

**Britto, John**

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COMMUNICATION**

**CW (PH) - JAN 15/13**

**ITEM - 2**

**From:** Antony Niro P.Eng. <antony.niro@gmail.com>  
**Sent:** Tuesday, January 15, 2013 5:15 PM  
**To:** Clerks@vaughan.ca; Bevilacqua, Maurizio; Schulte, Deb; DeFrancesca, Rosanna; Rosati, Gino; Shefman, Alan; Racco, Sandra; Di Biase, Michael; Carella, Tony; Iafrate, Marilyn  
**Cc:** Frank Stadler; Robert Kenedy; Todd Robinson; Brian; Paula Bridgewater  
**Subject:** Committee of the Whole (Public Hearing) January 15th 7:00PM Item 2 - OP 11.009 & Z.11.034

Dear members of Vaughan Council:

This is now the second time in over a year I'm responding to this application and continue to appose its acceptance.

Since the first presentation to council it was agreed that residents would meet with Weston Consulting to share and satisfy each others concerns about development on these lands. Weston Consulting resigned from the file shortly after the meeting. Now a year later an amendment to the first application is being put forward with a new consulting company. The amended application is nearly identical to the original application of October 2011.

To summarize,

1. The proposed development does not respect the surrounding neighbourhoods - response to application in 2012

"This amendment is not compatible with its surrounding neighbourhoods. From a planning perspective, the community should gradually continue southerly until Teston road which serves as a natural community edge boundary where you find higher forms of density on the south side.

2. The proposed development continues to be an inappropriately high density as per response in 2012

" The townhouse development proposed does not conform to the current in place official plan OP 332 which states the lands are to be "Executive Residential". The lands should be developed in a similar fashion as to the lots on Germana Place with an extension of the road into the property at the appropriate density of 5 units per hectare in accordance with OPA 332."

3. May I also remind council that we'd been here many times before, approximately 7 years ago when Ventana Homes tried the same type of development on what is now known as "Mackenzie Ridge" on the lands up along the Northdale community to the north. Council's direction then was for the developer to buy multiple parcels of land and develop the "block". Why this small parcel of land being discussed now was not included in the development of what is now known as "Mackenzie Ridge" is not the concern of the residents, that was the best opportunity to develop these lands and that option is still available by extending Germana Place, as per response in 2012

"Germana Place was originally intended and planned to continue southerly to this property. Removing that planned extension is a further illustration of the inappropriateness of this development. An ad hoc approach to developing small parcels one at a time would remove the sense of community envisioned for this area through "block planning". "

4. This development is proposing it's own access directly onto Dufferin. This type of access was identified previously as a huge safety concern for residents and drivers on Dufferin. One of the reasons the "Mackenzie Ridge" development was integrated to the Northdale development and Northdale to Ambassador Hills was for

driver safety. It minimized the number of accesses to Dufferin and made it possible to one day have sufficient car traffic when integrated to warrant a future traffic light on Dufferin for the residents.

"It would also add an unnecessary access onto Dufferin St, which is contrary to York Regional Access Guideline Policies that discourages unnecessary access points where reasonable alternatives exists"

I encourage council to reject this application for the same reasons this application was deferred in October 2011, the applicant has not attempted to satisfy the residents valid concerns as stated in this letter.

-Antony.

Antony Niro P.Eng.

Resident of Vaughan and past-president of the Maplewood Ravines Community Association