

COMMITTEE OF THE WHOLE OCTOBER 4, 2004

SIDEWALK ON MUZICH PLACE/ORR AVENUE

Recommendation

Councillor Bernie Di Vona recommends:

1. That the City of Vaughan receive the request from the residents of Village Green/Orr Avenue and refer it to The city of Vaughan Engineering Department for their review and report.
2. That the City of Vaughan Engineering Department includes the estimated cost reduction impact of the deletion of the sidewalk.

Background - Analysis and Options

Weston Downs North includes an easterly/westerly road commencing at Weston Road to the east and finishing next to the Pine Valley forest on the west. The road is one continuous road with three separate names: Muzich Place, Village Green and Orr Ave.

The development of Weston Downs North was not phased in with one builder, but fragmented over a number of years. Sidewalks have been constructed consistent with the standards at the time and have not been consistently constructed as some sections of the road have sidewalks on no side of the street, one side of the street, and two sides of the street.

The area has a few residential lots and no sidewalk have yet been constructed. Residents/landowners have requested that a sidewalk on their side of the street be deleted, as a sidewalk already exists on the other side of the street or no sidewalk whatsoever abutting the homes that are now under construction or soon to be constructed.

Residents of Weston Downs North have repeatedly requested a full gateway feature to be included for Weston Downs at Babak Blvd. The City of Vaughan has revised the urban design guidelines for Weston Downs to be consistent with the remainder of the community. The City of Vaughan has approved of the old wall at Babak St. to be removed and replaced with a gateway, at no cost to the taxpayers, consistent with the rest of the community. However, this entranceway is the only entranceway without an island feature consistent with Weston Downs.

Preliminary discussions with the developer is that he would support, not to construct the sidewalk, if Vaughan Council would support doing so.

It is recommended that the cost savings or cost reduction from the developer should the sidewalk be deleted be used to construct the island at Babak and Rutherford Road as requested by the residents.

The Region of York during the widening of Rutherford Road refused to provide any funding or amenities to the plan.

Relationship to Vaughan Vision 2007

This report recommends a change from the priorities previously set by Council and the necessary resources have not been allocated.

Conclusion

That the City of Vaughan receive the requests from the residents of Village Green/Orr Avenue and refer it to the City of Vaughan Engineering Department for their review and report to include the estimated cost reduction impact of the deletion of the sidewalk.

Attachments

Letters

Report prepared by:

Laura Borello-D'Avino, Council Administrative Assistant

Respectfully submitted,

Bernie Di Vona
Councillor Ward-3

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REPLY TO: Domenic Presta Ext. 223
EMAIL: dpresta@bianchipresta.com
ASSISTANT: Patricia Ricchio Ext. 228

September 27, 2004

TRANSMITTED VIA FAX

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attention: Mr. Bernie Divona

Dear Sir:

Re: Sidewalk on Muzich Place/Orr Avenue

As you are aware we are solicitors for Pat Vitullo, Anna Perfetto and Carm Presta and we are corresponding with you further to the homeowners' request to remove the sidewalk from the south side of Orr Avenue/Muzich Place. We have also been provided with letters, copies enclosed herewith, from the homeowners of two other properties on Orr Avenue. Obviously, the correspondence enclosed from the homeowners of those properties, clearly request a removal of the sidewalk.

We would also confirm that we are solicitors for the original developer of certain portions of the land, 1346909 Ontario Limited, and we can confirm that 1346909 Ontario Limited does not object to removal of the sidewalk as long as there are no financial implications to 1346909 Ontario Limited.

We thank you for your assistance throughout and again request that the sidewalk on the south side of Orr Avenue/Muzich Place, as discussed, be removed.

Please advise accordingly.

Yours very truly,

BIANCHI PRESTA LLP

Per:

Domenic C.S. Presta
DCSP/pr
Encl.

cc: Pat Vitullo

BP

FAX   Pat-Vitella

  Fate Luciani

 DATE 9/23/04 

Gino Colucci
 Primola Construction Ltd.
 Nobleton, ON.

September 20, 2004

City Of Vaughan
 Engineering Department

Re: Removal of sidewalk for:
 Part of Block 32, Plan 65M-3287
 Designated as Part 13 on Plan 65R-25915
 All of Block 55, Plan 65M-3052
 Designated as Part 12 on Plan 65R-25915,
 And Part of Block 54, Plan 65M-3052,
 Designated as Part 11 on Plan 65R-25915
All in the City of Vaughan

To Whom It May Concern:

I am the owner of the above-described property, which is a vacant residential lot. I wish to remove the existing sidewalk fronting my property (on the south side of the street). There are existing sidewalks on the north side of the street. I will remove this sidewalk at my expense and cost and take full responsibility of its removal. There will be no cost to City Of Vaughan.

I understand my neighboring property owners wish to do the same. I ask that you approve my request.

Yours Sincerely,



Gino Colucci
 President - Primola Construction Ltd.

Mr. & Mrs. F. Lucchese
1 Colavita Court
Woodbridge, ON,
L4L 8W4

September 20, 2004

City Of Vaughan,
Engineering Department

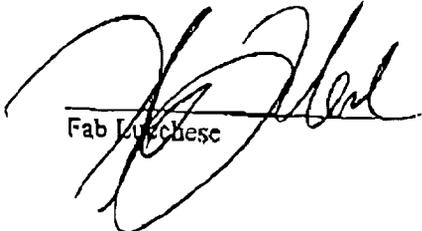
Re: Removal of sidewalk at 165 Orr Ave.

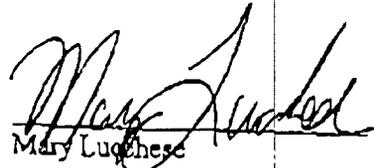
To Whom It May Concern:

We are the owners of 165 Orr Ave. which is a vacant residential lot. We wish to remove the existing sidewalk fronting our property (south side of Orr Ave.) There are existing sidewalks on the north side of Orr Ave. We will remove this sidewalk at our expense and cost and take full responsibility of its removal. There will be no cost to City Of Vaughan.

We understand our neighboring property owners wish to do the same. We ask that you approve our request.

Yours Sincerely,


Fab Lucchese


Mary Lucchese