

Assunta Ferrante

Subject: FW: [External] Questions re: Official Plan Amendment File Z.23.016

**C10.
Communication
CW(PM) – November 1, 2023
Item No. 2**

From: Christina Ciccone <Christina.Ciccone@vaughan.ca>

Sent: Sunday, October 29, 2023 10:06 AM

To: Lucy Di Matteo [REDACTED]

Cc: Mary Caputo <Mary.Caputo@vaughan.ca>; Nancy Tuckett <Nancy.Tuckett@vaughan.ca>; Clerks@vaughan.ca

Subject: RE: [External] Questions re: Official Plan Amendment File OP.23.008 / Zoning By-law Amendment File Z.23.016

Good Morning Lucy,

Please see answers to your questions below.

Please let me know if you would like to discuss further prior to the Public Meeting on November 1st, 2023 and we can arrange a time to speak.

Thank you,

Christina

Christina Ciccone, MES (PI), MCIP RPP

Senior Planner, Development Planning

905-832-8585, ext. 8773 | christina.ciccone@vaughan.ca

From: Christina Ciccone <Christina.Ciccone@vaughan.ca>

Sent: Saturday, October 28, 2023 10:21 PM

To: Lucy Di Matteo [REDACTED] Clerks@vaughan.ca

Cc: Mary Caputo <Mary.Caputo@vaughan.ca>

Subject: Re: [External] Questions re: Official Plan Amendment File OP.23.008 / Zoning By-law Amendment File Z.23.016

Good evening Lucy,

Thank you for your email and questions.

I will endeavour to provide you with answers to your questions on Monday.

Regards,

Christina

From: Lucy Di Matteo [REDACTED]

Sent: Saturday, October 28, 2023 10:15 PM

To: Christina Ciccone <Christina.Ciccone@vaughan.ca>; DevelopmentPlanning@vaughan.ca

<DevelopmentPlanning@vaughan.ca>; Clerks@vaughan.ca <Clerks@vaughan.ca>

Subject: [External] Questions re: Official Plan Amendment File OP.23.008 / Zoning By-law Amendment File Z.23.016

Hello,

We received, in the mail, the Notice of Public Meeting Committee of the Whole, reference in subject line above. I have questions to ask that I would like answered at the meeting, and as a response to this email.

My family and I live at [REDACTED] Silmore Court, and we travel daily by car, to work and school. Maple has been expanding and with the increased traffic with new builds and construction, we are concerned that traffic will not improve, especially in our subdivision.

Our questions are as follows:

1. Has the soil been tested where the construction is to take place? And if yes, what were the results?

A Geotechnical Study and ESA (Phase One) were prepared and submitted by the Applicant. These reports can be found through the instructions below in the reply to Question #2. The ESA found that there were no items of potential environmental concern found at the subject site and no further testing is required.

Was there a traffic assessment completed in the surrounded impacted areas, example but not limited to Ashton Drive, Brandon Gate, Cranston Park, Melleville Drive? And if yes, what were the results?

The Applicant submitted a Traffic Impact Study (TIS) with the Applications. This and all other submission materials can be found on the City's PLANit system – Please click this link to find the submitted materials: [PLANit Application Viewer \(vaughan.ca\)](#) Locate the site and click on 'Subdivision' on the right hand side. On your left under 'Documents' you will find the TIS. This report and all other materials are still currently under review with the City. The TIS submitted concludes that *"The traffic study confirms that the proposed residential development will have a minimal impact on the future capacity of the on the existing/planned road network"*. As noted above, this will be reviewed by our Transportation Department.

2. Will there be access to the new homes to and from Teston? And if yes, will there be a traffic light at this point?

The access proposed from Street 1 is a full-moves access from Teston Road. This means that cars can turn left and right out of the development and also turn left and right into the development. There is no traffic light proposed at this junction.

3. When is construction expected to commence and end for each block?

The Application is still in the early stages of review. There are currently no approvals. As such, this is not known. If the Applications are approved, Construction would not start likely for another 12-18 months.

4. Where will the construction vehicles be entering and exiting for the entire build?

As there has been no construction plans submitted at this time, this is unknown. When this information is submitted, it can be shared with you.

5. What is the plan for how often the street washing and sweeping be conducted, and when is it expected to start during each block build?

See response above.

6. Where will all the final stop signs be located on Ashton from Cranston Park to Brandon Gate?

This has not yet been determined.

7. Where will all the final speed bumps be located on Ashton from Cranston Park to Brandon Gate?

This has not yet been determined.

8. Will there be common green space, like a parkette, in the new build area? And if yes, where will it be located?

There is no parkette proposed at this time for the subdivision. Our Parks Department will provide feedback and comments on their proposed green space, common space and proposed parks.

9. Will there be access to the trail from the new build area? And if yes, where will it be located?

There are proposed pedestrian and cycling trails within the proposal including along the westerly boundary adjacent to the open space area. Please review the Landscape Package, page 3 at the link provided above.

10. Will there be an advanced green southbound on Jane at the Brandon Gate-America Drive intersection, as it will be a busier left hand turn especially during evening rush hour?

At this time, this has not been proposed/discussed to my knowledge. I can look further into this with our Transportation Department and follow up with you.

11. Will there be an advanced green westbound on Brandon Gate at Jane Street, as it will be, and already has been, a heavier traffic/wait time to turn left (similar to Question #2).

See response to Question #10 above.

I look forward to your responses.

Thank you,
Lucy Di Matteo