

---

**Subject:** Committee of the Whole (Public Hearing), Report No. 40, Item 2/ ZONING BY-LAW AMENDMENT FILE Z.17.011 LANDMART REALTY CORP. WARD 2 - VICINITY OF ISLINGTON AVENUE AND RUTHERFORD ROAD

**Importance:** High

**PUBLIC HEARING  
COMMUNICATION**

C8

Date: Nov 7/17 ITEM NO. 2

**From:** CPRA [mailto:carryingplaceratepayers@rogers.com]

**Sent:** November-06-17 10:42 PM

**To:** Clerks@vaughan.ca; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Singh, Sunder <Sunder.Singh@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>

**Cc:** 'Tony' [REDACTED]; Domenic Scaturchio [REDACTED]; 'Adriano Volpentesta' [REDACTED]; 'CPRA' <carryingplaceratepayers@rogers.com>

**Subject:** Committee of the Whole (Public Hearing), Report No. 40, Item 2/ ZONING BY-LAW AMENDMENT FILE Z.17.011 LANDMART REALTY CORP. WARD 2 - VICINITY OF ISLINGTON AVENUE AND RUTHERFORD ROAD

**Importance:** High

Clerks Dept,

Please confirm receipt and added to all deputations received for this proposal

RE: Committee of the Whole (Public Hearing), Report No. 40, Item 2  
ZONING BY-LAW AMENDMENT FILE Z.17.011 LANDMART REALTY CORP. WARD 2 - VICINITY OF ISLINGTON AVENUE AND RUTHERFORD ROAD

---

Dear Mayor Bevilacqua and Members of Council

On behalf of the Carrying Place Ratepayers' Association, we are writing to you to express our thoughts and concerns with respect to the proposed LANDMART REALTY CORP development application at Islington Avenue and Rutherford Road. We can say that based on the current parameters set forth with the VOP2010, this development is acceptable from the CPRA view point however does have some thoughts and/or concerns.

We strongly believe with trust, that the City of Vaughan Planning department will address such concerns in their final report and assist in the correct development requirements.

**Thoughts:**

1. We are proud that the developer has met with us several times and addressed many concerns i.e. emergency access/ drive through within the complex
2. Listened to the ideas and concepts the CPRA addressed in lieu of the look of the building i.e. shown in the most recent open house
3. Maintained as close to if not 100% to the VOP2010. Which is acceptable to the CPRA in comparison to other developments seen before us.
4. Number of dwellings may assist in maintaining the schools in the area by supplying more students in schools having low student rates. If populations do decrease, than schools may be closed/merged with other schools in the area as per the Ontario government budget mandates.

**Concerns:**

1. Without proper traffic control, access to the sight is problematic from a left turn coming North on Islington as it is sharing the commercial entrance. The CPRA has addressed this with the developer but we would need this resolved with the experts in the City of Vaughan and added to the Planning Departments final report.
2. Developer to work closely with City of Vaughan By-Law and see that there are NO PARKING allowed on the adjacent street from the proposed property. This would make certain of any overflow of parking onto the existing adjacent residential streets and the commercial plaza do not become an issue on the inset of assumption of the property
3. Garbage Pick up
4. School Bus stop/ must be free of high traffic areas and abiding to all traffic rules

CPRA hope that Council will consider our concerns seriously. Thank you