

Mrs. Monica Fiorini and Mr. Alessandro Fiorini
116 Appian Way
Vaughan, Ontario
L4L 8Y4

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Communication
CW: Feb 3/15
Item: 16

February 1, 2015

City Clerk's Office
2141 Major Mackenzie Drive
Vaughan, Ontario
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clerks@vaughan.ca

Dear Sir/Madam;

RE: Committe of The Whole
Item 16 –Zoning By-Law Amendment File Z.13.027
Ward 2-Vicinity of Clarence Street and Rutherford Road

Without Prejudice

City of Vaughan Council,

On Tuesday January 27th, 2015 a few of the residents of Appian Way (due to the short notice for the upcoming meeting in February 2015) met with Mark Zanette, along with his Planner Jim Katsopolous and his Real Estate Agent, Maria Cassale. Mr. Katsopolous began the discussion with a review of the proposal, starting with the initial proposal made in August 2013, which included 6 lots; 2 lots of 50ft, the other 4 between 50- 57 foot frontages, along with a 4.5M set back. The initial proposal was declined by City staff, due to the density requirements. The City also did not approve the 4.5M set back. The Zanette's then put forward a second proposal, which included 2 lots with an approximate frontage of 50ft and 3 lots with a 75ft approximate frontage. Mr. Zanette, conceded to the 7.5M setback, although he did state that he felt 4.5M was preferable, as it would allow for a larger backyard, however, he would concede and proceed with 7.5m setback. Mr. Zanette also stated he would be building homes between 3800 to 4200sq.ft. on all lots, including those with a 50 foot frontage, with sale price of \$1.5M but did not have any designs to show as examples. The Appian Way residents made it very clear to Mr. Zanette that we were not in agreement with having him build homes on Appian Way, with a minimum 50ft or 15M lot frontage. We were also concerned that the size of home being built on those lots, would not fit with the character of our community, as the home would be built **long and narrow**, in order to fit a home of that size, on a 50ft(15M) frontage. Mr. Zanette insulted our community by claiming Appian Way "didn't have a Character". His comments insulted the residents of the community, as this is where we live, our home, and we want to preserve our neighbourhood. Although Mr. Zanette has owned the property for a number of years, he has never lived in the area and this not his home; his interest is strictly for profit.

The residents asked Mr. Zanette to try and work with Mrs. Dzamba, who owns the neighbouring property, 1125 Clarence Street, and build 3 homes on the combined lots. Mr. Zanette claims he has

spoken to Mrs. Dzamba and that she has no interest in selling her property or "losing a lot". This statement confuses everyone because Mrs. Dzamba's lot has not been severed and to date, she has not received approval for 2 lots on her property (as per the Planning Department), therefore her statement, of losing a lot, is strictly an assumption that she would be approved. The Residents of Appian way asked Mr. Zanette to try again, however, he was reluctant as he claims he has attempted for several times to speak with her to no avail. We, the community of Appian Way, decided we would like to speak to Mrs. Dzamba. We asked Mr. Zanette to give us more time to organize ourselves, given that the Committee of the Whole meeting was 1 week away and also, the meeting with the community was scheduled last minute, and a number of Appian Way residents were not present for the meeting. Mr. Zanette did not agree to this, he stated that he had waited long enough and that the only reason he waited this long, was because his Planner, Jim Katsopolous encouraged him to do so; otherwise he was ready to proceed in 2013, when he submitted his initial proposal. Jim apparently was encouraging him to work with the community.

Zanette asked the residents their intentions for the February 3rd meeting; the residence made it clear to Mr. Zanette that we would be asking Council to postpone hearing this matter until the Committee of the Whole meeting in March 2015. We intern, asked Mr. Zanette what his intentions are, should Council agree to postpone or if it was not approved for the 15m frontages. He stated he would go to the OMB and when pressed, he also mentioned, he would request the 4.5M setback as he didn't feel this was out of line for the neighbourhood. In fact, they would be improving the neighbourhood with their designs. Mr. Zanette also stated he believed he would win at the OMB as "**Staff has already sided with me**" the councillors would "**look like idiots**" and have to pay \$100K in fees to defend their position, given City staff sided with him. He then went on to state, who is going to pay for his loss? This comment appeared to be a threat to the residents of Appian Way. We believe he was saying we were holding up his \$10M development by opposing him, when the City has already approved and therefore we would be responsible to cover his loses. We are the residents of this community and we have the right to oppose development in our neighbourhood that we feel would have a negative impact to our community. Mr. Zanette's underhanded threat was a bullying tactic.

Mr. Zanette made it very clear to us that he had no real interest in compromising with us. He was meeting with us because Council had asked him to do so; however, he is not willing to work with the community, who were asking him to stay within the R1 Zoning. Mr. Zanette has no concern on how his development will impact the residents or how it will change the landscape of our community, he believes it is his property and no one, including the residents has the right to tell him how or what he can do with his property.

We reiterate that 15M lot frontage on a straight away is not acceptable to our neighborhood where R1 Zoning should be upheld. Intensification does not justify allowing changes to be made to our neighborhood street scape or the exemption to the Zoning By Law 1-88. Our neighborhood is young and other new developments recently completed in 2013/2014 has abided by the Zoning Requirements and all we ask is that the City and the Planning Department not allow changes to an area already developed and Zoned R1.

We are intending to speak with the owner Mrs. Dzamba as stated above and therefore need more time to help Mr. Zanette to persuade her so that the two properties may come together to make a proposal for future development of 3 lots with minimum 18M frontage and all the required setbacks for R1. Therefore we request that the meeting be Deferred to March 2015 to give us time to speak with Mrs. Dzamba and that the absent residents of Appian Way could be updated and informed that there is a meeting in March 2015.

Thank you,

Monica Fiorini

Sandro Fiorini

And the residents in attendance.

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