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Communication	
CW:	OCT 5/16
Item:	9

**From:** WILLIAM MANOLAKOS [mailto:bill.manolakos@rogers.com]

**Sent:** October-04-16 9:23 AM

**To:** Clerks@vaughan.ca

**Cc:** Iafrate, Marilyn; Bevilacqua, Maurizio; Ferri, Mario; Rosati, Gino; Di Biase, Michael; MacKenzie, John; Britto, John; Policyplanning; Jana Manolakos; Ciampa, Gina; Holyday, Margaret; Antoine, Mark

**Subject:** Committee of the Whole - Oct 5 at 1pm - Community Area Policy Review for Low Rise Residential

Dear City of Vaughan,

In general, my wife and I are in support of the City of Vaughan's "Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods".

If the guidelines are approved and adhered to it would resolve many of the issues with the current proposals for development on Keele Street. Currently there are 5 proposals regarding 9 lots that would have over 80 townhouses developed. If these guidelines are followed less than 40 townhouses would be built without any private roads. Also the townhouses would be integrated with the current homes on Keele St., not impose themselves on current residences, and thus not alternating Keele Street from what was previously RM1 lots.

The one concern we have regarding the guidelines is section 5.1, that states a townhouse block of homes frontage must face a public road, or 'alternative a public park'. Two of the development proposals on Keele Street frontages face Keele, but the rear of the lots face a public park. This section of the guidelines creates a loop hole that must be closed because it would allow two blocks of townhouses with one block facing Keele Street and the other facing the park, thereby defeating the purpose. Section 5.1 is not acceptable to us in its present format and must be amended.

Regards,  
Bill and Jana Manolakos