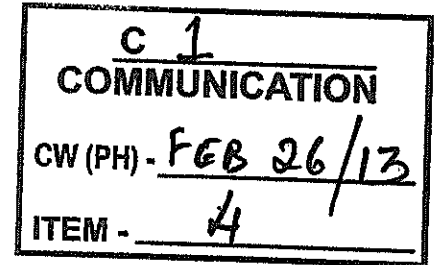
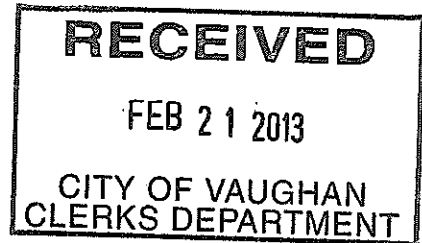


# *InfoPlan Research*

144 Marita Place  
Vaughan, Ontario, L4K 3J9  
TEL: 289-597-0225 CELL: 416-748-2453  
[plan@rogers.com](mailto:plan@rogers.com)



**February 15, 2013**

Mr. Stephen Lue  
Development Planning Department  
2141 Major Mackenzie Drive  
City of Vaughan  
L6A 1T1

**Dear Mr. Lue:**

**RE: Letter of Objection to the proposed development by the Applicant-  
Joseph Kreiner and Bren-Coll Holdings Inc. in the City of Vaughan.  
File #: Z.11.035**

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With respect to the upcoming Public Hearing scheduled for February 26, 2013 for the above noted matter, on behalf of our Client, Mr. & Mrs. Gino Di Luca, owners of the property municipally known as 11,666 Keele St., in the City of Vaughan, please be advised that our client objects to the proposed re-zoning application (i.e. Z.11.035). The Di Luca's own the property that is sandwiched in between the applicant's lands with a frontage of approximately 32m and a depth of 43m.

In reviewing the proposed development as indicated in the materials provided in the Notice of Public Meeting and in discussing the situation with the Client several significant concerns were identified which is the basis of this objection.

## **Concern #1: Proposed Driveway on the north-side of the Client's property**

Keele St is an arterial road as well as a Regional Rd. The policy of the York Region Transportation Department is to typically discourage multiple driveways and to minimize access onto arterial roads for various reasons. The client's property is approximately 32m wide. According to the sketch in the Public Notice the applicant currently has an existing driveway that abuts the southerly boundary of our Client's property. The applicant is proposing a second driveway that will border our Client's lands on their northerly boundary. As a result, the proposed and existing driveways would be only 32m apart. From our understanding, this distance is already somewhat narrow in terms of distance separation standards as required by the Region. Our client, whose property happens to be in the middle of these two driveways also has an existing driveway onto

Keele St. Three driveways within 32m of one another accessing onto a regional road would be (we believe) unacceptable to the Region but more importantly, poor planning and potentially dangerous. Furthermore, in the future, any attempt by our Client to develop their lands that would include accessing onto Keele St (i.e. the 3<sup>rd</sup> driveway) would most likely meet with much opposition from the Region because of the proximity issue. In fact, the Region would likely suggest that our Client work out a deal, such as a mutual driveway with their abutting neighbor (i.e. the applicant). In effect, this would restrict the development potential of our Client's property or, at the very least, impose undue hardship on their ability to develop their site unencumbered.

We suggest that to resolve this concern the applicant relocate the proposed driveway to the northerly boundary of their property along the proposed gravel parking area and connecting it to the existing (i.e. north/south) gravel driveway. This, in fact, makes more sense from a traffic flow perspective. At the same time it would mitigate what is already, (by all accounts) a troublesome issue for the tenants in the farmhouse (i.e. the significantly annoying noise levels from the current operation).

#### **Concern #2: Existing Driveway on the south-side of the Client's property**

The second concern our client has is with the existing driveway that borders their property on the south side. In a discussion with the Client they have stated that both noise and dust pollution has been a major problem for their tenant since the operation began a few years ago. In addition, truck traffic occurs at all hours further exacerbating the problem. We understand that By-Law Enforcement at the City of Vaughan is aware of the problem and has tried to rectify it.

With this application before the City, now would be the appropriate time to resolve this matter, once and for all. We would suggest relocation the existing driveway well south of our Client's property. If that is not possible, then noise mitigation measures should be introduced and implemented. A qualified Noise Consultant should be retained at the expense of the applicant to make suitable recommendations approved by City staff and acceptable to our Client.

Our Client is prepared to work with the applicant to resolve these concerns. We trust that this letter is clear in outlining the issues. We plan to attend the Public Hearing barring any unforeseen circumstances. However, this letter represents our Client's formal participation in this process under the Planning Act. Should you have any questions please do not hesitate to call the undersigned.

Sincerely,  
**InfoPlan**

*Al Ruggero*

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Al Ruggero, MCIP, RPP, OLE

## Britto, John

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**From:** Laratta, Francesca  
**Sent:** Thursday, February 21, 2013 10:15 AM  
**To:** Britto, John  
**Subject:** FW: Response for Public Hearing Notice-File # Z.11.035  
**Attachments:** Feb 15 Objection Let 2013.doc  
  
**Importance:** High

Hello John,  
Please find attached a communication item for Feb. 26 CW (PH), Item 4.

Many thanks,

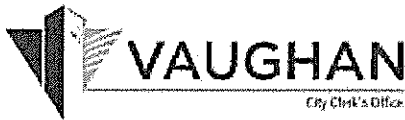
**Francesca Laratta**  
**City Clerk's Office**

City of Vaughan | 2141 Major Mackenzie Drive | Vaughan, ON L6A 1T1  
**tel:** (905) 832-8504 ext. 8329 | **fax:** (905) 832-8535

[francesca.laratta@vaughan.ca](mailto:francesca.laratta@vaughan.ca) | [www.vaughan.ca](http://www.vaughan.ca)

**RESPECT | ACCOUNTABILITY | DEDICATION**

Please consider the environment before printing this email.



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**From:** Lue, Stephen  
**Sent:** February 20, 2013 2:13 PM  
**To:** Committee of the Whole Public Hearing  
**Cc:** 'plan@rogers.com'  
**Subject:** FW: Response for Public Hearing Notice-File # Z.11.035

Hi John,

Could you please include this with for the February 26, 2013 Public Hearing – File Z.11.035.

Thank you,

Stephen

**STEPHEN LUE** MES MCIP RPP

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**City of Vaughan Development Planning Department**

2141 Major Mackenzie Drive, Vaughan, Ontario L6A 1T1

T 905.832.8585 X 8210

F 905.832.6080

Website: [www.vaughan.ca](http://www.vaughan.ca)

---

**From:** Plan [<mailto:plan@rogers.com>]

**Sent:** Friday, February 15, 2013 3:38 PM

**To:** Lue, Stephen

**Cc:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)

**Subject:** Response for Public Hearing Notice-File # Z.11.035

Stephen,

Attached is a Letter of Objection for the above noted application on behalf of Mr. and Mrs. G. Di Luca., owners of the property known as 11,666 Keele St.

Al

*Al Ruggero, RPP, MCIP, PLE*

***InfoPlan***

*144 Marita Place,*

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*Email: [plan@rogers.com](mailto:plan@rogers.com)*