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COMMUNICATION	
CW (PH) - <u>MAY 14/14</u>	
ITEM - <u>3 AND 4</u>	

HUMPHRIES PLANNING GROUP INC.

May 13, 2014
HPGI File # 9211

City Clerk's Office
City of Vaughan
2141 Major Mackenzie Drive
Vaughan. ON L6T 1A1

Attn: Mr. Jeffrey Abrams
City Clerk

Re: Committee of the Whole Public Meeting May 14, 2014
Proposed Revised Block 55 East Plan and
Z.13.041, 19T-13V008, Z.13.042, 19T-13V009
Monarch Castlepoint Kipling South Development Limited
Monarch Castlepoint Kipling North Development Limited

Humphries Planning Group Inc. represents 1539253 Ontario Limited, owner of land located at 10951 Kipling Avenue, legally described as Part of Lots 27 and 28, Concession 7, City of Vaughan and also subject to land use planning applications OP.09.003 and Z.09.026 proposing recreational uses.

We have reviewed the proposed development applications and raise concern with the proposed location of the intersection/ access points from the proposed development to Kipling Avenue. 1539253 Ontario Limited has a fixed point of access to Kipling Avenue and we request that the proposed development either align its access with the 1529253 Ontario's existing driveway or alternatively ensure that the proposed developments intersection is properly distanced from 1539253's driveway in consideration of the proposed land uses so as not to create transportation related issues which could negatively impact 1539253's proposed development. We would be pleased to expedite a discussion between owners and consultants as may be required to facilitate an appropriate solution.

In light of the above noted concern we also request that a condition of approval be incorporated into appropriate documents ensuring that the distance and alignment of

216 Chrislea Road
Suite 103
Vaughan, ON
L4L 8S5

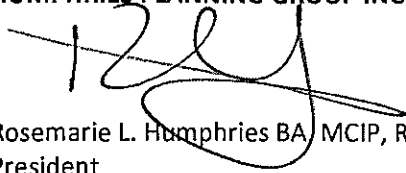
T: 905-264-7678
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existing driveway or alternatively ensure that the proposed developments intersection is properly distanced from 1539253's driveway in consideration of the proposed land uses so as not to create transportation related issues which could negatively impact 1539253's proposed development. We would be pleased to expedite a discussion between owners and consultants as may be required to facilitate an appropriate solution.

We formally request notification of future meetings, and staff reports regarding the processing of this matter.

Yours truly,
HUMPHRIES PLANNING GROUP INC.

A handwritten signature in black ink, appearing to read 'RH', is written over the company name.

Rosemarie L. Humphries BA, MCIP, RPP
President

cc 1539253 Ontario Ltd.
 John Mackenzie, Commissioner of Planning
 Andrew Pearce, Director of Engineering
 Daniel Woolfson, Planner