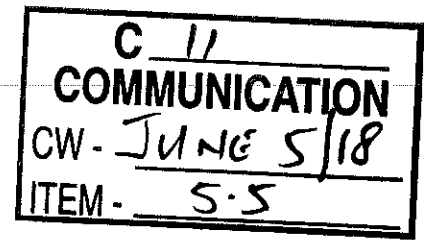


June 5, 2018



Mayor and Members of Vaughan Council

Re: Zoning By-law Amendment File Z.17.029

Mr. Mayor and Members of City Council,

Thank you for the opportunity of allowing me to provide feedback on the report presented today, in reference to the zoning amendment and site plan of this property.

I would also like to thank the local Councillor for facilitating an additional consultative meeting with the community and adjoining property owners, in an effort to address concerns with transportation issues,

Variances requested, site plan and overall development.

I realize that zoning changes and land use changes upset neighbours, and other residents. However, changes are inevitable and Vaughan Council has a vision for the future which is shared by many people.

I am in favour of appropriate development along the Keele Corridor. I have serious difficulties with section B (II) of the report, specifically in reference to "these easements will be implemented as a condition of development, Should the owners of the properties 7635 and 7577 and 7575 Keele st submit development applications for their lands..."

I am disturbed by this reference to easements as it will possibly block any future development of our own site at 7635 if other land owners do not espouse to the idea of a laneway. For the record, at the last meeting of this application I discussed a comprehensive redevelopment plan with other property owners in order to allow easy flow from the rear of our properties and facilitate the flow of traffic on Keele st. without ingress and egress that would stifle traffic. However, both the residential community as well as the commercial owners have decided not to pursue this option.

To put this recommendation as a condition of approval that may have serious consequences for our development application is not fair. Each development application has to be viewed on its own merit and not on a comprehensive plan that none shared.

I also wanted to draw attention to the report on Page 77. "The owner of the adjacent commercial property indicated that they have no immediate plans to redevelop....." This statement is wrong.

As property owners for 7635 Keele st. we have hired a planner and an architect and will file our application shortly. This is why we have serious concerns with the easement proposal at this time.

A third reason for our concerns is that the variances requested on this application are not minor.

For instance the bylaw requires 157 parking spaces and only 100 are provided.

Minimum lot depth is 60 metres whereas 43 metres are existing. Additionally, setbacks, lot coverage
Are all variances which in my opinion are not minor.

Finally our position remains the same. There is a need for comprehensive development on Keele st.

Although I totally sympathize with our next door neighbours who are anxious to move forward with this application, you will set aside a very unique opportunity to make sure that Keele St will continue to be a major arterial and corridor with appropriate development.

Thank you

Peter LiPreti