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

January 11, 2013

Marilyn Iafrate, Ward 1 Councillor
AND
City of Vaughan Planning Department – Mary Caputo
2141 Major Mackenzie Dr
Maple, ON
L6A 1T1

Re: OP. 11.009 and Z.11.034 – 1850220 Ontario Inc and 10820 Dufferin Street

Dear Councillor Iafrate

We have reviewed the applications noted above and as members of the Mackenzie Ridge Ratepayers Association support the submissions being made by the Association's executive and offer the following comments and concerns:

1. This area of Vaughan has not been identified as an area suitable for increased intensification and we do not feel there is a need or value added to having increased residential density in this community which essentially extends north from the identified property north to Kirby Rd.
2. The requested higher density is not consistent with the current community and this in fact was recognized when the Mackenzie Ridge development was required to conform to the RR Rural Residential zone and "Executive Residential" designation.
3. Acceptance of this application may set precedent for additional high density designation of undeveloped land south of the existing Mackenzie Ridge community extending to Teston Rd.
4. Acceptance of this application may set precedent for additional high density designation in the area east of Dufferin St between Teston Rd and Pardes Shalom Cemetery.
5. The access to a total of 32 homes off of Dufferin St. just 100-200 meters north of the Dufferin St and Teston Rd intersection is likely to cause significant traffic congestion as follows:
 - During evening rush hour north bound traffic on Dufferin St is congested sufficiently far south that there are often issues amongst drivers as the 2 lanes merge into one. This will be aggravated when the vehicles from 32 residences will need to stop in the single north bound lane as they attempt left turns across the southbound traffic.
 - The intersection traffic will likely be impacted as multiple school busses will stop traffic in both directions for morning and afternoon pick-up and drop-off.

- Southbound Dufferin St. traffic often backs up considerably during morning rush hour and in slippery or snowy conditions can extend as far north as Maple Downs Golf and Country Club. The addition of vehicles attempting to join traffic from 32 homes at the top of the hill just before the traffic light will aggravate this situation. There is a concern that this south bound congestion could lead to additional traffic through residential streets and increase traffic on Hunterwood Chase for drivers attempting to bypass the back-up.

In Summary, we oppose these applications, however, we would support a more suitable development that respects the above concerns and the current zoning.

Sincerely



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