

Subject: FW: 2 Development Applications - Keele St. - COMM
HEARING MAY 31, 2016

From: Caterina Principe [<mailto:cprincipe@benemax.ca>]
Sent: Tuesday, May 31, 2016 10:04 AM
To: Ciampa, Gina
Subject: Re: 2 Development Applications - Keele St. - COMMITTEE OF THE WHOLE, PUBLIC HEARING MAY 31, 2016

Hi Gina,

Yes, you have my permission to forward my comments to the Clerk's office.

Thank you, Caterina

On 2016-05-31, 10:01 AM, "Ciampa, Gina" <Gina.Ciampa@vaughan.ca> wrote:

Hello Caterina,
Thank you for emailing your concerns. May I have your permission to send your comments to the Clerk's office so that it can be added to the meeting?

Gina Ciampa

Executive Assistant to Councillor Marilyn lafrate
905-832-8585, ext. 8723 | gina.ciampa@vaughan.ca

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From: Caterina Principe [<mailto:cprincipe@benemax.ca>]
Sent: Tuesday, May 31, 2016 9:33 AM
To: Ciampa, Gina
Subject: Re: 2 Development Applications - Keele St. - COMMITTEE OF THE WHOLE, PUBLIC HEARING MAY 31, 2016
Importance: High

Thank you for advising of the meeting on May 31, 2016.
Unfortunately, due to family obligations, I will not be able to attend this particular meeting; however, with regards to Agenda item #4 my concerns remain the same as for the majority of developments along Keele:

1. Keele does not have a left turning lane and the amount of housing they propose to build all along Keele from Rutherford to Major Mackenzie would be a traffic nightmare – doubly so for anyone trying to make a left hand turn coming from either direction (north or south)
2. Why would we allow private roads cutting into Keele, this does not fit in with any of the existing neighbourhoods
3. Three story townhouses placed so close together or even three to five story condo buildings overshadow the residents who live on streets directly behind Keele – this takes away their privacy, places them in a fish bowl situation and devalues their property
4. Currently we have front, rear and side set backs – allowing builders variances to these set backs to place large amounts of homes so close to existing long standing homes only serves to better the builders prospects and not the owners of the existing homes. Plus, again this dramatically changes the neighbourhood and takes away privacy from the existing homes. The only people benefiting from changing the current setbacks are the builders not the current residents.
5. Garbage and noise from many air conditioning units (especially with closer set backs) is another major concern. Are the builders going to build higher fences or walls separating the new build from the existing homes to allow for some privacy or noise containment. In the case of proposed condos or even with townhouse units with private roads, will there be a large garbage bin placed near existing homes? This would not be beneficial to existing home owners.

Since I cannot attend the meeting, please include my above concerns in any format available to residents unable to attend.

Thank you,
Caterina Principe

On 2016-05-26, 10:06 AM, "Ciampa, Gina" <Gina.Ciampa@vaughan.ca> wrote:

Good morning,

On behalf of Councillor Iafra, we wanted to bring this to your attention. Two development applications will be coming forward at the **May 31, 2016 Committee of the Whole Public Hearing at 7pm**. There are five items on the agenda for the evening.

Items 3 & 4 are Keele Street applications. I've attached both items for your review.

It is very important that you attend this meeting to have your voices heard.

Agenda Item # 3

ZONING BY-LAW AMENDMENT FILE Z.15.029

DRAFT PLAN OF SUBDIVISION FILE 19T-15V010

GRACEGREEN REAL ESTATE DEVELOPMENT LTD.

WARD 1 – VICINITY OF KEELE STREET AND MCNAUGHTON ROAD

Agenda Item # 4

OFFICIAL PLAN AMENDMENT FILE OP.15.009

ZONING BY-LAW AMENDMENT FILE Z.15.037

DRAFT PLAN OF SUBDIVISION FILE 19T-15V015

EMPIRE PACE (MAPLE) LTD.

WARD 1 – VICINITY OF KEELE STREET AND MAJOR MACKENZIE

Respectfully,

Gina Ciampa

Executive Assistant to Councillor Marilyn Iafra

905-832-8585, ext. 8723 | gina.ciampa@vaughan.ca <<mailto:gina.ciampa@vaughan.ca>>

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