

Subject:

FW: OMB CASE NO PL111184

C 18
COMMUNICATION
CW (PH) - <u>April 15/16</u>
ITEM - <u>5</u>

From: Racco, Sandra

Sent: Wednesday, March 30, 2016 1:46 PM

To: 'Kelly Rein'

Cc: Caputo, Mary; Peverini, Mauro; Uyeyama, Grant; MacKenzie, John; Abrams, Jeffrey; Furfaro, Cindy

Subject: RE: OMB CASE NO PL111184

Dear Kelly,

Thank you and I do appreciate the comments made by you however please note that any landowner can make an application to the City to develop his or her parcel of land. The applicant is expected to undertake due diligence and responsibility to show to the City that their application does not negatively impact the existing community and is guided by the Vaughan Official Plan that has been approved by Council. In this particular circumstances, a recent OMB decision was released over an appeal made by the landowner which in turn, has changed the designation of the lands in question from *Natural Area* to a combination of *Low Density Residential*, *Low Density Residential Special Study Area* and *Natural Area* (I have enclosed a copy of the OMB decision for your review).

And now, an application for a Draft Plan of Subdivision has come forward and will be dealt with at the April 5th, 2016 Public Hearing Committee meeting at 7:00 pm in Council Chamber at the Vaughan City Hall.

The intent of the public hearing is to receive comments from the public, whether it's an individual, a business or an agency. You have the opportunity to make deputation in front of staff and Committee members (i.e. Council members), where they will listen intently and take notes on all the issues arising from the comments. Should you or your neighbours not able to attend the meeting, you are also welcome to submit a letter or e-mail (like what you have done here) or any other form of communications to the City and they will become part of the public record. Please note that NO DECISION will be made at this meeting however, often after the public meeting, staff will meet with applicant to go over the various issues raised and ask applicant to take whatever action necessary to resolve them, including providing the necessary studies and/or technical reports and only when staff is satisfied that the applicant has met the City's standard, will staff proceed to write a technical report with recommendations to bring forward for Council's consideration.

I encourage you and your neighbours to attend this meeting and voice your concerns. You will also be receiving a letter in the mail shortly from my office detailing the chronology of the OMB case and the decision. The planner who is assigned to this application is Mary Caputo. Should you have further questions regarding this application, please feel free to contact Mary or myself.

In response to the traffic issue along Perter Rupert, I will ask my staff to re-look and re-assess the traffic to see whether a stop sign is warranted at either entrance of Maverick Crescent and once I hear back from staff, I will be happy to report back to you. One thing I will bring up to you is that with the current application behind your lot, there is one good thing coming out of all these and is the fact that the landowner is willing to allow Grand Trunk to be extended all the way to Rutherford Dr., which will alleviate the heavy traffic that Peter Rupert is currently experiencing. Having said this, I am not suggesting in any way that I am endorsing or not endorsing the current draft plan application but just wanted to bring this to your attention.

Again, I hope you will be able to come out to the Public Hearing meeting on April 5th and express your concerns/issues.

Respectfully yours,

Sandra Young Racco, B. Mus.Ed., A.R.C.T.
Councillor, Concord/North Thornhill
City of Vaughan

"For the Community"

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"Don't be distracted by criticism. Remember that the only taste of success some people have is when they take a bite out of you"



From: Kelly Rein [<mailto:snsrein@hotmail.com>]
Sent: Wednesday, March 30, 2016 11:53 AM
To: Racco, Sandra
Subject: OMB CASE NO PL111184

Good Morning Sandra,

I am unable to attend the meeting to address the matter of OMB CASE NO PL111184 but I wanted to pass on my feelings about the development. We bought on Maverick Cres understanding that the tree line would be there. There were premiums paid to live along the tree line and the threat to have the green space replaced with residential housing is infuriating! This impacts the whole feel of the neighborhood. There is enough concrete in the area and we would like to see the green space preserved. We understand that there is going to be housing in the open space but we ask that you leave the trees that line the park and Maverick Cres.

In addition, I would like to take this time to ask you about the traffic on Peter Rupert (you told me last year that this would be reassessed and it was). I wanted to know if there has been any change in the traffic flow that might warrant a stop sign at either end of Maverick Cres. There also appears to building beginning at the corner of Peter Rupert and Rutherford and I was hoping that you could let me know if this will be a community center or a Catholic High School.

I would appreciate any further updates as they arise.
Thank you and have a lovely day,
Kelly Rein