

Magnifico, Rose

Subject: Regarding Committee of the Whole Tuesday Oct 16th at 1 PM; Item #8, Block 27 & 41
Secondary Plan Areas Infrastructure Requirements

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COMMUNICATION
CW - Oct 16/12
ITEM - 7 + 8

From: David Toyne [<mailto:davidtoyne@me.com>]

Sent: Tuesday, October 16, 2012 11:26 AM

To: Abrams, Jeffrey

Cc: Gillian Evans; tim.sorochinsky@gmail.com

Subject: Regarding Committee of the Whole Tuesday Oct 16th at 1 PM; Item #8, Block 27 & 41 Secondary Plan Areas Infrastructure Requirements

Dear Mr. Abrams and City Counsellors:

We live at 10240 Pine Valley Drive, south of Teston Road and north of Major Mackenzie. My wife and I are the third generation of her family stewarding Upper Cold Creek Farm. Grant Glassco, original owner of the farm, donated hundreds of acres to the TRCA in the late 70's as part of the family's commitment to maintain and improve the lands for generations to come.

We are disappointed with the accelerating pace of development all around us. Row upon row of houses, some of them monster in dimension, are chewing up farmland and green space at an intensity never seen before. In the pursuit of "intensification", it seems we are forgetting about the unintended consequences of insufficient transportation planning and the impact on our natural heritage and the environment. And the simple act of urbanizing roads is not helping. We need more real intensification, located at or near public transit. Why put a Lowes or Walmart next to the Maple Go Station when you could locate multi-residential condominiums and apartments? We need to stop the reliance upon the car and increase the utilization of public transit - how? Make public transit available and make the car unnecessary.

Living within the Greenbelt gives us a constant reminder of the wonderful natural heritage we enjoy in Vaughan. Our job as stewards of this heritage is to do everything in our power to ensure our descendants have the expected enjoyment of these lands, just as we do now. Biking along Pine Valley, and enjoying the incredible escarpment views to the west near the King-Vaughan Road are just too good to be eviscerated in the name of "progress".

In summary, I agree with Counsellor Schulte in that we believe our community must ensure that any future developments respect the natural heritage requirements for sustainability therein and that developments only proceed in conjunction with the necessary infrastructure. The natural heritage is incredibly rich in these two blocks so we should not be planning the secondary plans until we have the Natural Heritage Network complete. If we understand it correctly, it appears incredulous at worst and inappropriate at best to leave the definition of our Natural Heritage Network to the landowners of Blocks 27 & 41. How can we plan for development when the City of Vaughan has not yet defined what we need to preserve to sustain a healthy Natural Heritage System?

We also believe that development should only proceed after a financial impact study has confirmed that the developments are within the financial capacity of the City. As stewards of the land and our tax

dollars, I urge counsel to act with prudence and a view to the greater common good, not the needs or desires of landowners/developers in these two blocks. Lets make sure we are not destroying the natural heritage we have been blessed with in the name of development, nor are we saddling our future generations with even more public debt, just because you have the power to do so. Your legacy as counsellors will be defined by the compromises inherent in the decisions you make.

In summary, and consistent with Counsellor Shulte's recommendation, we strongly encourage delaying Secondary Plans for the New Community Areas until the Natural Heritage Network is complete and that the development only be allowed to proceed in conjunction with the employment opportunities in adjacent lands, the identified transportation infrastructure and is supported by a viable Public Transit Network. On the matter of financing infrastructure, Council should require a financial impact analysis for both Blocks be prepared with full accountability on the costs/benefits therein.

Thank you for reading our letter,

Gillian Evans and David Toyne