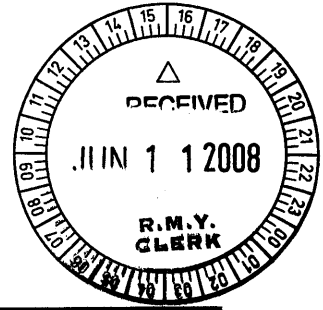


Norma Basciano
June 11, 2008 – Deputation
RE: OPA 661



Good afternoon Chair and Members of the York Region Planning Department

My name is Norma Basciano and I reside at 63 Coles Avenue in the residential community just south of Hwy 7 off of Kipling Ave. When my husband and I got married 15 years ago, we bought our first home in this neighbourhood and we have lived there ever since. Over the years we have established many trusting friendships with our neighbours and we've been raising our 4 children, "putting down roots" you could say.

I am here today to ask that you support the modified OPA 661 because it directly impacts this wonderful neighbourhood that I call home. The City of Vaughan Planning Dept worked very diligently with the residents and I am grateful for this, however, please recognize that although these modifications are a great start, our concerns have not been fully met.

My concern, in particular, is the low density residential designation along the Coles Avenue frontage. In the modified OPA 661, this designation has only been retained to a depth of 30.5 metres. In a recent letter to the residents, City of Vaughan Councillor Tony Carella stated that, with regards to the commercial properties backing onto Coles Ave, that low density residential development will be encouraged along this 30.5 metre strip. In my opinion, this possible future residential development will be a welcomed addition to Coles Avenue, however, one fact has been overlooked: the majority of residential properties fronting Coles Ave are 45.7 metres in depth, not 30.5. I would like to see the low density residential designation be retained to 45.7 metres.

This will: a) reflect and coincide with the majority of existing residential properties &
b) ensure that any future low density residential development will be consistent with existing residential properties.

For the past 15 years, I have seen my community grow and progress. There has been a significant increase in home renovations (mine home being one) and new low density residential construction. There is a sense of pride in ownership and mutual trust amongst neighbours which is very hard to find these days. This is why the stability of my neighbourhood is crucial to me. One of the Province's planning requirements for intensification rings loud and clear to me and should also for you: **Protect and do not disrupt existing, stable, low density neighbourhoods.** So how do we achieve intensification goals without contradicting the Province's planning requirements? We do this by not taking a cookie cutter approach. Recognize that the stretch of Hwy 7 between Rainbow Creek and Bruce Street is geographically unique and does not fully meet the Province's planning requirements for intensification. I fully support the idea of designating the aforementioned stretch of Hwy 7 a Special Policy Area with its own set of building height restrictions.

Let's give future developers a chance to play an integral role in shaping the future of Avenue Seven. Let's encourage developments that will help reach the Province's intensification goals while maintaining and protecting the stability of existing low density residential neighbourhoods.

Thank you.