOT supporting staff recommendation. As of when the City started paying for studies that affects only 1 or 2 property owners, yet the bill is paid by the Taxpayers of the City ?

Chair I believe that it is wise for M of C to instruct staff:

1. That the objective of the study is not achievable at this time, since the intent was to study the 3 corners & the report addresses only one corner, therefore it is wise to terminate the study & leave things as they are.
2. That if the property owners of the East/North corner of Dufferin St. & Centre St. or any other corner, wish to change the O.P. & the Zoning of their property that they do what other property owners have to do & file the proper request & pay the proper fees to the City of Vaughan.
3. That if anyone inquires about the development possibilities at the 4 corners that the existing O.P. & Zoning be provided without speculating on what may happen.
4. To inform, once again in writing, MOI & MTO & IO that the City of Vaughan & the Taxpayers affected are NOT in favour of a future Coverleaf at the south corners of Dufferin St. & Centre St. & that the Provincial Ministries indicated initiate a process to change the Official Plan & the Zoning by-law that would allow for a Community Uses and/or a Residential subdivision of single; semi or townhomes.
5. To inform the Provincial Agencies responsible for the 2 south side properties that the Taxpayers affected & the City of Vaughan want to see the Agencies to apply now for the changes suggested.
6. That the affected Ratepayers Associations be consulted once an application is filed with the City for a Zoning and/or O.P. change.