

C 4	
COMMUNICATION	
CW (PH) -	JAN 15/13
ITEM -	2

From: Robert Kenedy [mailto:rkenedy@yorku.ca]

Sent: Friday, January 11, 2013 9:43 AM

To: Iafrate, Marilyn; Caputo, Mary

Cc: Tarantini, Maria; Mackenzie Ridge Rate Payers Association; 'Todd Robinson'; Brian Kenny; Paula Bridgewater; Robert Kenedy; DevelopmentPlanning@vaughan.ca; Antony Niro

Subject: OP 11.009 & Z.11.034 – Comments

Mackenzie Ridge Rate Payers Association Est. 2011

Serving the interests of the Mackenzie Ridge Community
(Hunterwood Chase, Germana Place, Georgia Crescent, Celeste Drive and Antonini Court)

TO: Marilyn Iafrate, Ward 1 Councilor - Marilyn.Iafrate@vaughan.ca, Maria.Tarantini@vaughan.ca

And

City of Vaughan Planning Department - Mary.Caputo@vaughan.ca, DevelopmentPlanning@vaughan.ca
2141 Major Mackenzie Dr, Maple, ON, L6A 1T1

Re: OP 11.009 & Z.11.034

Dear Councilor Iafrate,

We represent the interests of the Mackenzie Ridge Ratepayers Association. The association has reviewed the applications and has the following comments and concerns:

1. The townhouse and semi-detached 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.
2. This amendment is not compatible with its surrounding neighborhoods. 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.
3. 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". 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.
4. Other concerns raised by our association membership are the effects these higher density forms of development may have on our environment, traffic and home values.
5. Overall, there needs to be consistency and a sense of community with the existing "executive residential" housing that exists north of the development.
6. The proposed 8 visitors parking will not be adequate for the 32 units since parallel in the present plan is limited to non-existent.
7. Finally, there are no proposed community, common, or park spaces in this development plan. The MacKenzie Ridge development also does not have any parks or community spaces, so this compound the existing issues by adding in 32 units.

In summary, our association opposes these applications, however, would support a more suitable development that respects the above noted concerns. We are prepared as an association to meet again with the landowner and discuss viable more compatible development alternatives. As stated earlier, an extension of Germana place to "executive" style lots would be a development more suitable and acceptable to the community.

We would be pleased to attend another meeting arranged by the City with the Landowner and their representatives to facilitate these discussions and dialogue.

Sincerely,

MacKenzie Ridge Ratepayers Association
87 Giorgia Crescent
Maple, ON
L6A 4R2
(416) 736-2100 ext. 77458

Robert A. Kenedy, PhD
Associate Professor
Department of Sociology
Faculty of Liberal Arts
& Professional Studies
124 Winters College
York University
Toronto, Ontario M3J 1P3
CANADA
rkenedy@yorku.ca
416 736-2100 ext. 77458
FAX 416 736-5715