

BGRA-Letter-Study-2017.docx

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Communication
COUNCIL: <u>June 27/17</u>
<u>CW</u> Rpt. No. <u>11</u> Item <u>13</u>

Dear Mayor & Members of Council.

Please find 3 letters from the 3 Ratepayers Association abutting the 3 corners of the Dufferin St. & Centre St. study area. All the 3 Ratepayers Associations are against staff & Committee of the Whole recommendation.

I have been speaking with residents & the Presidents of the other ratepayers Associations & all of us find hard to believe that the present Council is ignoring the community feelings. This, as I know, has never happened in Vaughan.

We wonder why?

Is it because the Local Councillor is not listening to his constituents?

If the Local Councillor is not listening - Where is the Mayor & the Local & Regional Councillors & the rest of Council that have a duty to all the residents of Vaughan?

Please be reminded that the study was going to make recommendations for the 3 corners, yet the report makes recommendations to only one corner, the corner that has a well-used strip mall, that pays taxes & that provides Jobs & Services for the community.

The community's recommendation to Council is to allow – Single, Semi and/or Townhomes within the study area. That direction can be given & the community will be able to accept Council decision. If Council does not feel comfortable with that, we ask that the study be deferred to a later date after receiving direction from the Province that owns the 2 south parcels of land.

I will be pleased to clarify any question that you may have.

Sincerely,

Mario G. Racco

President- BRA

905-760-0330

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20-06-2017

Dear Barbara & John.

Please find the Brownridge Ratepayers Association position regarding the Dufferin Street & Centre St. Land Use Study that will be in front of the Committee of the Whole today.

I became aware of the items on today's agenda from a community member. I have not received any notice from the City, yet I wrote a letter & spoke at the Public Hearing.

Has the City's policy changed?

Why I was not informed about the item on today's C of the W agenda?

Sincerely,

Mario G. Racco

President- Brownridge Ratepayers Association

905-760-0330

Brownridge Ratepayers Association  
21 Checker Court; Thornhill ON L4J 5X4  
Tel. 905-760-0330 [Info@BrownridgeRA.com](mailto:Info@BrownridgeRA.com)

20 June 2017

Mayor & Members of Council  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan ON L6A 1T1

**Re: Dufferin St. & Centre St. Land Use Study; CW 20 June 2017 meeting.**

Dear Mayor & Members of Council.

I am writing as the President of the Brownridge Ratepayers Association, the community on the South/East side of the intersection studied.

Since we were not notified of today's meeting, we are not able to inform the community & participate at today's 1 p.m. meeting.

I have been able to review the staff report & I disagree with the staff recommendation.

On behalf of the Brownridge Ratepayers Association, I ask that members of the committee:

1. Refuse staff recommendation.
2. Approve Single and/or Semi and/or Townhomes for any future residential development.
3. Do not approve medium density Condos.
4. Do not encourage the removal of the existent commercial development.
5. Direct staff to sit down with the owners of the North/West corner property & find a way to develop it properly, instead of being a liability to the community as presently is.

The community expect that when the Province will dispose of the two parcels of land at the South/East & South/West corners, that any future development will be consistent with the existing development – Single homes and/or a park. A change to Semis and/or Townhomes could potentially be supported. The community will not support any condo/building in the area since the community is mostly single homes & has been developed in 1979 (south/west) & 1985 (south/east). This is an established community & there are many high-density buildings in the vicinity & more are proposed.

The City has many options to have High Density Residential at the VMC & other similar places. The City should not destroy existing communities by following City's staff direction. A direction recommended mostly from People who do not live in the City nor has been elected by the People of the City, but follow ideas given instead of following the needs, wishes & wants of the People affected & a good amount of proper planning.

When we were asked to participate in the study, we were told that our comments were important & that they were going to shape the future development in our community. We do not see, in staff recommendation, what we recommended at the meeting nor what we said at the public meeting in front of Members of Council. We are disappointed & trust that the elected people see merits on the issues raised by the community.

I will be available at 416-419-3017 to answer any question that you may have.

Sincerely,

Mario G. Racco  
President-Brownridge Ratepayers Association  
Tel. 905-760-0330 [Info@BrownridgeRA.com](mailto:Info@BrownridgeRA.com)

## Glen Shields Ratepayers Association

26 June 2017

The Mayor and members of Council  
The City of Vaughan  
2141 Major Mackenzie Drive  
Maple Ontario L6A 1T1

Dear Mayor & Members of Council.

As the President of the Glen Shields Ratepayers Association, I am writing to ask Council to refuse the recommendation recommended by planning staff for the Dufferin Street and Centre Street study.

The Glen Shields Community has been waiting for the province of Ontario to realise their property north of our community for a potential park or a similar development as Anthony Lane. What the Committee of the Whole has done is approve a recommendation that we were never told of and that we strongly oppose. Our community was established in 1979 and is almost 100% a single homes community. After paying taxes for almost 38 years, it is highly unfair that the people we elected would go against our best interest. In particular we are disappointed with our local Councillor that none of us has ever seen and who does not seem to care about his constituents. He was quoted on the local newspaper as supporting Condos at Dufferin and Centre and has supported the recommendation that will encourage Condos on the remaining land to the south of the existing single homes. Interestingly he does not support the same development near his house at Atkinson Avenue and Clarke Avenue.

Since we can't rely on our Councillor, we are asking the Mayor and the two Regional Councillors, that we have elected, to:

1. Approve single homes consistent with Anthony Lane and the Glen Shields community.
2. Provide a park for the new development.
3. Do NOT support any residential condo.

If our requests are not possible, we could support townhomes that respect the existing homes on Anthony Lane and are pleasing to the community.

We participated at the study and provided inputs, but our inputs were ignored. We are disappointed.

Please respect our rights and refuse to approve what has been recommended by your staff.

Yours truly,

Pauline Durso  
President, Glen Shields Ratepayers Association

Council Meeting June 20, 2017 – 1pm

This letter is written in response to the following 2 agenda items:

Item 11

**DUFFERIN STREET AND CENTRE STREET INTERSECTION LAND USE STUDY AMENDMENT  
TO THE VAUGHAN OFFICIAL PLAN 2010 FILE 26.6 WARDS 4 AND 5**

Item 13

**OFFICIAL PLAN AMENDMENT FILE OP.16.001 ZONING BY-LAW AMENDMENT FILE  
Z.16.001 SITE DEVELOPMENT FILE DA.16.003 DRAFT PLAN OF CONDOMINIUM FILE  
19CDM-16V002 2464879 ONTARIO INC. (CITY PARK HOMES) WARD 5 - VICINITY OF  
DUFFERIN STREET AND CENTRE STREET**

Letter from the Beverley Glen Ratepayers' Association:

Through community meetings, public hearings, ratepayer group meetings and general public dialogue, residents have shown enthusiastic support of the opportunity to add high-end town homes to the neighborhood; this has been especially true in light of the frequency at which condos are being approved in the area.

The Beverley Glen Ratepayers' Association would like to extend its support for the proposal from City Park Homes to build high-end town homes north of the Tim Horton's (currently zoned for Low-Rise Residential).

Thank you.

- BGRA Executive Committee

Josh Martow – President  
Mark Milunsky – Vice President  
John Kucharczuk – Secretary  
Garrett Barron – Treasurer  
Itia Golan – Director  
Ronit Levi – Director  
Andre Setton – Director  
Jake Hasson – Director