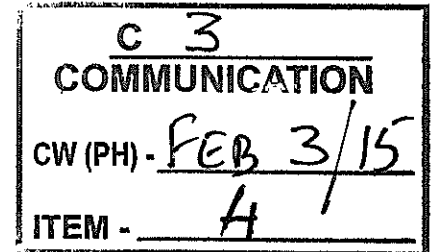
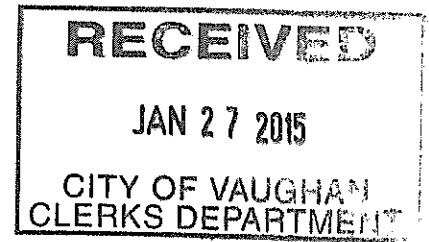


John Zipay and Associates
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January 23, 2015

Mayor and Members of Vaughan Council
Jeffrey Abrams, City Clerk
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Re: Official Plan Amendment
Application OP. 14.010

Zoning Application Z.14.042

To All Concerned:

This letter is written on behalf of Canuck Properties in regard to the applications noted above which are scheduled for the Feb. 3, 2015 Committee of the Whole, Public Hearing.

Canuck Properties is an abutting property owner to the subject lands. The westerly extension of Meeting House Road, along the northerly boundary of the applicant lands, is owned by Canuck Properties and it serves to provide access and connection to the Woodbridge Foam Company, located on the west side of the railroad.

The lands on the west side of the railroad are also owned by Canuck Properties Ltd. and occupied by Woodbridge Foam, which is an active enterprise and is serviced by many large transport trucks.

These lands, while currently used for manufacturing, are designated for significant future residential development most of which is designated Mid-Rise Residential under the Kipling Avenue Corridor Secondary Plan and are located within Rainbow Creek Neighbourhood North precinct.

Canuck Properties is supportive of residential development on the subject lands, but does have concerns regarding the long term function of Meeting House Road which currently forms an off-set or jogged intersection where the west and east portions of Meeting House Road intersect with Kipling Avenue.

The area in proximity of this intersection is rapidly intensifying with the approval of each new development. Coupled with the future development that is planned to occur in the Rainbow Creek Neighbourhood North precinct and in proximity of the Kipling Avenue Corridor Secondary Plan Area generally, significant growth in traffic volume will result. The intersection of Meeting House Road with Kipling Avenue is identified as a secondary Gateway and as a Primary Linkage and Access point.

Given that traffic volumes and pedestrian movement in the vicinity of this intersection will dramatically increase, it is Canuck Properties position that, over the long term, Meeting House Road should be planned as a standard, signalized intersection so that the east and west sections of Meeting House Road align with each other as opposed to the present jog or offset configuration. An aligned configuration is better suited for signalization and the safe movement of vehicles and pedestrians.

The applications before you provide opportunity to address this issue and we encourage Council and the appropriate City Departments to examine this issue now on the basis of good, long term land use and transportation planning in order to build a better community.

We realize that there is a heritage home on the corner of Meeting House Road and Kipling Avenue which is located on ground that is needed to align the two sections of Meeting House Road. However, the location of this building should not be viewed as a reason to not consider the future reconfiguration of Meeting House Road. The heritage home can and should be relocated so that it will be preserved.

If the applications are approved as submitted, the City will have lost an opportunity to create a better and safer intersection for the future.

Thank you for the opportunity to comment on the applications. Please notify the undersigned of any by-laws which may be approved and copy Canuck Properties as indicated.

Sincerely,



John J. Zipay MSc. U.R.P., MCIP, RPP

CC: Attn. Mr. Laurence Goldstein
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