

APPLICATION FOR BLOCK PLAN APPROVAL

File Numbers: Z.03.107 and 19T-03V25

BLOCK 40/47 DEVELOPERS GROUP INC.

WARD 3, VICINITY OF PINE VALLEY DRIVE AND TESTON ROAD

I refer to the documentation we have received from the City with regards to this proposed development, and to the EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014 Item 57, Report No. 30, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 24, 2014.

We have three principal objections to the development as proposed, with particular emphasis on the Block 47 proposal, which comprises the lands to the west of Pine Valley Drive.

The Block 47 Plan, as submitted, calls for 35.76 hectares of low density housing and 2.48 hectares of medium density housing, with an estimated population of approximately 2,400 people, with the majority of the concentration being orientated towards the Pine Valley Road/ Teston Road intersection. It appears that the development is contingent on a realignment of the afore-mentioned intersection, which presently is a difficult intersection during peak traffic times. As addressed in greater detail below, the realignment of the intersection will make it easier for traffic to use Teston Road.

We recognize that the "Revised Block Plan submission is in response to the policies of OPA 600, as amended by OPA 744 which was adopted by Council on February 18, 2014 and is awaiting final approval by the Region of York."

Our first objection is that the density of the proposed development is excessive. It is out of character with the rest of Teston Road west of Pine Valley, particularly with the Green Belt with which it abuts. It makes no attempt to interface with existing structures and land beside it or across the road from it. Further the proposed density appears to be excessive compared to the population density contemplated further to the west along Teston at Block Plan 55 with particular regards to the areas near Teston Road.

Our second objection is that the development will result in much greater use of Teston Road between the development site and the historic village of Kleinburg. The plan does not address the ability of the village to handle the extra traffic load, does not address how to divert traffic to Major MacKenzie or Kirby, which are the arterial roads intended to take extra traffic load, or of any planning to mitigate the issues raised.

We are residents of a property along Teston Road to the west of Block 47. Every day we witness traffic at highly excessive speeds using this route and zero inclination by the City to do any enforcement. Two weeks ago, there was an accident involving personal injury in front of our property and we have witnessed three severe crashes in the past year in front of our property. Approval of this development,

at any density, is not contingent on effective measures to address the issues of this paragraph, and we object to that fact.

Finally, we see no evidence of measures to protect the current environment from intrusive noise or nighttime ambient light levels. Other jurisdictions, both in Canada and internationally, require protective measures be taken by all developments to address these concerns. No effort has been made to address the impact of light and noise on the surrounding neighbours of this development.

In closing, we refer to the guiding principles of the secondary plan of North Kleinburg- Nashville, recognizing that the proposed development falls outside the boundaries proposed under that plan, but to which it will be compared, given that this Block 47 proposed development lies as a primary gateway to the North Kleinburg-Nashville area secondary plan. In our view, the development, as planned, falls well short of the guiding principles elucidated in that document; and we wonder if there are two classes of residential housing and planning principles in Vaughan.

## 2.0 Principles

a) The following ten guiding principles shall apply to all new development within the areas identified within the North Kleinburg-Nashville Secondary Plan:

- i. The protection and enhancement of natural heritage features Natural Heritage Network and environmental resources is a priority the Natural Heritage Network and environmental resources is a priority. These elements are part of the City's Natural Heritage Network and are subject to Section 3.2 "Vaughan's Natural Heritage Network" of the Vaughan Official Plan. Any review of the natural heritage features will be considered in the context of their broader role in the Natural Heritage Network;
- ii. New development shall protect and enhance the existing heritage features of the community, including the Heritage Conservation District, buildings and other structures, sites and cultural landscapes;
- iii. All new development shall be designed to be compatible with the scale and character of the existing community;
- iv. All new development shall reinforce the role of North Kleinburg-Nashville within the City as a rural village centre, while maintaining the integrity of the surrounding countryside area;
- v. All new development shall be integrated with existing development with appropriate connections and interface treatments that manage the transition from the old to the new;
- vi. All new development shall combine with the existing villages to promote the creation of a complete community that is designed for all stages of life and includes a mixture of land uses providing a variety of employment, cultural and educational opportunities, places for active and passive recreation, health care facilities, commercial opportunities, meeting places and a full range of housing types;
- vii. Parks, natural heritage features the Natural Heritage Network, trails and storm water management facilities on public lands shall form a connected and accessible open space system. Accessibility includes physical access, as well as visual access and integration;
- viii. The achievement of the City's sustainability objectives under the Green Directions as adopted September 7, 2010; page 19

Subject to Council Modifications on May 29, 2012 North Kleinburg-Nashville Secondary Plan be

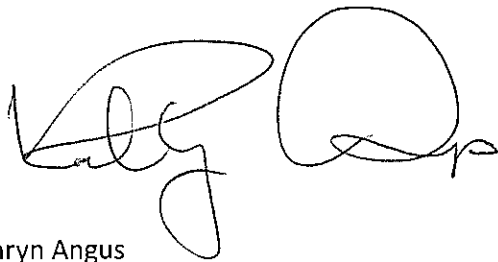
Part b Vaughan Community Sustainability and Environmental Master Plan shall be promoted;

ix. A high quality of urban design for new development projects will be expected. LEED certified or other green building technologies are to be promoted; and,

x. Streetscaping that includes large caliper street trees, street furnishings, and other landscaping features are to be included in all new development in order to enhance the urban forest and the pedestrian experience.

Thank you for your time in addressing this letter.

Yours truly,

A handwritten signature in black ink, appearing to read 'Kathryn Angus'. The signature is fluid and cursive, with a large loop at the end.

Kathryn Angus

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