

Subject: January 22, 2019 Public Hearing - File Numbers: Z.18.033 + 19T-18V003 - Kleindor
Developments Inc.
Attachments: Letter RE 19T-18V003 and Z.18.pdf

**PUBLIC HEARING
COMMUNICATION** c3
Date: Jan 22/19 ITEM NO. 7

From: paul turco [REDACTED]
Sent: December-19-18 4:25 PM
To: Jeffers, Judy <Judy.Jeffers@vaughan.ca>
Cc: Andrea Torrieri [REDACTED]
Subject: File Numbers: Z.18.033 + 19T-18V003

Good afternoon,

Please find the attached letter with comments in regards to Planning Application File #: Z.18.033 + 19T-18V003.

I wish to be notified by the city clerk relating to any public hearings, council or committee meetings where this application file appears on the agenda.

Kind regards,

Paul Turco

[REDACTED] Port Royal Avenue

Kleinburg, ON
[REDACTED]

Paul Turco &
Andrea Torrieri
[REDACTED] Port Royal Avenue
Vaughan, ON [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

December 19, 2018

Judy Jeffers
Planner – Development Planning Department
City of Vaughan
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

Ms. Jeffers

RE: Kleindor Developments Inc.
Block 200, Plan 65M-438
Northeast Intersection of Timber Creek Boulevard + Woodgate Pines Drive
File Numbers: 19T-18V003 and Z.18.033

In regards to the above noted planning applications, we the homeowners of [REDACTED] Port Royal Avenue have reviewed the applicant's submission and have the following concerns:

1. Placement of T-junction Intersection

Currently, Port Royal Avenue begins at Woodgate Pines Drive to the north, travels in a southerly direction to roughly the point that it reaches the applicants lands and then turns east. The applicant has proposed that a three way T-junction intersection be installed where Port Royal Avenue reaches their lands and the new street, referred to in the application as "Street 1", extend south to Woodgate Pine Drive. This proposed T-Junction intersection creates an awkward situation where the north / south extension of Port Royal Avenue would intersect with itself, the east / west section of Port Royal Avenue as shown in Figure 1. The placement of the T-junction intersection providing access to the new street, "street 1" appears to maximize the use of the applicant's land, however the placement and creation of a new intersection is illogical and has not considered the existing street layout. We would ask the city and applicant to consider an alternative site plan and street layout (possibly a cul-de-sac) that does not require a new street entrance off of the existing Port Royal Avenue, or consider an alternative placement of the intersection where it would not create this awkward T-junction intersection resulting in two streets having the same name intersect in a north south / east west direction. We are certain there would be very few if any similar intersections in Vaughan that could be pointed to as precedence. While intersections that have the same street name do occur in some places in the world, New York City as an example, it is commonly understood that this is a result of the colonial era practise where little to no planning occurred and streets were constructed around existing structures and environmental features.

will have to live through which could be compounded if this work were to be undertaken during the winter months. Further to our point made in part 1 of this letter, this could be avoided to a large extent if the city and applicant were to consider an alternative site plan and street layout that does not require a new street entrance off of the existing Port Royal Avenue, or consider an alternative placement of the intersection and connection point to existing utilities where it would have less of an impact to access and use of our property.

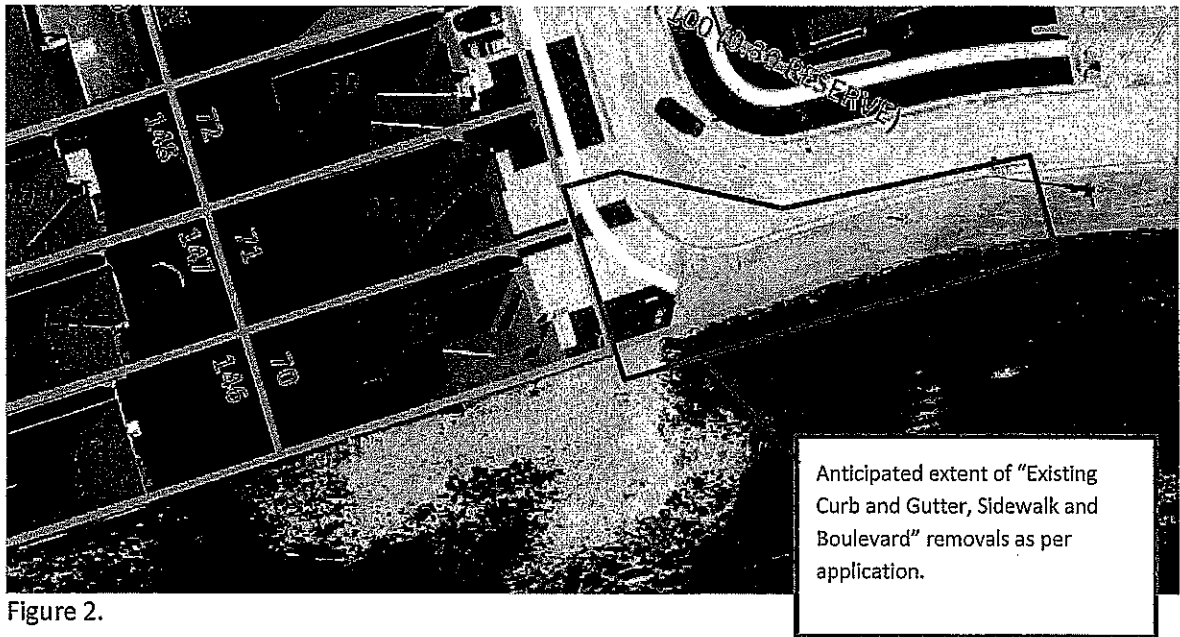


Figure 2.

Finally we would like to share with the city planning staff, Vaughan city council members and the applicant that we are not opposed to the applicant's rights to develop this land. We are however concerned with the extent to which the proposed plan impacts our property and do not feel that good planning principles have been considered or implemented in the development of this application.

Sincerely,

Paul Turco

and

Andrea Torrieri