

C26.
Communication
CW(PM) – May 7, 2024
Item No. 2

May 6, 2024

Office of the City Clerk
Vaughan, ON

Dear City Clerk:

Re: Applicant's (Block 27 Landowners Group Inc.) Proposed Block Plan Committee of the Whole (Public Meeting) – May 7th, 2024 at 7:00 pm

My name is John Skurdelis and I am one of the non-participating owners and own a lot within the boundaries of the proposed Block Plan of the Block 27 Landowners Group Inc. My property is municipally known as [REDACTED] Keele Street, Part of Lot 29, Concession #4 which is located in the south west corner of the intersection of Keele Street and Collector Street #2. I have the following concerns, in brief:

1. My corner lot has the zoning of mid-rise mixed use residential with the highest density/height zoning in the Secondary Plan (“**SP**”) and has been incorrectly shown in the Block Plan (“**BP**”) as mid-rise residential with lower density/height zoning. The BP has also incorrectly labeled the corner lot on the northwest corner of the intersection of Keele St. and Collector Street #2. This reduces the overall amount of mixed-use space in the BP.
2. The Collector Street #2 has been relocated as it approaches Keele Street from the interior of Block 27. This is problematic for many reasons.
 - (a) The relocation of Collector Street #2 has not been justified. The Environmental Report which may justify the relocation has not been completed nor has it been made available for public review. Accepting the relocation of Collector Street#2 is premature without supporting studies.
 - (b) Notwithstanding no. 2 (a) above, the relocated Collector Street#2 does not appear to approach Keele Street at 90 degrees, it removes frontage from my corner lot and makes it into an interior lot without justification or planning rationale, it provides an undevelopable wedge of land frontage on Collector Street#2.

As already noted by the City of Vaughan in their list of concerns, the Applicant has not provided enough information and details to date regarding the proposed roadways. This new relocation of Collector Street#2 and it's negative effects on my corner lot just seems to exacerbate the current incompleteness of the proposed Block Plan with regard to the roadways. Collector Street #2 is significant in that it is the only east to west through street from Keele Street to Jane Street in the entire BP and given its proximity to the Kirby GO Station Hub.

Respectfully,

John Skurdelis