

Subject:

FW: Property 4433, 4455, 4477 Major Mackenzie
Mackenzie Drive and Pine Valley Drive.

From: Julian Fantino [REDACTED]

Sent: September-15-17 8:24 AM

To: DevelopmentPlanning@vaughan.ca

Cc: Liz/Frank Piccin-Bottos [REDACTED], Julie Coscarella [REDACTED] Pino Coscarella [REDACTED]

Subject: Property 4433, 4455, 4477 Major Mackenzie Drive - southeast corner of Major Mackenzie Drive and Pine Valley Drive.

Attention Diana DiGiordano:

Reference the captioned matter and the Committee of the Whole - public hearing, 7pm., Monday, September 19 the following refers.

I regret to advise that I will not be able to personally attend the meeting; thus this intervention.

My wife and I have been residents of Vaughan and active participants in the life-line of the community since 1981 during which time we have witnessed the deterioration of the quality of life basically attributed to significant slippage in the planning and adherence to established standards, zoning, etc., with an apparent dismissive regard for intended or unintended consequences, such as traffic congestion, unsightly street-scape and deteriorating infrastructure. Admittedly, Vaughan is not unique in this regard, however much could have been prevented, but for the constant - never ending submission to most variance applications; this being yet another!

Four years ago in anticipation of downsizing we purchased a unit in the Capo Di Monte complex situated immediately south of the proposed townhouse project. Aside from the suitability of the accommodations we were motivated by what we saw as an all round quality building; a marked reprieve from the high density and sporadic new and refill areas within Vaughan that seem to abandon any respect for architectural discipline in pursuit of development at all cost.

I am not opposed to development - good - well thought out development, however to be clear I am opposed, as most reasonable residents are, to anything that devalues the street scape, the quality of neighbourhood life or the established regard for maintaining faith with well thought out quality development, such as what has already been defined and actually achieved in the immediate area where the proposed townhouse complex would be situated.

I am not a planner, but was involved for a number of years as a volunteer with the then City of Vaughan Industrial Development Advisory Board, long before the City's exponential growth, but a time when we had a great deal of influence about how the Vaughan of the future was to become; sad to say a great deal of our advice, including the vision and efforts our group made to develop a "City Centre" seems to have evaporated into thin air. Be that as it may, I know aesthetically unappealing or things that are out of place when I see them. My attention is also quickly drawn to

things (abstract things) that simply don't blend or fit in with other things; this townhouse project being one; an eye sore really when compared with the immediate surroundings.

I could also rhyme off other concerns about increased congestion in the area, the restricted traffic flow, especially on Pine Valley that has already become a nightmare during morning and afternoon rush hour, the miniature "amenity area" in the vicinity, or the fact that in such a project there will surely be significant numbers of young families with children; where are they going to play, spend their time, or what?

So let me simply state, if this project is to ultimately proceed, it must be better presented both aesthetically and better suited to blend in with what has already been the quality construction standard established in the immediate area. This project as presented in the "conceptual elevations" is unacceptable to the extreme and about which I can say with absolute certainty, if local resident's concerns are not taken seriously, there will be significant opposition going forward.

Sincerely,

Julian Fantino
