

From: Iafrate, Marilyn
Sent: Friday, November 22, 2013 6:38 PM
To: Uyeyama, Grant; Abrams, Jeffrey
Subject: Fwd: Citizen concern regarding Proposed Block Plan 55 East (BL55.2013) in Kleinburg

C 9
COMMUNICATION
CW (PH) - <u>Nov. 26/13</u>
ITEM - <u>9</u>

FYI

Marilyn Iafrate
Councillor
Ward 1

Begin forwarded message:

From: "Peter Conforti" <p_conforti@yahoo.ca>
To: "Iafrate, Marilyn" <Marilyn.Iafrate@vaughan.ca>, "Dixon, Steven" <Steven.Dixon@vaughan.ca>, "gaetano.franco@castlepointinvestments.ca" <gaetano.franco@castlepointinvestments.ca>, "kara@kara-inc.ca" <kara@kara-inc.ca>
Subject: Citizen concern regarding Proposed Block Plan 55 East (BL55.2013) in Kleinburg

Please find attached a letter ("Letter_ Private Buffer Area Concern") outlining our concerns regarding the Private Buffer area included in Proposed Block Plan 55 East (File BL55.2013) in Kleinburg, Ontario.

Regards

Peter Conforti, on behalf of Kleinburg residents

Beatrice Conforti	Maria Pucciano
Peter Conforti	Elio Pucciano
Nancy Conforti	27 Theresa Circle
37 Theresa Circle	Kleinburg ON L0J 1C0
Kleinburg ON L0J 1C0	(905) 893-2448
(905) 893-7234	maria.spucc@gmail.com < mailto:maria.spucc@gmail.com >
p_conforti@yahoo.ca < mailto:p_conforti@yahoo.ca >	

November 22, 2013

RE: Proposed Block Plan 55 East (File BL55.2013) – Buffer Zone

To Whomever,

We are home owners of 27 Theresa Circle and 37 Theresa Circle in Kleinburg, Ontario. We have recently been notified of Proposed Block Plan 55 East (File BL55.2013) ("**Proposed Plan**") which will link to the south portion of our properties. Two proposed site plans provided to us by developer Malone Given Parsons Ltd. (refer to "**Developer Plan**" attached) indicate a "Private Buffer" between our properties and the proposed adjacent properties (Plan A) or property (Plan B).

As a result of our research on Private Buffer areas in the City of Vaughan, we have identified 2 major concerns with the current proposed plans.

Concern 1 – Depth of Private Buffer area

- **Proposed Plan**
 - **15 meters**
- Comparison 1 – Berkley Home (Hwy 27 and Kirby)
 - Minimum of 20 meters
- Comparison 2 – Molise Development
 - Minimum of 25 meters

Concern 2 – Lack of restrictions on Private Buffer area

- **Proposed Plan**
 - **No restrictions**
 - **Owner can apply for a permit to utilize land**
- Comparison 1 – Berkley Home (Hwy 27 and Kirby)
 - Full restrictions whereby only planting is allowed on the Buffer area
- Comparison 2 – Molise Development
 - Buffer is a designated park area maintained by the City of Vaughan

Compared to Berkley Home and Molise Development, the Proposed Plan is at best providing minimal green space. Unlike these other developments, the Proposed Private Buffer area is transitioning from up to 2 acre lots to less than 2/3 acre lots. In our opinion, the Proposed Private Buffer is not adequate to provide a proper transition and will unfairly devalue our property. Additionally, the Proposed Plan does not provide any guarantee that in future there will be trees to blend with the current properties or that the owners will not build a large deck or other structure in that area.

Furthermore, the Proposed Plan Private Buffer is flanked by Conservation/Valley Buffer areas on the east and west. Our fear is that the Proposed Plan Private Buffer at the proposed size and without restrictions may interfere with the Conservation/Valley Buffer areas causing irreparable environmental damage or restricting the water table integrity.


As it stands now, the term Buffer in this Proposed Plan is a misnomer. The current homeowners adjacent to this new development have no rights with respect to the Private Buffer area and the eventual owners of the new properties will have a right to apply for a city permit to do whatever they like with this land. From our understanding, without strict restrictions the eventual homeowners can do with this property as they see fit. Therefore, this Private Buffer area is simply a marketing ploy to temporarily appease the existing homeowners and drive up the selling price for the developer.

It is our opinion that to dispel our concerns, the Proposed Plan for the Private Buffer area must be amended as follows:

- The Buffer area must be, at minimum, 25 meters in depth
- Strict restrictions must be placed on the Buffer area including:
 - No building is allowed on the Buffer area
 - Regular upkeep parameters (i.e. cutting of grass, maintain trees/plants)
 - Set minimum tree coverage ratio to ensure "visual buffer" with adjacent properties.

If you have any questions relating to our concerns, please feel free to contact Peter Conforti at (416) 807-7255 or (905) 893-7234.

Regards,

 (PETER CONFORTI FOR)

Beatrice Conforti
Peter Conforti
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cc marilyn.iafrate@vaughan.ca
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kara@kara-inc.ca

November 15th, 2013

Mr. and Mrs. Carmen & Beatrice Conforti
37 Theresa Circle
Kleinburg, Ontario
L4H3N5

MGP File: 13-2228/9

Dear Mr. and Mrs. Conforti ,

**RE: Kleinburg Summit community (Block 55)
Proposed Development Lots – South of Theresa Circle**

At the community meeting held on October 22nd, you raised a concern that the central lot of the 3 pie-shaped lots bordering the existing homes on Theresa Circle was too small (see Attachment A). The purpose of this letter to determine if there is reasonable means to deal with your concerns through reconfiguring the lots and road in this area of the plan.

Through the Block Plan process, it was determined to provide a private 15m buffer along the northern boundary of the development area for landscape planting to screen the new development from the existing residential lands and to complement the valley buffer required in the north-east corner (see Attachment A). Through preliminary engineering it was determined that the finished elevation of the proposed lots would be lower than the existing Theresa Circle rear yard areas and that the proposed private buffer area could also be used not only to help accommodate the grading transition within the proposed lots but also provide screening. The 15m buffer will be in private ownership (within the proposed lots) and as such will not show as a separate block on the plan, but will be implemented by specifically being included as part of the architectural control and the zoning by-law for these lots. It was determined that these measures would ensure that the existing residents would be buffered from new lots and vice versa.

In addition to the original concept plan the project team has reviewed the road and lot layout and an alternative concept plan is shown on Attachment B. The alternative concept plan retains the 15m private landscape buffer as described above and eliminates the central pie shape lot to create two larger lots on either side of the cul-de-sac. The cul-de-sac itself would end at the 15m private landscape buffer. This alternative concept plan reduces the number of lots backing onto the existing residences from 3 down to 2 lots. The two remaining homes flanking the northern boundary will be separated from the common property line by the private landscape buffer. Planting of taller, evergreen trees will be concentrated in buffer areas near the homes with lower, deciduous plantings in the buffer near the cul-de-sac area. This alternative will provide more privacy in the outdoor amenity areas of the existing homes to the north.

TO: Mr. And Mrs. Carmen & Beatrice Conforti
RE: Residential Interface, Kleinburg Summit Special Study Area

November 15th 2013

Although this layout is not shown on the current version of the Block Plan which is already part of the forthcoming Public Hearing on November 26th, particular mention will be made at the hearing about this change in the road and lotting, and these changes will be made as part of the plans being submitted for Draft Plan Approval.

As we wish to finalize the concept for this area of the plan we are proposing to carry forward the alternative plan shown on Attachment B, if you require any further information or wish to discuss please feel free to contact us directly at jmacintyre@mgp.ca or the development manager at gaetano.franco@castlepointinvestments.ca

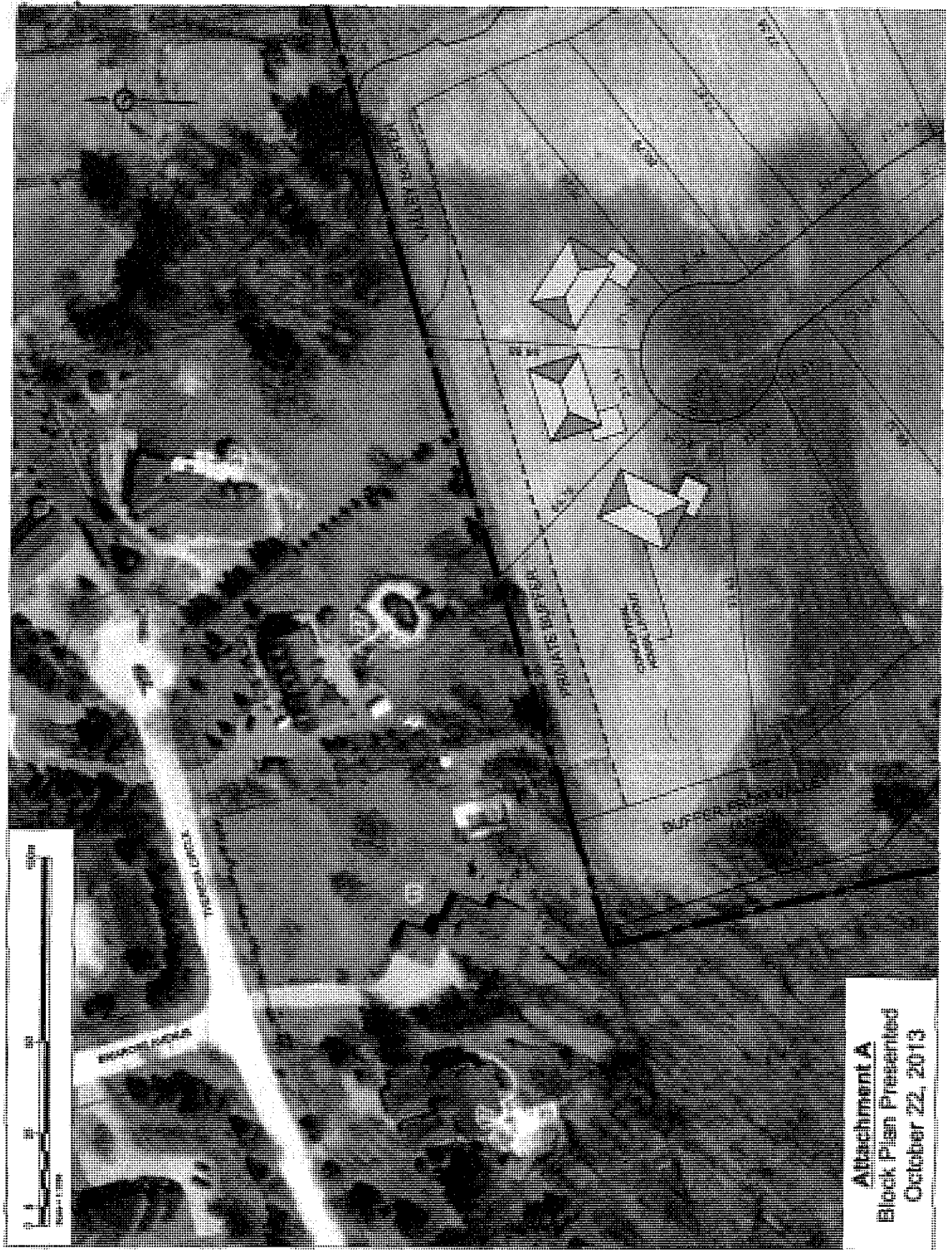
Yours very truly,

MALONE GIVEN PARSONS LTD.

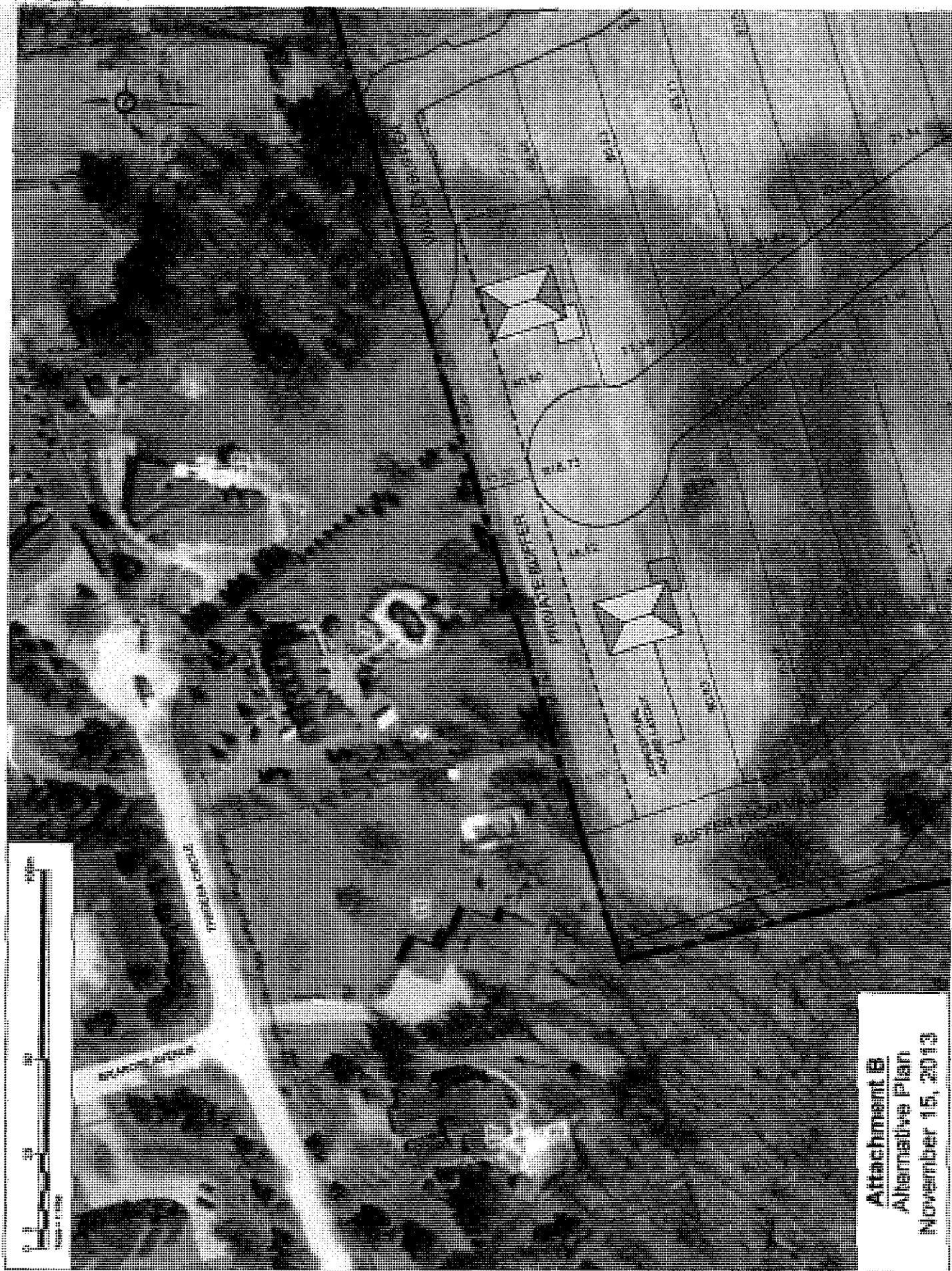


Joan MacIntyre, MCIP, RPP
Principal

cc Councillor Marilyn Iafrate, City of Vaughan
Gaetano Franco, Castlepoint Investments Inc.
Att/2



Attachment A
Block Plan Presented
October 22, 2013



Attachment B
Alternative Plan
November 15, 2013



Gaetano Franco, P. Eng.

Project Manager

PLEASE CALL 416 728 4840

(905) 303-6873

Fax (905) 303-8105

Email: gaetano.franco@castlepointinvestments.ca

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