

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 19, 2016**

Item 5, Report No. 19, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on April 19, 2016, as follows:

***By receiving the following Communications:***

**C3. E. Shekarabi, dated April 6, 2016; and**

**C9. Ms. Marina Dykhtan, Princess Isabella Court, Maple, dated April 19, 2016.**

**5 DRAFT PLAN OF SUBDIVISION FILE 19T-16V001  
DUFFERIN VISTAS LTD.  
WARD 4 - VICINITY OF DUFFERIN STREET AND MAURIER BOULEVARD**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated April 5, 2016, be approved;
- 2) That a community meeting be organized by the local Ward Councillor with the applicant, residents and appropriate City staff to address issues raised;
- 3) That the following deputations and Communications be received:
  1. Mr. Glen Lucas, Lucas & Associates, Debra Crescent, Barrie, on behalf of the applicant;
  2. Mr. Sergey Polak, Princess Isabella Court, Maple;
  3. Mr. Robert Raskin, Princess Isabella Court, Maple and Communication C10, dated March 23, 2016;
  4. Ms. Sandra D'Addio, Princess Isabella Court, Maple and Communication C4, dated March 21, 2016;
  5. Ms. Chaohong Zheng, Maverick Crescent, Maple;
  6. Mr. Frank Huo, Princess Isabella Court, Maple and Communication C2, dated March 21, 2016;
  7. Ms. Sarbjit Nijjar, Princess Isabella Court, Maple and Communication C31, dated April 4, 2016;
  8. Ms. Elham Shekarabi-Ahari, Maverick Crescent, Maple and Communication C36, dated April 4, 2016;
  9. Mr. Gagan Nijjar, Princess Isabella Court, Maple and Communication C37;
  10. Ms. Codruta Papoi, Maverick Crescent, Maple;
  11. Mr. Serguei Lifchits, Maverick Crescent, Maple;
  12. Mr. Anthony Percaccio, Princess Isabella Court, Maple;
  13. Mr. Zak Rubin, Maverick Crescent, Maple and and Communication C19, dated April 1, 2016;
  14. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg;
  15. Mr. Peter Badali, Butterfield Crescent, Maple, on behalf of Eagle Hills Community Association and Communication C35;
  16. Mr. John Senisi, Maverick Crescent, Maple;
  17. Mr. Manoj Tiwary, Golden Forest Road, Maple, on behalf of Eagle Hills Community Association; and
  18. Ms. Marina Dykhtan, Princess Isabella Court, Maple and Communication C6, dated March 22, 2016; and

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**4) That the following Communications be received:**

- C1. Mr. Francis Chan, Princess Isabella, Maple, dated March 18, 2016;
- C3. Sam and Enza Mirasola, dated March 21, 2016;
- C5. Ms. Enza Mirasola, dated March 22, 2016;
- C7. The Liberatore Family, March 24, 2016;
- C8. Terry Liu, dated March 22, 2016;
- C9. Susan Poch and Mel Raskin, Princess Isabella Court, dated March 23, 2016;
- C11. Mr. Robert Lin, Grand Trunk Avenue, Vaughan, dated March 26, 2016;
- C12. Liming Yang, Grand Trunk Avenue, Vaughan, dated March 26, 2016;
- C13. Lei Lei, dated March 27, 2016;
- C14. Jia Asianova and Svetlena Asyanova, Princess Isabella Court, dated March 22, 2016;
- C15. Councillor Sandra Yeung Racco, March 30, 2016;
- C16. Silvana and Joseph Barrotta, Princess Isabella Court, dated March 30, 2016;
- C17. Councillor Sandra Yeung Racco, April 1, 2016;
- C18. Councillor Sandra Yeung Racco, March 30, 2016;
- C20. Councillor Sandra Yeung Racco, April 3, 2016;
- C21. Councillor Sandra Yeung Racco, April 3, 2016;
- C22. Councillor Sandra Yeung Racco, April 3, 2016;
- C24. Ms. Helen Mihailidi, Brattys LLP, Keele Street, Vaughan, dated April 4, 2016;
- C25. Ms. Rosemarie L. Humphries, Humphries Planning Group Inc., Chrislea Road, dated April 4, 2016;
- C26. Mr. Nello DiCostanzo and Family, Princess Isabella Court, dated April 4, 2016;
- C27. Councillor Sandra Yeung Racco, April 4, 2016;
- C28. Councillor Sandra Yeung Racco, April 4, 2016;
- C29. Councillor Sandra Yeung Racco, April 4, 2016;
- C30. Councillor Sandra Yeung Racco, April 4, 2016;
- C33. Ms. Rovena Yuan Wu, Golden Orchard Road, dated April 5, 2016; and
- C34. Mr. Frank Bellec, Princess Isabella Court, dated April 5, 2016.

#### **Recommendation**

The Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning recommend:

1. THAT the Public Hearing report for File 19T-16V001 (Dufferin Vistas Ltd.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

#### **Contribution to Sustainability**

The contribution to sustainability such as site and building design initiatives will be determined when the technical report is considered.

#### **Economic Impact**

This will be addressed when the technical report is completed.

#### **Communications Plan**

- a) Date the Notice of a Public Hearing was circulated: March 11, 2016. The Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocol.

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- b) Circulation Area: 150 m and to the Eagle Hills Community Association.
- c) Comments Received as of March 1, 2016, prior to the formal Notice circulation:
  - i) Mr. and Mrs. Liberatore, Princess Isabella Court, Maple: The proposed townhouses will have a negative impact on the surrounding existing residential development.
  - ii) Ms. M. Dykhtan, Princess Isabella Court, Maple: Concerned with the removal of mature trees located on the subject lands behind her property.
  - iii) Mr. J. D'Addio, Princess Isabella Court, Maple: The subject lands should remain as a natural area and should not be developed for residential purposes.

Any additional written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Vaughan Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

#### **Purpose**

To receive comments from the public and the Committee of the Whole on Draft Plan of Subdivision File 19T-16V001 respecting the subject lands shown on Attachments #1 and #2, to facilitate the proposed residential plan of subdivision for 106 townhouse units within 18 blocks all fronting onto a public road and 1 open space block as shown on Attachment #3, and consisting of the following:

a)	Blocks 1-9 and 11-19 (Blocks for 106 Townhouse units on a public road)	2.77 ha
b)	Block 10 (Open Space Block)	0.73 ha
c)	Roads (Streets "A" and "B", 17.5 m right-of-way width)	0.96 ha
	Total Area	4.46 ha

#### **Background - Analysis and Options**

Location	<ul style="list-style-type: none"><li>▪ North of Rutherford Road and west of Dufferin Street, municipally known as 230 Grand Trunk Avenue, City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2.</li></ul>
City of Vaughan Official Plan	<ul style="list-style-type: none"><li>▪ The subject lands are designated "Low-Rise Residential", "Low-Rise Residential Special Study Area" and "Natural Areas" by Vaughan Official Plan 2010 (VOP 2010), as shown on Attachment #4.</li></ul>

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- On October 14, 2015, an OMB Hearing was held, wherein, the Appellant (with the support of the City, the Toronto and Region Conservation Authority and the Eagle Hills Community Association), on consent, sought a redesignation of the subject lands from “Natural Areas” to “Low-Rise Residential”, “Low-Rise Residential Special Study Area” and “Natural Areas”. The OMB reserved its decision at the Hearing and on March 9, 2016, issued a Decision/Order approving the redesignation of the subject lands to “Low-Rise Residential”, “Low-Rise Residential Special Study Area” and “Natural Areas”.
- The “Low-Rise Residential” designation permits residential development, which consists of buildings in a low-rise form no greater than three-storeys. The designation permits a townhouse building form, subject to the Urban Design and Built Form and the Building Types and Development policies of VOP 2010.
- The “Low-Rise Residential Special Study Area” designation permits development in accordance with the “Low-Rise Residential” designation and policies outlined in 9.2.2.1 of VOP 2010, provided that the following studies are submitted in support of a development application:
  - A natural heritage evaluation that defines the natural features, functions and linkages within and to a reasonable extent adjacent to the site, defines appropriate buffers and demonstrates that the impacts of development are appropriately mitigated and/or compensated, where appropriate, including the subject lands and to a reasonable extent those abutting to the south;
  - A geotechnical slope stability analysis, including cross-sections, detailed grading plans;
  - A hydrogeological study/analysis;
  - A water balance;
  - Landscape restoration plans;
  - A Functional Servicing Report (FSR) that:
    - Considers the alignment, design and extent of grading of the proposed extension of Grand Trunk Avenue;
    - Reviews the development opportunities within the context of the Block Plan and Master Environmental Servicing Plan (MESP); and,
    - Detailed consideration of the subject lands and to a reasonable extent the lands to the south, respecting stormwater management, slope stability and the alignment of Grand Trunk Avenue.
  - A Planning Report including the Oak Ridges Moraine Conformity.



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	<p>The identified studies must demonstrate that the development can accommodate and maintain the following “Natural Areas” features, if present on the subject lands, to the satisfaction of the City and in consultation with the TRCA: Draw/Valley, Hazard Slopes, Headwater Drainage Feature, Groundwater seepage areas of the Oak Ridges Moraine, Wetlands, Significant Wildlife Habitat and Endangered Species.</p> <ul style="list-style-type: none"><li>▪ The easterly portion of subject lands are designated “Natural Areas” by VOP 2010. Natural Areas perform many functions that benefit ecological and human health and provide habitat for a wide variety of species that ensure biodiversity in the City. The designation permits land uses that are related to ecological and environmental education, conservation, protection and enhancement.</li><li>▪ The proposed Draft Plan of Subdivision to facilitate a residential use conforms to the in-effect site-specific amendment to VOP 2010, as approved by the OMB in their Decision/Order issued on March 9, 2016.</li></ul>
Zoning	<ul style="list-style-type: none"><li>▪ The subject lands are zoned A Agricultural Zone and OS5 Open Space Environmental Protection Zone by Zoning By-law 1-88, as shown on Attachment #2. The proposed Draft Plan of Subdivision is not permitted by Zoning By-law 1-88, and therefore, an amendment to the Zoning By-law is required.</li><li>▪ Upon submission of the Draft Plan of Subdivision application to the City, the Vaughan Development Planning Department advised the Owner that the proposed Draft Plan of Subdivision does not comply with Zoning By-law 1-88 and that a Zoning By-law Amendment application is required to facilitate the proposal. To date, the Owner has not filed a Zoning By-law Amendment application. A subsequent Public Hearing will be required to consider the Zoning By-law Amendment Application, once it is submitted to the City.</li><li>▪ Development Planning Staff is of the view that consideration of a technical recommendation report related to the Draft Plan of Subdivision application would be premature in advance of the Owner submitting and obtaining comments on the required Zoning By-law Amendment application.</li></ul>
Surrounding Land Uses	<ul style="list-style-type: none"><li>▪ Shown on Attachment #2.</li></ul>

**Preliminary Review**

Following a preliminary review of the application, the Vaughan Development Planning Department has identified the following matters to be reviewed in greater detail:

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	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity with City Official Plan, and Ontario Municipal Board (OMB) Decision	<ul style="list-style-type: none"> <li>▪ The application will be reviewed in consideration of the applicable City Official Plan policies, and the OMB Decision/Order issued on March 9, 2016.</li> </ul>
b.	Appropriateness of Proposed Use and Draft Plan of Subdivision	<ul style="list-style-type: none"> <li>▪ The appropriateness of permitting the proposed Draft Plan of Subdivision consisting of 18 townhouse blocks on a public road (106 townhouse units) and one open space block, as shown on Attachment #3, will be reviewed in consideration of compatibility with the surrounding existing and planned land uses, with particular consideration given to lot size, appropriate transition, configuration, land use, site characteristics (e.g. grading, vegetation, etc.) and built form.</li> <li>▪ Should the application be approved, the required Draft Plan of Subdivision conditions will be reviewed to ensure the appropriate road alignment and connections, servicing and grading, environmental matters, and other municipal, regional and public agency requirements are addressed.</li> </ul>
c.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> <li>▪ The proposed development must conform to the applicable Block 18 Urban Design Guidelines and Architectural Design Guidelines.</li> </ul>
d.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner has submitted the following studies and reports in support of the application, which must be approved to the satisfaction of the City of Vaughan and/or the respective approval authority: <ul style="list-style-type: none"> <li>- Transportation Impact Assessment</li> <li>- Environmental Impact Statement</li> <li>- Hydrogeological Study and Water Balance</li> <li>- Phase 1 ESA (Environmental Site Assessment)</li> <li>- Functional Servicing and Functional Stormwater Management Report</li> <li>- Geotechnical Investigation</li> </ul> </li> <li>▪ In accordance with the OMB Decision/Order issued March 9, 2016, the Owner is required to submit the following additional studies/reports: <ul style="list-style-type: none"> <li>- A natural heritage evaluation</li> <li>- A Planning Report including the Oak Ridges Moraine conformity</li> </ul> </li> </ul>

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		<ul style="list-style-type: none"><li>▪ Staff have identified that an updated Phase 1 ESA is required by the City and other studies may be required to be updated, subject to the outcome of reviews by the City and the appropriate public agencies.</li></ul>
e.	Extension of Grand Trunk Avenue	<ul style="list-style-type: none"><li>▪ The Owner is proposing to extend Grand Trunk Avenue, which must be reviewed and approved by the Vaughan Development Engineering and Infrastructure Planning Department. The review will include the lands required to facilitate the extension, which may impact the size and configuration of the Blocks abutting the road.</li></ul>
f.	Block 18 Plan	<ul style="list-style-type: none"><li>▪ The approved Block 18 Plan identifies the subject lands as a “Woodlot” and “Non-participating Land Owner”. The development proposal will be reviewed in consideration of the Block 18 Plan and the existing and planned surrounding land uses. The Owner will be required to submit a revised Block 18 Plan to the satisfaction of the City, should the application be approved.</li><li>▪ The Owner must satisfy all obligations, financial or otherwise of the Block 18 Developers Group Agreement, to the satisfaction of the Block 18 Trustee and the City of Vaughan.</li></ul>
g.	Vegetation Inventory Assessment and Tree Preservation	<ul style="list-style-type: none"><li>▪ There is existing vegetation on the site that may impact the proposed Draft Plan of Subdivision. The Owner will be required to prepare a Vegetation Inventory Assessment and Tree Preservation Plan, as a condition of draft plan of subdivision approval, should the application be approved.</li></ul>
h.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"><li>▪ The subject lands fall within the regulated area of the TRCA as described within Regulation 166/06. The application has been circulated to the TRCA for review and comments, which will be taken into consideration by the Vaughan Development Planning Department. The Owner must satisfy the requirements of the TRCA.</li></ul>
i.	Sustainable Development	<ul style="list-style-type: none"><li>▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement, etc., will be reviewed and implemented through the subdivision approval process, if appropriate.</li></ul>

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j.	Servicing Allocation	<ul style="list-style-type: none"><li>▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the Draft Plan of Subdivision is approved. Should servicing capacity not be available, a Holding Symbol “(H)” will be placed on the subject lands, through a zoning application, which will be removed once servicing capacity is identified and allocated to the subject lands by Vaughan Council.</li></ul>
k.	Cash-in-Lieu of Parkland	<ul style="list-style-type: none"><li>▪ The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan’s Cash-in-lieu Policy, should the application be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Office of the City Solicitor, Real Estate Department.</li></ul>

**Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

The applicability of this application to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

**Regional Implications**

The application has been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

**Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**Attachments**

1. Concept Location Map
2. Location Map
3. Draft Plan of Subdivision File 19T-16V001
4. Land Use Designation

**Report prepared by:**

Mary Caputo, Senior Planner - OMB, ext. 8215

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

## Magnifico, Rose

**Subject:**

FW: Objection to OMB CASE NO PL111184-VOP 2010 APPELLANT 21

**From:** Elham Shekarabi [mailto:elhamshekarabi@gmail.com]**Sent:** Wednesday, April 06, 2016 8:56 PM**To:** Clerks@vaughan.ca**Cc:** kheiltash@hotmail.com; Racco, Sandra; DevelopmentPlanning@vaughan.ca; Caputo, Mary; Peverini, Mauro; Uyeyama, Grant; MacKenzie, John; Furfaro, Cindy**Subject:** Objection to OMB CASE NO PL111184-VOP 2010 APPELLANT 21

c 3
Communication
COUNCIL: Apr 19/16
CW/PH Rpt. No. 19 Item 5

To whom, it may concern,

Please find the copy of our objection letter in attached. As you can see in the email chain I sent it to Development Planning department and Ms Racco on April 4, 2016. I received Ms. Racco's reply on the same day however we couldn't find it in communications list. So as we were suggested I am forwarding it to you again. We also delivered the hardcopy of the letter with our deputation form in meeting yesterday.

Please let us know if any other action is required.

Thanks and Regards,

Owners of 91 Maverick Crescent

Elham Shekarabi-Ahari & Babak Kheiltash

On Monday, April 4, 2016, Racco, Sandra <Sandra.Racco@vaughan.ca> wrote:

> Dear Shekarabi & Kheiltash,

> Thank you for your letter and I do appreciate the comments you made however please note that any landowner can make an application to the City to develop his or her parcel of land. The applicant is expected to undertake due diligence and responsibility to show to the City that their application does not negatively impact the existing community and is guided by the Vaughan Official Plan that has been approved by Council. In this particular circumstances, the recent OMB decision released over an appeal made by the landowner has changed the designation of the lands in question from Natural Area to a combination of Low Density Residential, Low Density Residential Special Study Area and Natural Area (I have enclosed a copy of the OMB decision for your review).

> And now as you know, an application for a Draft Plan of Subdivision has come forward and will be dealt with tomorrow night (Tuesday, April 5th) during the Public Hearing Committee meeting scheduled for 7:00 pm in Council Chamber at the Vaughan City Hall.

>

> The intent of the public hearing is to receive comments from the public, whether it's an individual, a business or an agency. You have the opportunity to make deputation in front of staff and Committee members (i.e. Council members), where they will listen intently and take notes on all the issues arising from the comments. Should you or your neighbours not able to attend the meeting, you are also welcome to submit a letter or e-mail (like what you have done here) or any other form of communications to the City and they will become part of the public record. Please note that NO DECISION will be made at this meeting however, often after the public meeting, staff will meet with applicant to go over the various issues raised and ask applicant to take whatever action necessary to resolve them, including providing the necessary studies and/or technical reports and only when staff is satisfied that the applicant has met the City's standard, will staff proceed to write a technical report with recommendations to bring forward for Council's consideration.

> I encourage you and your neighbours to attend this meeting and voice your concerns. A letter was sent out in the mail from my office to the neighbouring residents detailing the chronology of the OMB case and the

decision last week. The planner who is assigned to this application is Mary Caputo. Should you have further questions regarding this application, please feel free to contact Mary or myself.

>

> I look forward to seeing you tomorrow night!!!

>

> Sandra Yeung Racco, B. Mus.Ed., A.R.C.T.

> Councillor, Concord/North Thornhill

> City of Vaughan

> "For the Community"

> To subscribe to Councillor Racco's e-newsletter, please click here.

>> Visit Racco's Community Forum on Facebook.

> Please visit my new website [www.4myCommunity.ca](http://www.4myCommunity.ca)

> </mail/u/0/s/?view=att&th=153e3d78ad256a94&attid=0.0.1&disp=emb&zw&atsh=1>

> "Don't be distracted by criticism. Remember that the only taste of success some people have is when they take a bite out of you"

> From: Elham Shekarabi [mailto:[elhamshekarabi@gmail.com](mailto:elhamshekarabi@gmail.com)]

> Sent: Monday, April 04, 2016 4:25 PM

> To: Racco, Sandra; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)

> Cc: [kheiltash@hotmail.com](mailto:kheiltash@hotmail.com)

> Subject: Objection to OMB CASE NO PL111184-VOP 2010 APPELLANT 21

> Hi,

>

> Please find our objection to OMB CASE NO. PL111184-VOP 2010 APPELLANT 21 in attachment.

> Regards,

> Elham Shekarabi Ahari

> Babak Kheiltash

>

> This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

C	9
Communication	
COUNCIL:	APA 19/16
CW(PH)	Rpt. No. 19 Item 5

**From:** Marina Dykhtan [mailto:marina\_dykhtan@hotmail.com]

**Sent:** April-19-16 9:13 AM

**To:** Council; Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rosati, Gino; lafrate, Marilyn; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan; ECDEV; [Building@vaughan.ca](mailto:Building@vaughan.ca); Policyplanning; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca); [environment@vaughan.ca](mailto:environment@vaughan.ca); Caputo, Mary; MacKenzie, John; Peverini, Mauro

**Cc:** [info@ontarionature.org](mailto:info@ontarionature.org)

**Subject:** RE: File 19-T16V001 Dufferin Vistas Ltd; 230 Grand Trunk Ave.

April 19, 2016

**RE: File 19-T16V001 Dufferin Vistas Ltd; 230 Grand Trunk Ave.**

Dear Mayor Bevilacqua, Council Members and Heads of related Departments:

I am the home owner of 43 Princess Isabella Court or should I say a "Citizen" of Vaughan as per your **Mission Statement - Citizens first through service excellence** in order for my concerns to be heard.

I am writing to oppose the development of 105-106 town houses on the above said site. When we purchased our home almost nine years ago, we paid a premium fee which was included in the price, as we were advised our home backed on a natural area, wood lot, protected land, ravine and other fancy terminology. Our backyard touches 230 Grand Trunk Ave. the proposed site for the 105-106 town homes, which will not be compatible with the existing single detached homes that are worth over one million dollars. This area is a deep, deep ditch and if filled will definitely cause damage to the existing homes. My house is situated near the end of the proposed protected area, and it's abundant with wild life all year long. In addition, my property has been fenced on my own lot and 2 or 3 feet were cut off from my property for the benefit of the 230 Grand Trunk Avenue as the retaining wall was installed incorrectly on my own property two or three feet into my backyard. The two or three feet of my property contain mature evergreen trees. I have purchased this property with a vision that I will support and enhance the wildlife that inhabits this area.

We have enjoyed the sights of some the most beautiful animals that are sadly on the "Ontario Endangered Species" list such as: woodpeckers, owls, turtles, frogs, foxes, snakes, insects, bats, monarch butterflies, various types of plants and trees that I have never seen in other municipalities. We are accustomed to animals visiting our garden from the neighbouring wood lot. This indeed makes Vaughan a beautiful place to live in.

Council Members, let me remind you that a few years back, when the land owner Mr. Iacobelli decided to cut down some trees on this property, he was ordered by your City to re-plant those trees. Then a decision was made (appears overnight) that this land is now re-designated as a Low Density Residential land from a natural land. Council Members, this is the same land, same soil, same trees that some of you now would like to cut down, take away the habitat of the above animals that are already endangered. So why was Mr. Iacobelli ordered to re-plant?

Has a thorough study been done (has the land been walked on inch by inch) to study the plants, insects and all the above animals? Has the Council members reviewed this study? How many of you have actually walked on this land, or seen it first hand other than on paper? You are welcome to come over and I will show you lots of animals who live and thrive among these trees.

I would like to inform my Council Members that we the home owners and neighbours were not consulted by Eagle Hills Community Association and later, were not honestly represented at the OMB hearing. Nor did we agree to this development and uprooting the habitat. How does OMB determine the usage of this land, how does it allow you to change the designation overnight? How did each of you vote on this decision? How did you make a decision without seeing my or my neighbours' signatures... you are supposed to represent us... you are to be my voice in Council! I want to remind you to think of the future election and I want to see how you protect my and my family interests now.

As per City documents, this proposed draft to build 105-6 town homes on the said property does not comply with Zoning By-law 1-88. Why would your Planning Department suggest the developer to complete a By-Law Amendment application? It is very interesting to know that a By-law could be amended to suit one's needs. Is this in the best interest of the endangered species and our community? Why is this builder favoured over the previous owner?

Also, let me remind you Council Members that part of the said land is a **Special Study Area** and a report is required to satisfy the City about various issues including Endangered Species. How did you make a decision or support to re-designate without this report?

**Council Members, it is also public knowledge that the developer was publicly acknowledged for monetary contributions made to a council member/City. I believe the City has a conflict and nepotism policy. Mr. Mayor, can you say with confidence that none of your council members or his/her family members will not benefit from this development?**

Mayor Bevilacqua and Council Members as a Citizen of Vaughan I do not feel that I, my family, neighbours are receiving the service that we are entitled to. City representatives were present at the OMB hearing. It is with some of your votes that the designation has been changed.

Let me remind you all that you have set out a ***VISION - A city of choice that promotes diversity, innovation and opportunity for all citizens, fostering a vibrant community life that is inclusive, progressive, environmentally responsible and sustainable.***

I feel that our City Council Members along with the planning department have failed in the environmental responsibility category. As per City **Values**: I feel that we the residents of this community are not respected, nor is there any accountability or dedication from our City representatives to carry out the Mission. Most of you have failed to protect the endangered species that have no voice and have failed the Citizens of Vaughan and residents of Princess Isabella and Grand Trunk.

I look forward to hearing from each of you as to how you intend to support the residents of Vaughan regarding this matter. I can be contacted via email: [marina\\_dykhtan@hotmail.com](mailto:marina_dykhtan@hotmail.com).

Sincerely,

Marina Dykhtan



Mar 18, 2016

John Mackenzie, Deputy City Manager,  
Planning & Growth Management  
Jeffrey A. Abrams, City Clerk

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

<b>C</b>	<b>1</b>
<b>COMMUNICATION</b>	
CW (PH) -	April 5/16
ITEM -	5

Re: Application for a Draft Plan of Subdivision – File 19T-16V001

To Whom It May Concern:

I recently received a notice of public meeting regarding the above referenced planning application to be held on April 5, 2016 at 7:00pm

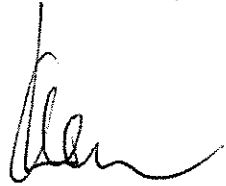
I, Francis Chan, a resident of Maple, oppose and object to the Draft Plan Submission Application (19T-16V001). This object letter is also written on behave of my wife, Winnie Chan and my son Thomas Chan, who all reside with me at 11 Princess Isabella Court and our residence is adjacent to the proposed development.

The reasons for our opposition and objection are as follows:

1. The proposed Townhouse development is not appropriate or compatible with the surrounding community that is developed with low-density residential uses. The proposed Townhouse development is directly backing to existing single family houses without buffer.
2. The development will negatively impact the quality of life of the surrounding residents and community. The existing residents in the area bought their properties for a reason – to live in suburbs with a lot of green space, quiet and low-density residential neighborhood.
3. The surrounding property values will decrease as result of this development.
4. This development does not take into consideration with another development on the south side by Nine-Ten West Limited (The Carrville District Centre Plan).

5. This development will increase the storm water runoff volume and sewage. There is no evident that the existing subdivision and Carrville District Center Storm Water management and sewage infrastructure facilities can accommodate the additional flow volumes from the new 105 townhouse units.
6. The new storm/sanitary sewers should not be allowed to pass through the environmental protection zone at the east or south side of the proposed development. The construction of the sewers will permanently damage the wildlife habitats. The noise, pollution and vibration from the construction and fill compaction will disturb the wildlife habitats in the adjacent environmental protection zones. The vibration during construction will also damage the adjacent house structures.
7. This Townhouse development will have a negative impact on the Environmental protected zones in the North side of the Carrville District Center.
8. There is no evident that the increase of traffic volume from this development is included in the Secondary Plan for Carrville District Centre or the existing subdivision.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'Francis Chan', with a stylized, flowing script.

Francis Chan

11 Princess Isabella Court,  
Maple, Ontario. L6A 4b3

---

**Subject:** FW: Plan of Subdivision File# 19T-16V001  
**Attachments:** Letter from Francis Chan - File 19T-16V001 Application for a Draft Plan of Subdivision.pdf

**From:** Caputo, Mary  
**Sent:** Monday, March 21, 2016 8:40 AM  
**To:** Francis Chan ([FChan@aecon.com](mailto:FChan@aecon.com))  
**Cc:** Britto, John; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** FW: Plan of Subdivision File# 19T-16V001

Hi Francis,

By way of this e-mail I have copied the Clerk's Department for official record.

Thank you,

**Mary Caputo** Hons. B.A.  
**Senior Planner - OMB**  
905-832-8585 ext. 8215 | [mary.caputo@vaughan.ca](mailto:mary.caputo@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



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**From:** Francis Chan [<mailto:FChan@aecon.com>]  
**Sent:** March-20-16 2:55 PM  
**To:** Caputo, Mary  
**Subject:** RE: Plan of Subdivision File# 19T-16V001

Hi Mary,

I will not be able to attend the public meeting scheduled for April 5, 2016 at 7:00pm

Please find attached a copy of the letter I sent to City of Vaughan by mail.

Best Regards,

*Francis Chan*

11 princess Isabella Court, Vaughan  
L6A 4B3

Cell: 289-221-2703

**Subject:** FW: Object the draft plan - pL111184 (19T-16V001)

**From:** frank huo [mailto:frankhuo6@gmail.com]  
**Sent:** March-21-16 4:06 PM  
**To:** Caputo, Mary  
**Cc:** Britto, John; Clerks@vaughan.ca  
**Subject:** Re: Object the draft plan - pL111184 (19T-16V001)

<b>C 2</b>
<b>COMMUNICATION</b>
CW (PH) - <u>April 5/16</u>
ITEM - <u>5</u>

thanks Mary

Frank(xiaoyu) Huo  
19 Princess Isabella Court,  
Maple, ON  
L6A 4B3

On Mon, Mar 21, 2016 at 4:04 PM, Caputo, Mary <Mary.Caputo@vaughan.ca> wrote:

Hello Frank,

By way of this e-mail I have copied Vaughan's Clerks Department for official record.

Thank you,

**Mary Caputo** Hons. B.A.

**Senior Planner - OMB**  
905-832-8585 ext. 8215 | [mary.caputo@vaughan.ca](mailto:mary.caputo@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

[vaughan.ca](http://vaughan.ca)



**From:** frank huo [mailto:frankhuo6@gmail.com]  
**Sent:** March-21-16 4:01 PM  
**To:** Caputo, Mary  
**Subject:** Object the draft plan - pL111184 (19T-16V001)

Hi Mary,

I am a residence of 19 Princess Isabella court, Maple. I represent my four family member here.

we strongly oppose the draft plan 19T-16V001, Here are our reason

1) This townhouse development will destroy the current nature forest area, many birds and small animals live there. I can hear many animal sounds at night. this townhouse development will significantly impact this environment protected zones.

2) The east section of property is a big valley and have lot of big trees, many of them are morn than 30 years. this area is very good nature heritage. it should NOT be destroyed.

3) The east section of property is also an intermittent watercourse and wetland, it protect our area from storm water , specially in spring and summer time.

4) The townhouse development will strong negatively impact the surrounding residents and community. the whole area are designed for single low-rise family house area , currently there are about 20 house in our street but this new development land will hold more than 100 house beside us, it have the same street length compare with our street, this will significantly decrease my property value and impact our current life.

5) This new townhouse draft locate in a very small closed corner with more than 100 townhouse proposal but it is only one road in and out, it is too tight. it could cause some security and traffic issue.

Thanks

Frank

19 Princess Isabella, Maple

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

**Subject:**

FW: FW: Plan of Subdivision File# 19T-16V001

**From:** Caputo, Mary  
**Sent:** Tuesday, March 22, 2016 9:51 AM  
**To:** 'salvatore mirasola'  
**Cc:** Committee of the Whole Public Hearing; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** RE: FW: Plan of Subdivision File# 19T-16V001

<b>C 3</b>
<b>COMMUNICATION</b>
CW (PH) - <u>April 5/16</u>
ITEM - <u>5</u>

Hello Salvatore,

By way of this e-mail I have copied the clerks department for official record.

Thank you,

**Mary Caputo** Hons. B.A.  
**Senior Planner - OMB**  
905-832-8585 ext. 8215 | [mary.caputo@vaughan.ca](mailto:mary.caputo@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



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**From:** salvatore mirasola [<mailto:sammira59@LIVE.CA>]  
**Sent:** March-21-16 6:43 PM  
**To:** frank huo; Francis Chan; Caputo, Mary  
**Cc:** [frank.huo6@gmail.com](mailto:frank.huo6@gmail.com); [m.mellen@rogers.com](mailto:m.mellen@rogers.com); [jimk@sympatico.ca](mailto:jimk@sympatico.ca); [yousif.abachi@gmail.com](mailto:yousif.abachi@gmail.com); [i.deluca@capreit.net](mailto:i.deluca@capreit.net); [toberfeld@rogers.com](mailto:toberfeld@rogers.com); [harryxiao@yahoo.com](mailto:harryxiao@yahoo.com); [dr.asianova1@gmail.com](mailto:dr.asianova1@gmail.com); [marina\\_dykhthan@hotmail.com](mailto:marina_dykhthan@hotmail.com); [hfalzon@yahoo.ca](mailto:hfalzon@yahoo.ca); [nelloe@sympatico.ca](mailto:nelloe@sympatico.ca); [josephbarrotta@gmail.com](mailto:josephbarrotta@gmail.com); [fmbellec@yahoo.com](mailto:fmbellec@yahoo.com); [percaccio@hotmail.com](mailto:percaccio@hotmail.com)  
**Subject:** Re: FW: Plan of Subdivision File# 19T-16V001

[mary.caputo@vaughan.ca](mailto:mary.caputo@vaughan.ca)

We live adjacent to the proposed development site and are writing to strongly object to this development asking that the city refuse this planning application from Dufferin Vistas Ltd. regarding CASE NO(S): PL111184

I am greatly concerned that the proposal, if it goes ahead, will have significant and detrimental effect on the environment and the local community.

The proposed siting of the development is particularly ill-considered: it is on a greenfield valley adjoining our existing homes.

The town home blocks will sit adjacent to our properties and will lead to increased traffic congestion, pollution and noise.

Concerned resident  
Sam and Enza Mirasola

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**From:** frank huo <[frankhuo6@gmail.com](mailto:frankhuo6@gmail.com)>

**Sent:** March 21, 2016 4:57 PM

**To:** Francis Chan

**Cc:** [frank.hu06@gmail.com](mailto:frank.hu06@gmail.com); [m.mellen@rogers.com](mailto:m.mellen@rogers.com); [jimk@sympatico.ca](mailto:jimk@sympatico.ca); [yousif.abachi@gmail.com](mailto:yousif.abachi@gmail.com); [i.deluca@capreit.net](mailto:i.deluca@capreit.net); [toberfeld@rogers.com](mailto:toberfeld@rogers.com); [harryxiao@yahoo.com](mailto:harryxiao@yahoo.com); [dr.asianova1@gmail.com](mailto:dr.asianova1@gmail.com); [marina\\_dykhthan@hotmail.com](mailto:marina_dykhthan@hotmail.com); [sammira59@live.ca](mailto:sammira59@live.ca); [hfalzon@yahoo.ca](mailto:hfalzon@yahoo.ca); [nelloe@sympatico.ca](mailto:nelloe@sympatico.ca); [josephbarrotta@gmail.com](mailto:josephbarrotta@gmail.com); [fmbellec@yahoo.com](mailto:fmbellec@yahoo.com); [percaccio@hotmail.com](mailto:percaccio@hotmail.com)

**Subject:** Re: FW: Plan of Subdivision File# 19T-16V001

add a couple of more people in our street, update the email list

please send email to city planner - [mary.caputo@vaughan.ca](mailto:mary.caputo@vaughan.ca) about your concerns and complains

thanks

Frank

On Sun, Mar 20, 2016 at 8:18 PM, Francis Chan <[FChan@aecon.com](mailto:FChan@aecon.com)> wrote:

For your information

*Francis Chan*

11 princess Isabella Court, Vaughan  
L6A 4B3

Cell: [289-221-2703](tel:289-221-2703)

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**From:** Caputo, Mary [<mailto:Mary.Caputo@vaughan.ca>]

**Sent:** Thursday, March 17, 2016 2:59 PM

**To:** Francis Chan

**Subject:** RE: Plan of Subdivision File# 19T-16V001

Hi Francis,

It is available on the OMB's website but it's a little difficult to find so I attached a copy for your ease of reference.

Thank you,

**Mary Caputo** Hons. B.A.

**Senior Planner - OMB**

[905-832-8585](tel:905-832-8585) ext. 8215 | [mary.caputo@vaughan.ca](mailto:mary.caputo@vaughan.ca)

**City of Vaughan | Development Planning Department**

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

[vaughan.ca](http://vaughan.ca)



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**From:** Francis Chan [<mailto:FChan@aecon.com>]  
**Sent:** March-17-16 2:24 PM  
**To:** Caputo, Mary  
**Subject:** RE: Plan of Subdivision File# 19T-16V001

Hi Mary,

Where we can find this Ontario Municipal Board Decision?

Thank you,

*Francis Chan* P.Eng., C.Eng., MICE  
Aecon Infrastructure  
20 Carlson Court, Suite 800  
Toronto, Ontario, Canada. M9W 7K6  
Fax: 416-293-2790  
Cell: 289-221-2703

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**From:** Caputo, Mary [<mailto:Mary.Caputo@vaughan.ca>]  
**Sent:** Thursday, March 17, 2016 1:40 PM  
**To:** Francis Chan  
**Subject:** RE: Plan of Subdivision File# 19T-16V001

Hi Francis,

They do not require an Official Plan amendment since the Ontario Municipal Board Decision permits Low Rise Residential on the lands.

They have not submitted a Zoning By-law Amendment application and are required to submit one.

Thank you.

**Mary Caputo** Hons. B.A.

**Senior Planner - OMB**  
905-832-8585 ext. 8215 | [mary.caputo@vaughan.ca](mailto:mary.caputo@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

[vaughan.ca](http://vaughan.ca)





VAUGHAN

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**From:** Francis Chan [<mailto:FChan@aecon.com>]  
**Sent:** March-17-16 1:06 PM  
**To:** Caputo, Mary  
**Subject:** RE: Plan of Subdivision File# 19T-16V001

Hi Mary,

Have the owner submitted the Official Plan Amendment application and Zoning By-law amendment application?

What are the file numbers?

Best Regards,

*Francis Chan*

11 princess Isabella Court, Vaughan  
L6A 4B3

Cell: 289-221-2703

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**From:** Caputo, Mary [<mailto:Mary.Caputo@vaughan.ca>]  
**Sent:** Wednesday, March 16, 2016 12:16 PM  
**To:** Francis Chan  
**Cc:** Nalli, Augusto; Pearce, Andrew  
**Subject:** RE: Plan of Subdivision File# 19T-16V001

Hi Francis,

Thank you for your e-mail, the application is currently under initial review by City Departments. By way of this e-mail I have copied our Development Engineering and Infrastructure Planning Department to review your inquiry below.

Thank you,

**Mary Caputo** Hons. B.A.

**Senior Planner - OMB**  
905-832-8585 ext. 8215 | [mary.caputo@vaughan.ca](mailto:mary.caputo@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

[vaughan.ca](http://vaughan.ca)



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**From:** Francis Chan [mailto:FChan@aecon.com]  
**Sent:** March-16-16 11:58 AM  
**To:** Caputo, Mary  
**Subject:** RE: Plan of Subdivision File# 19T-16V001

Hi Mary,

Have the owner submitted the environmental, drainage and grading plans?

We are very concerned about the environmental impacts result from this townhouse development.

This development will increase the storm water runoff and sanitary sewer flow volume.

Will the existing drainage/sewer systems be able to accommodate the additional flow from the new 105 townhouse units? Where will the storm water and sanitary sewers connect to?

Are the new storm/sanitary pipes passing through the environmental protection zone at the east or south end of the proposed development? The construction of the sewers will damage the wildlife habitats permanently. The noise and vibration from the fill compaction will also damage the wildlife habitats in the adjacent environmental protection zone.

Best Regards,

*Francis Chan*

11 princess Isabella Court, Vaughan  
L6A 4B3

Cell: 289-221-2703

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**From:** Caputo, Mary [mailto:Mary.Caputo@vaughan.ca]  
**Sent:** Thursday, March 03, 2016 1:54 PM  
**To:** Francis Chan  
**Subject:** RE: Plan of Subdivision File# 19T-16V001

Hi Francis,

The notice sign will be installed shortly as confirmed by the Owner, they were revising the contact information.

The application was deemed complete and can be processed for review. Please be aware that a Notice of Public Hearing will be sent out to the surrounding residents once it has been scheduled to proceed to a Public Hearing meeting.

Thank you,

**Mary Caputo** Hons. B.A.

**Senior Planner - OMB**

905-832-8585 ext. 8215 | [mary.caputo@vaughan.ca](mailto:mary.caputo@vaughan.ca)

**City of Vaughan | Development Planning Department**

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

[vaughan.ca](http://vaughan.ca)



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**From:** Francis Chan [<mailto:FChan@aecon.com>]

**Sent:** March-03-16 11:56 AM

**To:** Caputo, Mary

**Subject:** RE: Plan of Subdivision File# 19T-16V001

Hi Mary,

Thank you for your answers.

We noticed the notification sign for this subdivision application had been removed on Feb 18.

What is the current status of this application?

Best Regards,

*Francis Chan*

11 Princess Isabella Court, Vaughan. L6A 4B3

Cell: [289-221-2703](tel:289-221-2703)

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**From:** Caputo, Mary [<mailto:Mary.Caputo@vaughan.ca>]

**Sent:** Wednesday, February 17, 2016 1:15 PM

**To:** Francis Chan

**Subject:** RE: Plan of Subdivision File# 19T-16V001

Hello Francis,

Thank you for your e-mail.

- a. Yes the applicant has submitted a Draft Plan of Subdivision application which is a Planning Act Application;
- b. Yes, a PAC meeting was held in November.
- c. No, the Owner has not submitted a Zoning By-law Amendment Application
- d. And e. a formal review of the application and area in context has not yet occurred, the Application is currently incomplete and has not been processed.

Thank you,

**Mary Caputo** Hons. B.A.

**Senior Planner - OMB**

905-832-8585 ext. 8215 | [mary.caputo@vaughan.ca](mailto:mary.caputo@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

[vaughan.ca](http://vaughan.ca)



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**From:** Francis Chan [<mailto:FChan@aecon.com>]

**Sent:** February-17-16 12:40 PM

**To:** Caputo, Mary

**Subject:** Plan of Subdivision File# 19T-16V001

Hi Mary,

Thank you for answering my question yesterday. I had discussed this townhouse development with my neighbours last night. Before we send you our concerns, we would like to understand the process.

- a. Is this a planning application process?
- b. Has the Pre-Application consultation meeting been held?
- c. Has the owner of the property or Dufferin Vistas Ltd submitted the rezoning application?
- d. Are there any current City of Vaughan By-Laws that would allow an environmentally sensitive Agricultural zone surrounded by open space environmental protection zone and single family detached zone be rezoned to Townhouse Zone?
- e. Would townhouses be allowed backing directly to existing single family houses?

We have been enjoying the privacy and environment at the back of our houses. The proposed townhouse development is sitting on a deep valley with trees and wildlife. I would like to share with you two interesting pictures

Best Regards,

*Francis Chan*

11 princess Isabella Court, Vaughan  
L6A 4B3

Cell: [289-221-2703](tel:289-221-2703)

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

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**Subject:**

FW: Plan of Subdivision File #19T-16V001

**From:** Caputo, Mary  
**Sent:** Tuesday, March 22, 2016 10:15 AM  
**To:** 'Joe and Sandra D'Addio'  
**Cc:** Committee of the Whole Public Hearing; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** RE: Plan of Subdivision File #19T-16V001

<b>C 4</b>
<b>COMMUNICATION</b>
CW (PH) - <u>April 5/16</u>
ITEM - <u>5</u>

Hi Joe and Sandra,

By way of this e-mail I have copied Vaughan's Clerks Department for official record.

Thank you,

**Mary Caputo** Hons. B.A.  
**Senior Planner - OMB**  
905-832-8585 ext. 8215 | [mary.caputo@vaughan.ca](mailto:mary.caputo@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



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**From:** Joe and Sandra D'Addio [<mailto:daddiofamily@sympatico.ca>]  
**Sent:** March-21-16 9:27 PM  
**To:** Caputo, Mary  
**Subject:** Plan of Subdivision File #19T-16V001

Hello Mary,

The Proposed development site is located behind our home at 47 Princess Isabella Court, Maple, Ontario. I am writing to strongly object to this development by way of asking that the City of Vaughan refuse this Planning Application from Dufferin Vistas Ltd. regarding CASE NO(9): PL111184.

I would like to express that I am deeply disturbed by this proposal and concerned if it goes through, as this will have a compelling impact to our local neighbourhood. The proposed siting of this development is thoughtless and ill-advised, as it is on a greenfield valley adjoining our current homes. I am uncomfortable with the proposed siting, as it will result in a decrease value of our homes; the increase of the traffic flow, as well as noise and pollution.

A unhappy and outraged resident of 47 Princess Isabella Court, Maple, Ontario

Joe & Sandra D'Addio

**Subject:**

FW: Dufferin Vistas Ltd. regarding CASE NO(S): PL111184

**From:** Caputo, Mary**Sent:** Tuesday, March 22, 2016 10:23 AM**To:** 'Enza Mirasola'**Cc:** Committee of the Whole Public Hearing; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)**Subject:** RE: Dufferin Vistas Ltd. regarding CASE NO(S): PL111184

<b>C 5</b>
<b>COMMUNICATION</b>
CW (PH) - <u>April 5/16</u>
ITEM - <u>5</u>

Hello Enza,

By way of this e-mail I have copied Vaughan's Clerks Department for official record.

Thank you,

**Mary Caputo** Hons. B.A.**Senior Planner - OMB**905-832-8585 ext. 8215 | [mary.caputo@vaughan.ca](mailto:mary.caputo@vaughan.ca)**City of Vaughan | Development Planning Department**

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

[vaughan.ca](http://vaughan.ca)**From:** Enza Mirasola [<mailto:enzamir@gmail.com>]**Sent:** March-22-16 8:49 AM**To:** Caputo, Mary; [frank.huo6@gmail.com](mailto:frank.huo6@gmail.com); [m.mellen@rogers.com](mailto:m.mellen@rogers.com); [jimk@sympatico.ca](mailto:jimk@sympatico.ca); [yousif.abachi@gmail.com](mailto:yousif.abachi@gmail.com); [i.deluca@capreit.net](mailto:i.deluca@capreit.net); [toberfeld@rogers.com](mailto:toberfeld@rogers.com); [harryxiao@yahoo.com](mailto:harryxiao@yahoo.com); [dr.asianova1@gmail.com](mailto:dr.asianova1@gmail.com); [marina\\_dykhthan@hotmail.com](mailto:marina_dykhthan@hotmail.com); [josephbarrotta@gmail.com](mailto:josephbarrotta@gmail.com); [fmbellec@yahoo.com](mailto:fmbellec@yahoo.com); [percaccio@hotmail.com](mailto:percaccio@hotmail.com); [nello@sympatico.ca](mailto:nello@sympatico.ca); [nfalzon@yahoo.ca](mailto:nfalzon@yahoo.ca); [furiol@rogers.com](mailto:furiol@rogers.com); [maria.liberatore@rogers.com](mailto:maria.liberatore@rogers.com); [sarbjit42@hotmail.com](mailto:sarbjit42@hotmail.com); [daddiofamily@sympatico.ca](mailto:daddiofamily@sympatico.ca)**Subject:** Dufferin Vistas Ltd. regarding CASE NO(S): PL111184

We are passionately opposed to the plan to build townhouses.

The existing development to the north of the proposed town home development is made up of traditional suburban development where models features low-density housing built in cul-de- sacs. The neighbourhood is separated from strip malls, big box retailers that are built along roads with ever-increasing traffic.

We did not buy into those high density strips and feel betrayed by this proposal that brings high density into our back yard.

We are collectively opposed to the land use proposals. We moved to our community based on the existing plans that would keep the community integrity the way it is. We are opposed to the traffic, lower property values, more children crowding the schools, or a changed community character, and believe that the proposed town house project will worsen the existing lifestyles.

**Subject:**

FW: Dufferin Vistas Ltd. regarding CASE NO(S): PL111184

**From:** Marina Dykhtan [mailto:marina\_dykhtan@hotmail.com]**Sent:** Tuesday, March 22, 2016 9:16 AM**To:** Caputo, Mary; MacKenzie, John; Abrams, Jeffrey**Cc:** Enza Mirasola; [frank.huo6@gmail.com](mailto:frank.huo6@gmail.com); [m.mellen@rogers.com](mailto:m.mellen@rogers.com); [yousif.abachi@gmail.com](mailto:yousif.abachi@gmail.com); [i.deluca@capreit.net](mailto:i.deluca@capreit.net); [jimk@sympatico.ca](mailto:jimk@sympatico.ca); [harryxiao@yahoo.com](mailto:harryxiao@yahoo.com); [dr.asianova1@gmail.com](mailto:dr.asianova1@gmail.com); [josephbarrotta@gmail.com](mailto:josephbarrotta@gmail.com); [nfalzon@yahoo.ca](mailto:nfalzon@yahoo.ca); [furiol@rogers.com](mailto:furiol@rogers.com); [maria.liberatore@rogers.com](mailto:maria.liberatore@rogers.com); [sarbjit42@hotmail.com](mailto:sarbjit42@hotmail.com); [nello@sympatico.ca](mailto:nello@sympatico.ca); [percaccio@hotmail.com](mailto:percaccio@hotmail.com); [daddiofamily@sympatico.ca](mailto:daddiofamily@sympatico.ca); [toberfeld@rogers.com](mailto:toberfeld@rogers.com); [fmbellec@yahoo.com](mailto:fmbellec@yahoo.com); Sergey Polak**Subject:** Re: Dufferin Vistas Ltd. regarding CASE NO(S): PL111184

C 6
COMMUNICATION
CW (PH) - April 5/16
ITEM - 5

To Mary Caputo; John Mackenzie, Deputy City Manager, Jeffery Abrams,

We are passionately opposed to the plan to build townhouses.

The existing development to the north of the proposed town home development is made up of traditional suburban development where models features low-density housing built in cul-de- sacs. The neighbourhood is separated from strip malls, big box retailers that are built along roads with ever-increasing traffic.

We did not buy into those high density strips and feel betrayed by this proposal that brings high density into our back yard.

We are collectively opposed to the land use proposals. We moved to our community based on the existing plans that would keep the community integrity the way it is. We are opposed to the traffic, lower property values, more children crowding the schools, or a changed community character, and believe that the proposed town house project will worsen the existing lifestyles.

In addition, we are extremely concerned with the environmental impact the proposed development will have on this strip of land which IS within Oak Ridges perimeter, and as we know, The Oak Ridges Moraine is an ecologically important geological landform in the Mixedwood Plains of south-central Ontario, Canada. The City of Vaughan should be undertaking to protect this remaining strip of land which Dufferin Vista is proposing to develop. This is 2016, the City of Vaughan should not be allowing corporate greed to prevail and instead, should be pioneering the desire to protect.

Of primary concern are the cumulative impacts that local planning decisions have on the ecological functions of the moraine. Each application, each change on the moraine, adds up - and it is this incremental change and destruction of ecological functions that slips beyond the reach of any one municipality to ensure that sound planning decisions protect these inter-related services.

An engaged and informed public, we want to ensure long-term protection of the Oak Ridges Moraine. We have a responsibility to be aware of proposed planning actions in our community and we have a right to participate in the decision making process. I have made a personal decision when I purchased the land along with my husband, to care and protect the land my house is adjacent to and I will do everything in my power make this happen.

I urge the decision-makers at the City of Vaughan to conduct a thorough environmental study and allow the lands to be protected.

Regards,

Marina Dykhtan

---

**From:** Enza Mirasola <enzamir@gmail.com>

**Sent:** March 22, 2016 12:48 PM

**To:** [mary.caputo@vaughan.ca](mailto:mary.caputo@vaughan.ca); [frank.huo6@gmail.com](mailto:frank.huo6@gmail.com); [m.mellen@rogers.com](mailto:m.mellen@rogers.com); [jimk@sympatico.ca](mailto:jimk@sympatico.ca); [yousif.abachi@gmail.com](mailto:yousif.abachi@gmail.com); [i.deluca@capreit.net](mailto:i.deluca@capreit.net); [toberfeld@rogers.com](mailto:toberfeld@rogers.com); [harryxiao@yahoo.com](mailto:harryxiao@yahoo.com); [dr.asianova1@gmail.com](mailto:dr.asianova1@gmail.com); [marina\\_dykhtan@hotmail.com](mailto:marina_dykhtan@hotmail.com); [josephbarrotta@gmail.com](mailto:josephbarrotta@gmail.com); [fmbellec@yahoo.com](mailto:fmbellec@yahoo.com); [percaccio@hotmail.com](mailto:percaccio@hotmail.com); [nello@sympatico.ca](mailto:nello@sympatico.ca); [nfalzon@yahoo.ca](mailto:nfalzon@yahoo.ca); [furiol@rogers.com](mailto:furiol@rogers.com); [maria.liberatore@rogers.com](mailto:maria.liberatore@rogers.com); [sarbjit42@hotmail.com](mailto:sarbjit42@hotmail.com); [daddiofamily@sympatico.ca](mailto:daddiofamily@sympatico.ca)

**Subject:** Dufferin Vistas Ltd. regarding CASE NO(S): PL111184

We are passionately opposed to the plan to build townhouses.

The existing development to the north of the proposed town home development is made up of traditional suburban development where models features low-density housing built in cul-de- sacs. The neighbourhood is separated from strip malls, big box retailers that are built along roads with ever-increasing traffic.

We did not buy into those high density strips and feel betrayed by this proposal that brings high density into our back yard.

We are collectively opposed to the land use proposals. We moved to our community based on the existing plans that would keep the community integrity the way it is. We are opposed to the traffic, lower property values, more children crowding the schools, or a changed community character, and believe that the proposed town house project will worsen the existing lifestyles.



---

**Subject:** FW: Dufferin Vistas Ltd. File No. 19T-16V001

**From:** Caputo, Mary

**Sent:** March-24-16 11:36 AM

**To:** 'Maria Liberatore'

**Cc:** Furio Liberatore; Abrams, Jeffrey; [maurizio.bevilaqua@vaughan.ca](mailto:maurizio.bevilaqua@vaughan.ca); MacKenzie, John

**Subject:** RE: Dufferin Vistas Ltd. File No. 19T-16V001

<b>C 7</b>
<b>COMMUNICATION</b>
<b>CW (PH) - April 5/16</b>
<b>ITEM - 5</b>

Hi Maria,

Thank you Maria for your e-mail. I have copied the City's Clerks Department for official record.

Thank you,

**Mary Caputo** Hons. B.A.

**Senior Planner - OMB**

905-832-8585 ext. 8215 | [mary.caputo@vaughan.ca](mailto:mary.caputo@vaughan.ca)

**City of Vaughan | Development Planning Department**

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

[vaughan.ca](http://vaughan.ca)



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**From:** Maria Liberatore [<mailto:maria.liberatore@rogers.com>]

**Sent:** March-24-16 11:09 AM

**To:** Caputo, Mary; Abrams, Jeffrey; MacKenzie, John; [maurizio.bevilaqua@vaughan.ca](mailto:maurizio.bevilaqua@vaughan.ca)

**Cc:** Furio Liberatore

**Subject:** Dufferin Vistas Ltd. File No. 19T-16V001

To: Maurizio Bevilaqua, John Mackenzie, Mary Caputo, Jeffrey Abrams

Re: File No. 19T – 16V001 PAC No. PAC.15.125

I, Maria Liberatore, along with my husband Furio Liberatore and children Loris and Emilio Liberatore are concerned residents of Princess Isabella Court.

We have received notice of the upcoming Public Meeting to discuss the application of Dufferin Vistas Ltd. We are **adamantly opposed** to this development for the following reasons:


1. The natural habitat we enjoy would be destroyed, displacing animals and trees as they would not be able to survive this change. We have enjoyed viewing deer, beavers, raccoons, coyotes, squirrels and other wildlife on a daily basis. My children were devastated to hear that there is the possibility of all these trees being cut down and the ravine being filled to accommodate development. They referred to the movie "The Lorax" and referenced the sadness everyone felt when the trees were cut and animals starved to death. Children realize what's happening; it brings anxiety and sadness to their own lives. We have a moral responsibility to ensure their future has enough viable green space and natural habitat.

2. We have elected our members of council, parliament and other city officials to protect our interests of maintaining an environmentally sound living space and city. Every time we watch the news there are more efforts being made to protect the environment globally, but locally it does not always make a top priority. We would hope the interests of the developers would not supersede what is right and just for our communities.
3. We already have issues with grading and rain water control, we had to fix issues out of pocket because our home builder would not do so. We fear that the development of more homes would not adequately deal with water management and fear flooding (as we had in the past) and more out of pocket expenses to fix developers mistakes and oversights.
4. When filling a ravine of this size, we fear that tampering the ground to ensure stability would damage the structure of our homes. What measures and liabilities are the developers and builders ensuring and willing to incur when such damages occur? We have seen this take place with our parents in a development in Woodbridge, their foundations were cracked when tampering took place 500 metres away...and this proposal is in our backyard! So surely damages are imminent.
5. The plan when we bought our home seven years ago did not show this development, or the recently approved development of condominiums that have been approved on the corner of Rutherford and Dufferin. We are already anticipating massive traffic congestion, and thousands of people flooding existing retail and grocery stores. 8 High Rise Condos have been approved with little public input so close to our neighbourhoods, tearing out farm land and wooded areas. Residents were completely blindsided and felt so let down at the Public Meeting held for those condos that we are distraught at the possibility of it happening again with this proposal. We are concerned that the City will continue to allow more growth and remove more natural green space that we have come to love and enjoy.
6. The proposal of townhouses is not well matched to the existing development as we would have towns backing onto our lots that are significantly larger.
7. The proposal would significantly decrease our property value and have a detrimental effect on our investment into our homes. In a time where salaries are stagnated, residents look to their homes as part of their investment strategy. Truly we were born and raised in Vaughan, and would like to continue in generations to come to enjoy this city, but it is moving in a direction that we are more and more concerned with.
8. Traffic would considerably increase and cause congestion, environmental deterioration, unsafe conditions for our children to play. What studies have taken place to ensure we can accommodate this increase in traffic flow?

We hope to have the opportunity to discuss these concerns with you at the upcoming meeting on April 5<sup>th</sup>. Thank you for your consideration of this letter and please feel free to contact us with any updates or questions regarding our concerns.

Sincerely,  
The Liberatore Family: Furio, Maria, Loris and Emilio

**Maria** 

 Please consider the environment before printing this email

---

**Subject:**

FW: file #: 19T-16V001,PAC#:PAC.15.125

**From:** Caputo, Mary  
**Sent:** Tuesday, March 22, 2016 4:08 PM  
**To:** 'liutaosheng@hotmail.com'  
**Cc:** Clerks@vaughan.ca  
**Subject:** FW: file #: 19T-16V001,PAC#:PAC.15.125

<b>C</b> 8
<b>COMMUNICATION</b>
CW (PH) - April 5/16
ITEM - 5

Hello Terry,

By way of this e-mail I have copied Vaughan's Clerks Department for official record.

Thank you,

**Mary Caputo** Hons. B.A.

**Senior Planner - OMB**

905-832-8585 ext. 8215 | [mary.caputo@vaughan.ca](mailto:mary.caputo@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



---

**From:** Panaro, Doris  
**Sent:** March-22-16 2:01 PM  
**To:** 'Terry Liu'; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Cc:** Caputo, Mary  
**Subject:** RE: file #: 19T-16V001,PAC#:PAC.15.125

Terry, I'm following up with regards to your concerns regarding the townhouse development at 230 Grand Trunk Ave. I have copied Mary Caputo for her response to you directly. Thank you for contacting the Development Planning Dept.

**Doris Panaro**  
**Administrative Clerk**  
905-832-8585 ext. 8208 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



---

**From:** Terry Liu [<mailto:liutaosheng@hotmail.com>]  
**Sent:** March-22-16 11:08 AM

**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)

**Subject:** file #: 19T-16V001,PAC#:PAC.15.125

Good morning, Mary and City Planners:

I am writing this email to voice my concerns over the proposal for townhouse development at 230 Grand Trunk Avenue with file #: 19T-16V001,PAC#:PAC.15.125.

here are my concerns:

1. The townhouse development will take away the green space from the neighbour hood. Thornberry woods has very limited green space in comparison to other Vaughan communities.
2. Traffic in the neighbour hood is already congested, Townhouse development will make local traffic even worse.
3. townhouse development will make the neighbour hood overcrowded which will cause safety concerns to elderly and young children.
4. the proposal is unfair for those property owners who paid premium for the woodland.

A lot of my neighbours have the same concerns over this proposal. I am hoping the city will take the resident's concerns seriously.

Regards,

Terry Liu

**Subject:**

FW: Dufferin Vistas Ltd. regarding CASE NO(S): PL111184

**From:** Caputo, Mary

**Sent:** Wednesday, March 23, 2016 2:56 PM

**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

**Subject:** FW: Dufferin Vistas Ltd. regarding CASE NO(S): PL111184

**Mary Caputo** Hons. B.A.

**Senior Planner - OMB**

905-832-8585 ext. 8215 | [mary.caputo@vaughan.ca](mailto:mary.caputo@vaughan.ca)

<b>C 9</b>
<b>COMMUNICATION</b>
CW (PH) - <u>April 5/16</u>
ITEM - <u>5</u>

**City of Vaughan | Development Planning Department**

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

[vaughan.ca](http://vaughan.ca)



---

**From:** Caputo, Mary

**Sent:** March-23-16 2:55 PM

**To:** 'Susan Poch'; MacKenzie, John; Abrams, Jeffrey

**Cc:** [marina\\_dykhthan@hotmail.com](mailto:marina_dykhthan@hotmail.com); [enzamir@gmail.com](mailto:enzamir@gmail.com); [frank.huo6@gmail.com](mailto:frank.huo6@gmail.com); Mel Raskin; [yousif.abachi@gmail.com](mailto:yousif.abachi@gmail.com); [i.deluca@capreit.net](mailto:i.deluca@capreit.net); [jimk@sympatico.ca](mailto:jimk@sympatico.ca); [harryxiao@yahoo.com](mailto:harryxiao@yahoo.com); [dr.asianova1@gmail.com](mailto:dr.asianova1@gmail.com); [josephbarrotta@gmail.com](mailto:josephbarrotta@gmail.com); [nfalzon@yahoo.ca](mailto:nfalzon@yahoo.ca); [furiol@rogers.com](mailto:furiol@rogers.com); [maria.liberatore@rogers.com](mailto:maria.liberatore@rogers.com); [sarbjit42@hotmail.com](mailto:sarbjit42@hotmail.com); [nello@sympatico.ca](mailto:nello@sympatico.ca); [percaccio@hotmail.com](mailto:percaccio@hotmail.com); [daddiofamily@sympatico.ca](mailto:daddiofamily@sympatico.ca); [fmbellec@yahoo.com](mailto:fmbellec@yahoo.com); Sergey Polak; Silvia Di Corte; Robbie Raskin; Racco, Sandra

**Subject:** RE: Dufferin Vistas Ltd. regarding CASE NO(S): PL111184

Hello Susan,

By way of this e-mail I have copied Vaughan's Clerks Department for official record

Thank you,

**Mary Caputo** Hons. B.A.

**Senior Planner - OMB**

905-832-8585 ext. 8215 | [mary.caputo@vaughan.ca](mailto:mary.caputo@vaughan.ca)

**City of Vaughan | Development Planning Department**

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

[vaughan.ca](http://vaughan.ca)



**From:** Susan Poch [mailto:poshyfish@gmail.com]

**Sent:** March-23-16 2:40 PM

**To:** Caputo, Mary; MacKenzie, John; Abrams, Jeffrey

**Cc:** marina\_dykhtan@hotmail.com; enzamir@gmail.com; frank.huo6@gmail.com; Mel Raskin; yousif.abachi@gmail.com; i.deluca@capreit.net; jimk@sympatico.ca; harryxiao@yahoo.com; dr.asianova1@gmail.com; josephbarrotta@gmail.com; nfalzon@yahoo.ca; furiol@rogers.com; maria.liberatore@rogers.com; sarbjit42@hotmail.com; nello@sympatico.ca; percaccio@hotmail.com; daddiofamily@sympatico.ca; fmbellec@yahoo.com; Sergey Polak; Silvia Di Corte; Robbie Raskin; Racco, Sandra

**Subject:** Dufferin Vistas Ltd. regarding CASE NO(S).: PL111184

The residents of Princess Isabella Court, Vaughan are collectively opposed to the land use proposals outlined in the above referenced case.

We are extremely concerned with the environmental impact the proposed development will have on the strip of land to the south of our street, which sits within the Oak Ridges Moraine perimeter. The City of Vaughan should be undertaking to protect this remaining strip of land, which Dufferin Vista is proposing to develop with over 100 townhouses.

We find it shocking that the environmental studies conducted the by land use planner hired by the developer are blindly accepted by the City of Vaughan, without the city hiring an independent planner to provide an unbiased source. There is clearly a conflict of interest here. As tax payers, we take issue with this blatant disregard for the community and the environment.

Apparently the environmental studies undertaken on these lands failed to notice the deer, coyotes, eagles, owls and other wildlife that populate this land.

We are also concerned that the impact of over 100 new townhouses (which equates to several hundred people) will overwhelm the water retention pond, the sewer system, and other ancillary services in the area. Has this been studied? Has anyone reviewed the disruption these tall properties will have on the light coming into the neighbouring homes? Will the very large trees on the land be killed, along with the animals?

We urge the decision-makers at the City of Vaughan to conduct a thorough UNBIASED environmental study, and allow the lands to be protected.

Sincerely,

Susan Poch and Mel Raskin

25 Princess Isabella Court, Maple

**Subject:** FW: Dufferin Vistas Ltd. regarding CASE NO(S): PL111184

CW(PH) - April 5/16

ITEM - 5

**From:** Caputo, Mary

**Sent:** Thursday, March 24, 2016 9:28 AM

**To:** 'Susan Poch'

**Cc:** Marina Dykhtan; [enzamir@gmail.com](mailto:enzamir@gmail.com); frank huo; Mel Raskin; Yousif Abachi; [i.deluca@capreit.net](mailto:i.deluca@capreit.net); [jimk@sympatico.ca](mailto:jimk@sympatico.ca); [harryxiao@yahoo.com](mailto:harryxiao@yahoo.com); Jia Asianova; [josephbarrotta@gmail.com](mailto:josephbarrotta@gmail.com); [nfalzon@yahoo.ca](mailto:nfalzon@yahoo.ca); [furiol@rogers.com](mailto:furiol@rogers.com); [maria.liberatore@rogers.com](mailto:maria.liberatore@rogers.com); [sarbjit42@hotmail.com](mailto:sarbjit42@hotmail.com); [nello@sympatico.ca](mailto:nello@sympatico.ca); [percaccio@hotmail.com](mailto:percaccio@hotmail.com); [daddiofamily@sympatico.ca](mailto:daddiofamily@sympatico.ca); frank bellec; Sergey Polak; Silvia Di Corte; Robbie Raskin; Racco, Sandra; MacKenzie, John; Abrams, Jeffrey; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

**Subject:** RE: Dufferin Vistas Ltd. regarding CASE NO(S): PL111184

Hello Susan,

Thank you for your e-mail. I have copied the City's Clerks Department for official record.

Thank you,

**Mary Caputo** Hons. B.A.

**Senior Planner - OMB**

905-832-8585 ext. 8215 | [mary.caputo@vaughan.ca](mailto:mary.caputo@vaughan.ca)

**City of Vaughan | Development Planning Department**

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

[vaughan.ca](http://vaughan.ca)



**From:** Susan Poch [<mailto:poshyfish@gmail.com>]

**Sent:** March-23-16 10:48 PM

**To:** Caputo, Mary; MacKenzie, John; Abrams, Jeffrey

**Cc:** Marina Dykhtan; [enzamir@gmail.com](mailto:enzamir@gmail.com); frank huo; Mel Raskin; Yousif Abachi; [i.deluca@capreit.net](mailto:i.deluca@capreit.net); [jimk@sympatico.ca](mailto:jimk@sympatico.ca); [harryxiao@yahoo.com](mailto:harryxiao@yahoo.com); Jia Asianova; [josephbarrotta@gmail.com](mailto:josephbarrotta@gmail.com); [nfalzon@yahoo.ca](mailto:nfalzon@yahoo.ca); [furiol@rogers.com](mailto:furiol@rogers.com); [maria.liberatore@rogers.com](mailto:maria.liberatore@rogers.com); [sarbjit42@hotmail.com](mailto:sarbjit42@hotmail.com); [nello@sympatico.ca](mailto:nello@sympatico.ca); [percaccio@hotmail.com](mailto:percaccio@hotmail.com); [daddiofamily@sympatico.ca](mailto:daddiofamily@sympatico.ca); frank bellec; Sergey Polak; Silvia Di Corte; Robbie Raskin; Racco, Sandra

**Subject:** Re: Dufferin Vistas Ltd. regarding CASE NO(S): PL111184

To whom it may concern,

I am an area resident and a student currently studying urban planning at the University of Toronto.

Considering the environmental report submitted to council by the developer, I notice a conspicuous lack of research and the absence of any mention of today's best practices in urban planning. This is truly shoddy work and if the city is serious about shedding it's

reputation for corruption by development companies, and if Vaughan is ever to achieve its goal as a world-class city, I suggest council consider the following.

The lands in question are an important part of the patch-corridor matrix connecting wooded areas that are home to a diverse array of wildlife.

A patch-corridor matrix is a feature of virtually all modern, ecologically-responsible land planning and is designed to allow for integration between human development and animal habitats.

In short, a patch-corridor matrix means that larger, wooded areas are connected by thinner strips, or 'corridors' of natural, wooded land, wide enough to allow the animals a sense of security when travelling between the 'patches' of larger forest.

In the case of the lands in question, it is a textbook example of a corridor through which animals can pass from forested areas west of Peter Rupert Ave to the large forested areas east of Dufferin St and to points further north. Residents of Princess Isabella Crt will surely be able to speak to the frequent presence of animals utilising this corridor to access their habitats, ranging from rabbits to groundhogs and all the way up to deer and coyotes.

Without this corridor, the animals that inhabit the woodlands along Peter Rupert Ave will not leave that area, instead, they will die out as the habitat is not large enough to sustain any significant population on its own.

This is an example of smart planning and could make a case study for subdivision design in a modern city.

These animals are not bothered by road crossings like Peter Rupert, Dufferin, or a future Grand Trunk crossing, but it is the width of this forest and its valley-like nature that they require.

Demolishing this green space not only destroys a vibrant habitat within it, but seriously compromises the patch-corridor matrix in place now, which ensures healthy animal populations and their ability to coexist with suburban development.

As an area resident and a student of urban planning, I strongly suggest that council re-examine the damage the proposed development will do to patch-corridor animal habitats citywide, setting a precedent that will decimate animal populations and ruin Vaughan's improving reputation in the GTA.

Sincerely,  
Robert Raskin

25 Princess Isabella Court



---

**Subject:** FW: Big concern of 230 Grand Trunk Ave project (File # 19T-16V001)

**From:** Caputo, Mary  
**Sent:** Tuesday, March 29, 2016 10:19 AM  
**To:** 'Robert Lin'  
**Cc:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** RE: Big concern of 230 Grand Trunk Ave project (File # 19T-16V001)

<b>C</b> 11
<b>COMMUNICATION</b>
CW (PH) - <u>April 5/16</u>
ITEM - <u>5</u>

Hi Robert,

Thank you for your e-mail regarding the above noted application. I have copied the City's Clerks Department for official record.

Thank you,

**Mary Caputo** Hons. B.A.  
**Senior Planner - OMB**  
905-832-8585 ext. 8215 | [mary.caputo@vaughan.ca](mailto:mary.caputo@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



---

**From:** Robert Lin [<mailto:robertlin2008@hotmail.com>]  
**Sent:** March-26-16 9:40 AM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** Big concern of 230 Grand Trunk Ave project (File # 19T-16V001)

Dear Sir or Madam,

I am a resident who live at 295 Grand Trunk Ave, Vaughan, ON.

I have a big concern regarding 230 Grand Trunk Ave townhouse proposed development plan (File number: 19T-16V001)

The reasons are below:

1. This proposed development will destroy woodland and damage environmental protected zone.
2. This proposed townhouse development has negative impact the quality of life of the surrounding residents and community since the existing area are designed for single family houses.
3. This proposed development will increase the storm water runoff volume and sewage.

Please consider seriously not to approve this proposed development plan.

Robert Lin  
295 Grand Trunk Ave, Vaughan, ON, L6A0V1

**Subject:** FW: The concerns of 230 Grand Trunk Ave project (File # 19T-16V001)

**From:** Caputo, Mary  
**Sent:** Tuesday, March 29, 2016 10:20 AM  
**To:** 'sherry lin'  
**Cc:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** RE: The concerns of 230 Grand Trunk Ave project (File # 19T-16V001)

<b>C</b> <u>12</u>
<b>COMMUNICATION</b>
CW (PH) - <u>April 5/16</u>
ITEM - <u>5</u>

Hi Sherry,

Thank you for your e-mail regarding the above noted application. I have copied the City's Clerks Department for official record.

Thank you,

**Mary Caputo** Hons. B.A.  
**Senior Planner - OMB**  
905-832-8585 ext. 8215 | [mary.caputo@vaughan.ca](mailto:mary.caputo@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



**From:** sherry lin [<mailto:ylily89@gmail.com>]  
**Sent:** March-26-16 9:42 AM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** The concerns of 230 Grand Trunk Ave project (File # 19T-16V001)

Dear Sir or Madam,

I am a resident who live at 295 Grand Trunk Ave, Vaughan, ON.

I have a big concern regarding 230 Grand Trunk Ave townhouse proposed development plan (File number: 19T-16V001)

The reasons are below:

1. This proposed development will destroy woodland and damage environmental protected zone.
2. This proposed townhouse development has negative impact the quality of life of the surrounding residents and community since the existing area are designed for single family houses.
3. This proposed development will increase the storm water runoff volume and sewage.

Please consider seriously not to approve this proposed development plan.

Best regards,  
Liming Yang  
295 Grand Trunk Ave, Vaughan, ON, L6A0V1

---

**Subject:** FW: file #: 19T-16V001 - DUFFERIN VISTAS LTD.

<b>C 13</b>
<b>COMMUNICATION</b>
CW (PH) - <u>April 5/16</u>
ITEM - <u>5</u>

**From:** Caputo, Mary  
**Sent:** Tuesday, March 29, 2016 10:19 AM  
**To:** 'lei lei'  
**Cc:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** RE: file #: 19T-16V001 - DUFFERIN VISTAS LTD.

Hi Lei,

Thank you for your e-mail regarding the above noted application. I have copied the City's Clerks Department for official record.

Thank you,

**Mary Caputo** Hons. B.A.  
**Senior Planner - OMB**  
905-832-8585 ext. 8215 | [mary.caputo@vaughan.ca](mailto:mary.caputo@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



---

**From:** lei lei [<mailto:leiregister@yahoo.ca>]  
**Sent:** March-27-16 9:05 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** file #: 19T-16V001, PAC #: PAC.15.125.

Dear Mary and City Planners,

Your plan to construct townhouses at 230 Grand Trunk Ave raises many concerns.

First off, development will destroy what little greenspace that we have. It is already lacking in comparison to other Vaughan communities.

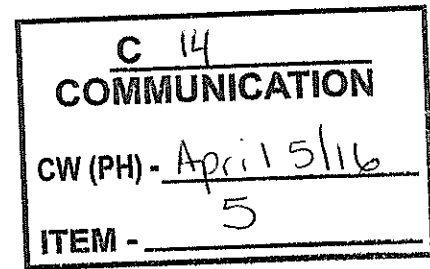
Secondly, traffic is already extremely congested especially during rush hours. With the development of these townhouses, traffic will be unbearable.

Thirdly, population will also increase. Our neighbourhood is already becoming overcrowded as seen by the amount of people at local parks. Bringing more people into the neighbourhood will only make it worse.

Finally, this plan is unfair towards those who paid additional amounts of money to be surrounded by nature.

Mar 22, 2016

John Mackenzie, Deputy City Manager,  
Planning 7 Growth Management  
Jeffrey A. Abrams, City Clerk



City of Vaughn, Vaughn Clerks department  
2141 Major Mackenzie Drive,  
Vaughn, ON L6A 1T1

Re: Application for a Draft Plan of Subdivision – File 19T-16V001

To Whom It May Concern:

I, Dr. Jia Asianova, and Svetlana Asyanova, residing at 51 Princess Isabella Crt. Maple, strongly disagree with the Draft Plan Submission Application (19T-16V001). As I have been a resident of Maple for several years, I believe that this location is not suitable for the proposed townhouse development, and we- the homeowners, have the right to be part of the decision making.

Our community has been built with a low-density residential use, which will be demolished if the townhouses were to be built, as they would back directly into the existing family house holds. The development will have a significant negative effect towards the current community by disturbing the peace, changing community character and causing harm for the surrounding environment. Furthermore, if such a large amount of townhouses were to be built, crime rate can possibly increase, and our quite neighbourhood will begin to be noisy, losing it's value. It is far too many people located within such a small area.

Additionally, the subdivision is in desperate need of it's green space, including the Royal Crest Academy, private school. If the new townhouses will be built, it would be unfavourable to home owners and for students.

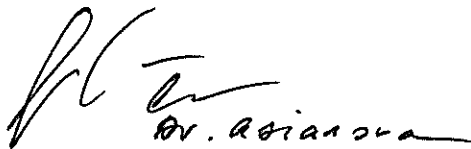
As well, all current residential owners are extremely concerned for the the environment. If one were to take a look into our neighbourhood, it is surrounded by a beautiful, green field. These townhouses

would completely wash out this green space, creating massive amounts of pollution, and increase storm water runoff volume and sewage. All this results in damage to wildlife habitats, and toxic compounds contaminating our air, water and soil. As we currently live in a generation where we have multiple environmental issues, the development will only add to these problems, where as we should be providing change.

Taking everything into account, it is generally not acceptable to build in a such a small piece of land such an intensive amount of townhouses, versing our houses. People are going to live surrounded by concrete, noise and pollution. Would you like to see your children and grandchildren playing on the dirty concrete streets with no signs of nature, no sound of birds, and no grass/trees for the eye to enjoy? Also, mothers will no longer have a peaceful space to take their child to play, and our grandparents will be limited to go out, and find a restful green space. Instead of planning to plant more trees or even to clean up the waste among the small amount of green space, you are destroying it. This is unreasonable, wrongful and clearly, it is not a logical project to build these townhouses. City of Vaughan needs this green space! We are going to be a community with no soul if we approve such a disastrous, construction plan. Why, when living in city of Vaughan, must we drive to other areas of Toronto, including the downtown area, to find a piece of nature? We will be known as a community where you barely can enjoy overall life.

Thank you for your consideration.

Yours truly,

A handwritten signature in black ink, appearing to read 'Dr. Asianova', written over a horizontal line.

Jia Asianova, and Svetlena Asyanova

51 Princess Isabella Court,  
Maple, ON. L6A 4B3

**Subject:**  
**Attachments:**

FW: File No. 19T-16V001 PAC No. 15.125  
RE: Dufferin Vistas Ltd. regarding CASE NO(S): PL111184

C 15
COMMUNICATION
CW (PH) - April 5/16
ITEM - 5

**From:** Racco, Sandra

**Sent:** Wednesday, March 30, 2016 1:16 PM

**To:** 'Joe and Sandra D'Addio'; Council; Bevilacqua, Maurizio

**Cc:** [frankhuo6@gmail.com](mailto:frankhuo6@gmail.com); [m.mellen@rogers.com](mailto:m.mellen@rogers.com); [jimk@sympatico.ca](mailto:jimk@sympatico.ca); [i.deluca@capreit.net](mailto:i.deluca@capreit.net); [toberfeld@rogers.com](mailto:toberfeld@rogers.com); [harryxiao@yahoo.com](mailto:harryxiao@yahoo.com); [josephbarrotta@gmail.com](mailto:josephbarrotta@gmail.com); [nello@sympatico.ca](mailto:nello@sympatico.ca); [nfalzon@yahoo.ca](mailto:nfalzon@yahoo.ca); [sarbjit42@hotmail.com](mailto:sarbjit42@hotmail.com); Furfaro, Cindy; Caputo, Mary; Peverini, Mauro; Uyeyama, Grant; MacKenzie, John; Abrams, Jeffrey

**Subject:** RE: File No. 19T-16V001 PAC No. 15.125

Thank you Mr. & Mrs. D'Addio for your comments....they are duly noted and will be included as part of the communications for this file.

Please see the e-mail I had sent to you and your neighbours in response to the e-mails regarding this file.

Hope to see you at the Public Hearing meeting on April 5, 2016 at 7:00 pm.

Take care!!!

*Sandra Young Racco*, B. Mus.Ed., A.R.C.T.  
Councillor, Concord/North Thornhill  
City of Vaughan

*"For the Community"*

To subscribe to Councillor Racco's e-newsletter, please click [here](#).

Visit [Racco's Community Forum](#) on Facebook or [www.4myCommunity.ca](http://www.4myCommunity.ca)

*"Don't be distracted by criticism. Remember that the only taste of success some people have is when they take a bite out of you"*



**From:** Joe and Sandra D'Addio [<mailto:daddiofamily@sympatico.ca>]

**Sent:** Thursday, March 24, 2016 10:28 PM

**To:** Council; Bevilacqua, Maurizio; Racco, Sandra

**Cc:** [frankhuo6@gmail.com](mailto:frankhuo6@gmail.com); [m.mellen@rogers.com](mailto:m.mellen@rogers.com); [jimk@sympatico.ca](mailto:jimk@sympatico.ca); [i.deluca@capreit.net](mailto:i.deluca@capreit.net); [toberfeld@rogers.com](mailto:toberfeld@rogers.com); [harryxiao@yahoo.com](mailto:harryxiao@yahoo.com); [josephbarrotta@gmail.com](mailto:josephbarrotta@gmail.com); [nello@sympatico.ca](mailto:nello@sympatico.ca); [nfalzon@yahoo.ca](mailto:nfalzon@yahoo.ca); [sarbjit42@hotmail.com](mailto:sarbjit42@hotmail.com)

**Subject:** File No. 19T-16V001 PAC No. 15.125

To The City Council Members,

The Proposed development site is located behind our home at 47 Princess Isabella Court, Maple, Ontario. I am writing to strongly object to this development by way of asking that the City of Vaughan refuse this Planning Application from Dufferin Vistas Ltd. regarding CASE NO (9): PL111184.

We have received notice of the upcoming Public Meeting to discuss the application of Dufferin Vistas Ltd. My husband and I are adamantly opposed to this development for it will have a compelling impact to our local neighbourhood and natural habitat of the wildlife. Destroying the natural habitat will uproot the wildlife and trees as they would not be able to survive. We as residents enjoy the view and the relish the sights of all animals.

We are also concerned that when filling a ravine of this size, could damage the structure of our homes. We are also concerned that if damages do occur, what measures and liabilities are the developers and/or builders providing and us as residence.

When we purchased this home, we were not provided or told of this development, or the recent approved development of Condos that have been approved on the corner of Rutherford and Dufferin. We are anticipating higher volume of traffic flow and congestion, which will impact the environmental deterioration and unsafe conditions to our local neighbourhood. We feel as residents, that we were completely blindsided when the approval of the condos were permitted. And once again, we feel blindsided with this said proposal. My husband and I feel that the City of Vaughan will continue to allow growth and remove more natural green space, in which we have come to appreciate and enjoy.

We are distressed at the fact that, if this proposal is approved, it will significantly decrease the property value and have adverse effect on our investment in our home. When we decided to purchase this home, the ravine was the selling factor, and I can't stress enough how disappoint we are on this said proposal.

We hope to have the opportunity to discuss these concerns with you at the the meeting on April 5, 2016. Thank you for your consideration of this letter.

Warmest regard  
The D'Addio Family:  
Joe & Sandra D'Addio

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**From:** Racco, Sandra  
**Sent:** March-24-16 4:41 PM  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
**Subject:** Peverini, Mauro; Uyeyama, Grant; MacKenzie, John; Caputo, Mary; Abrams, Jeffrey  
**Attachments:** RE: Dufferin Vistas Ltd. regarding CASE NO(S): PL111184  
PL111184-MAR-09-2016 (2).pdf

Dear Ms. Poch, Mr. Raskin & neighbours,

I know I have responded to some of your individual e-mails already.

But let me first thank you all for your interest and your comments. I do appreciate the points you have raised here however please note that any landowner can make an application to the City to develop his or her parcel of land. The applicant is expected to undertake due diligence and responsibility to show to the City that their application does not negatively impact the existing community and is guided by the Vaughan Official Plan that has been approved by Council. In this particular circumstances, a recent OMB decision was released over an appeal made by the landowner which in turn, has changed the designation of the lands in question from *Natural Area* to a combination of *Low Density Residential*, *Low Density Residential Special Study Area* and *Natural Area* (I have enclosed a copy of the OMB decision for your review).

And now, an application for a Draft Plan of Subdivision has come forward and will be dealt with at the April 5<sup>th</sup>, 2016 Public Hearing Committee meeting at 7:00 pm in Council Chamber at the Vaughan City Hall.

The intent of the public hearing is to receive comments from the public, whether it's an individual, a business or an agency. You have the opportunity to make deputation in front of staff and Committee members (i.e. Council members), where they will listen intently and take notes on all the issues arising from the comments. Should any of you not be able to attend the meeting, you are also welcome to submit a letter or e-mail (like what you have done here) or any other form of communications to the City and they will become part of the public record. Please note that NO DECISION will be made at this meeting however, often after the public meeting, staff will meet with applicant to go over the various issues raised and ask applicant to take whatever action necessary to resolve them, including providing the necessary studies and/or technical reports and only when staff is satisfied that the applicant has met the City's standard, will staff proceed to write a technical report with recommendations to bring forward for Council's consideration.

I encourage all of you to attend this meeting and voice your concerns. You will also be receiving a letter in the mail shortly from my office detailing the chronology of the OMB case and the decision. The planner who is assigned to this application is Mary Caputo. Should you have further questions regarding this application, please feel free to contact Mary or myself.

Wishing you a Happy Easter long weekend!!!



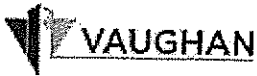
*Sandra Young Racco*, B. Mus.Ed., A.R.C.T.  
Councillor, Concord/North Thornhill  
City of Vaughan

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Please visit my new website [www.4myCommunity.ca](http://www.4myCommunity.ca)



*"Don't be distracted by criticism. Remember that the only taste of success some people have is when they take a bite out of you"*

**From:** [REDACTED]  
**Sent:** Wednesday, March 23, 2016 2:40 PM  
**To:** Caputo, Mary; MacKenzie, John; Abrams, Jeffrey

**Cc:** [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Racco, Sandra

**Subject:** Dufferin Vistas Ltd. regarding CASE NO(S): PL111184

The residents of Princess Isabella Court, Vaughan are collectively opposed to the land use proposals outlined in the above referenced case.

We are extremely concerned with the environmental impact the proposed development will have on the strip of land to the south of our street, which sits within the Oak Ridges Moraine perimeter. The City of Vaughan should be undertaking to protect this remaining strip of land, which Dufferin Vista is proposing to develop with over 100 townhouses.

We find it shocking that the environmental studies conducted the by land use planner hired by the developer are blindly accepted by the City of Vaughan, without the city hiring an independent planner to provide an unbiased source. There is clearly a conflict of interest here. As tax payers, we take issue with this blatant disregard for the community and the environment.

Apparently the environmental studies undertaken on these lands failed to notice the deer, coyotes, eagles, owls and other wildlife that populate this land.

We are also concerned that the impact of over 100 new townhouses (which equates to several hundred people) will overwhelm the water retention pond, the sewer system, and other ancillary services in the area. Has this been studied? Has anyone reviewed

the disruption these tall properties will have on the light coming into the neighbouring homes? Will the very large trees on the land be killed, along with the animals?

We urge the decision-makers at the City of Vaughan to conduct a thorough UNBIASED environmental study, and allow the lands to be protected.

Sincerely,

[REDACTED]

[REDACTED]

**Subject:**

FW: File no 19T-16V001 PAC NO. 15.125

**From:** Caputo, Mary  
**Sent:** Wednesday, March 30, 2016 4:15 PM  
**To:** 'joseph barrotta'  
**Cc:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** RE: File no 19T-16V001 PAC NO. 15.125

<b>C 16</b>
<b>COMMUNICATION</b>
CW (PH) - <u>April 5/16</u>
ITEM - <u>5</u>

Hi Joseph,

Thank you for your e-mail. By way of this e-mail I have copied the City's Clerks Department for official record.

**Mary Caputo** Hons. B.A.  
**Senior Planner - OMB**  
905-832-8585 ext. 8215 | [mary.caputo@vaughan.ca](mailto:mary.caputo@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



**From:** joseph barrotta [<mailto:josephbarrotta@gmail.com>]  
**Sent:** March-30-16 4:13 PM  
**To:** Caputo, Mary  
**Subject:** File no 19T-16V001 PAC NO. 15.125

Dear Mary,

We Silvana and Joseph Barrotta, also are opposed to the proposed rezoning and development of the lands immediately behind our home, we have understood at the time of purchase that the ravine would be protected and that was one of the reason we choose this lot (lot 97[ 39 Princess Isabella Court]). We respect the fact that the owner of the affected lands, have the right of propose this change, but we also know that our voice should be respected.

Silvana and Joseph Barrotta

**From:** Abrams, Jeffrey  
**Sent:** April-01-16 2:31 PM  
**To:** Bellisario, Adelina  
**Subject:** FW: Letter of Objection re Planning Application File No. 19T-16V001  
**Attachments:** PL111184-MAR-09-2016 (2).pdf; Letter of objection re planning application 19T-16V001.pdf

C 17
COMMUNICATION
CW (PH) - April 5/16
ITEM - 5

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**From:** Racco, Sandra  
**Sent:** Friday, April 01, 2016 1:48 PM  
**To:** 'ZhouR'  
**Cc:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca); Caputo, Mary; Peverini, Mauro; Uyeyama, Grant; MacKenzie, John; Abrams, Jeffrey; Furfaro, Cindy  
**Subject:** RE: Letter of Objection re Planning Application File No. 19T-16V001

Dear Wen Yue and Xue,

Thank you for your e-mail and do very much appreciate your comments.

Please note though that any landowner can make an application to the City to develop his or her parcel of land. The applicant is expected to undertake due diligence and responsibility to show to the City that their application does not negatively impact the existing community and is guided by the Vaughan Official Plan that has been approved by Council. In this particular circumstances, a recent OMB decision was released over an appeal made by the landowner which in turn, has changed the designation of the lands in question from *Natural Area* to a combination of *Low Density Residential*, *Low Density Residential Special Study Area* and *Natural Area* (I have enclosed a copy of the OMB decision for your review).

And now, an application for a Draft Plan of Subdivision has come forward and will be dealt with at the April 5<sup>th</sup>, 2016 Public Hearing Committee meeting at 7:00 pm in Council Chamber at the Vaughan City Hall.

The intent of the public hearing is to receive comments from the public, whether it's an individual, a business or an agency. You have the opportunity to make deputation in front of staff and Committee members (i.e. Council members), where they will listen intently and take notes on all the issues arising from the comments. Should you or your neighbours not able to attend the meeting, you are also welcome to submit a letter or e-mail (like what you have done here) or any other form of communications to the City and they will become part of the public record. Please note that NO DECISION will be made at this meeting however, often after the public meeting, staff will meet with applicant to go over the various issues raised and ask applicant to take whatever action necessary to resolve them, including providing the necessary studies and/or technical reports and only when staff is satisfied that the applicant has met the City's standard, will staff proceed to write a technical report with recommendations to bring forward for Council's consideration.

I encourage you and your neighbours to attend this meeting and voice your concerns. You will also be receiving a letter in the mail shortly from my office detailing the chronology of the OMB case and the decision. The planner who is assigned to this application is Mary Caputo. Should you have further questions regarding this application, please feel free to contact Mary or myself.

Looking forward to seeing you on the 5<sup>th</sup> of April....have a good weekend!!!

*Sandra Young Racco*, B. Mus.Ed., A.R.C.T.  
Councillor, Concord/North Thornhill  
City of Vaughan

*"For the Community"*

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Visit [Racco's Community Forum](#) on Facebook or [www.4myCommunity.ca](http://www.4myCommunity.ca)

*"Don't be distracted by criticism. Remember that the only taste of success some people have is when they take a bite out of you"*



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**From:** ZhouR [mailto:rofizhl@hotmail.com]  
**Sent:** Friday, April 01, 2016 9:43 AM  
**To:** Racco, Sandra; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** Letter of Objection re Planning Application File No. 19T-16V001

Dear Sandra,

Please see our objections regarding the planning application file no. 19T-16V001 PAC No. PAC.15.125.

Thank you for considering our comments.

Wenyue Li and Xue Zhou

**Ontario Municipal Board**  
Commission des affaires municipales  
de l'Ontario



**ISSUE DATE:** March 9, 2016

**CASE NO(S).:** PL111184

**PROCEEDING COMMENCED UNDER** subsection 17(40) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	1042710 Ontario Limited (aka Royal Centre)
Appellant:	1096818 Ontario Inc.
Appellant:	11333 Dufferin St et al
Appellant:	1191621 Ontario Inc.; and others
Subject:	Failure to announce a decision respecting Proposed New Official Plan
Municipality:	City of Vaughan
OMB Case No.:	PL111184
OMB File No.:	PL111184
OMB Case Name:	Duca v. Vaughan (City)

**Heard:** October 14, 2015 in Vaughan, Ontario

**APPEARANCES:**

**Parties**

**Counsel**

Dufferin Vistas Ltd.

D. Bronskill

City of Vaughan

D. Jubb

Toronto and Region Conservation  
Authority

J. Wigley

**DECISION DELIVERED BY C. CONTI AND ORDER OF THE BOARD**

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## INTRODUCTION

[1] This is the decision for an appeal by Dufferin Vistas Ltd. ("Appellant") regarding a proposed new Official Plan for the City of Vaughan ("City") known as Vaughan Official Plan (2010). This appeal involves lands at 230 Grand Trunk Avenue and it has been identified as appeal No. 21 among a number of appeals that were filed regarding Vaughan Official Plan (2010). The various appeals are in the process of being resolved through a number of Board proceedings.

[2] At the beginning of the proceeding, David Bronskill informed the Board that there was a settlement among the parties based upon proposed changes to the Official Plan. However, the Board heard that a number of residents of the area wanted to present evidence.

[3] Michael Smirnov, Sergei Lifchits, Codruta Papoi, Nick Shlepov and Peter Badali, on behalf of the Eagle Hills Community Association, requested participant status which was granted by the Board on consent.

[4] The subject property is approximately 4.5 hectares ("ha") in size and is located north of Rutherford Road and west of Dufferin Street. The lands to the north have been developed with low density residential uses. The lands to the south adjacent to the western part of the property are also developed with low rise residential uses. There are woodlands abutting the south eastern part of the property that are part of the Carrville Centre Secondary Plan area.

[5] Grand Trunk Avenue, which is a municipal road, currently ends at the north limit of the property. Plans are for the road to extend through the subject property and continue to the south along the western boundary of the Secondary Plan area to connect with Rutherford Road.

## EVIDENCE

[6] The Board heard evidence in support of the settlement from Paul Lowes, Principal with SGL Planning and Design Inc. Mr. Lowes is a Registered Professional Planner with approximately 30 years of experience. He was qualified by the Board as an expert in land use planning.

[7] The Board also heard evidence in support of the settlement from Tom Hilditch, President and CEO with Savanta. Mr. Hilditch has more than 20 years of experience carrying out natural heritage studies. He was qualified by the Board as an expert in ecology.

[8] Mr. Badali expressed support for the settlement on behalf of the Eagle Hills Community Association.

[9] Mr. Smirnov, Mr. Lifchits, Ms. Papoi and Mr. Shlepov were opposed to the settlement and supported the proposed Official Plan designations for the property.

[10] Mr. Lowes testified that the subject property is identified as being within a settlement area in the Oak Ridges Moraine Conservation Plan ("ORMCP"). He indicated that the ORMCP allows urban development in settlement areas, but it may be restricted by the presence of natural features. Natural heritage studies are required to identify and evaluate natural features and determine any required buffers.

[11] According to the evidence, the property is identified as Urban Area in the Regional Structure of the York Region Official Plan and it is not shown as being within the Regional Greenlands System (Exhibit 96). Mr. Lowes indicated a small area of the property is identified as woodland in Map 5, Woodlands, of the York Region Official Plan.

[12] A wooded feature is also shown on a portion of the property on Schedule 24 of Official Plan Amendment No. 604 which was intended to incorporate the policies of the



ORMCP into the Official Plan. In this context, Mr. Lowes stated that woodlands larger than 4 ha. are considered significant, but that the woodland on the property now is smaller than 4 ha.

[13] In the Vaughan Official Plan (2010) the subject property is identified as Natural Area and Countryside. In Schedule 2, Natural Heritage Network, the site is shown as having Core Features. In Schedule 13, Land Use, the property is designated as Natural Area. Mr. Lowe stated that the designations in Vaughan Official Plan (2010) were appealed by the previous owner of the subject property and are being carried forward by the Appellant.

[14] The Board heard that a Natural Heritage Network Study was completed for the City which does not identify a significant woodland on the property or any other significant feature. It does show a stream corridor to the east of the property (Exhibit 99).

[15] Mr. Lowes explained that in the late 1990's, there was more of a wooded feature in the eastern portion of the property. Many of the trees were removed by a former owner who was charged and ordered to replant. It is Mr. Lowes' understanding that the Court accepted the replanting.

[16] There was also a greater concentration of trees in the western part of the property which were removed in the early 2000's by a previous owner. According to Mr. Lowes no charges were laid in that case.

[17] The Board heard that Mr. Hilditch undertook a number of natural heritage studies for the property. He also reviewed previous natural heritage work for the area. Mr. Hilditch's studies included investigations in the disciplines of botany, Ecological Land Classification, and breeding bird studies. Mr. Hilditch indicated that a number of field visits of the property were undertaken in conjunction with his work. In addition, staff of the Toronto and Region Conservation Authority ("TRCA") visited the site to review its natural heritage characteristics.

[18] Mr. Hilditch stated that there was evidence that the site had been historically disturbed. He indicated that key natural heritage features and sensitive hydrogeological features, which had been referenced in other documents, do not exist on the western part of the property. However, there are some features in the eastern part of the property which may warrant protection and require further studies. The eastern part of the property contains an intermittent watercourse, an off-line pond and some wetland features. There are four butternut trees in this area, and also green frog and bull frog were found. Mr. Hilditch indicated that these are significant species and they were found in the portion of the property that is intended to remain designated as Natural Area. He also indicated that the eastern wood pewee was heard in the vicinity, but off site.

[19] The presence of these features indicates that there may be significant wildlife habitat and significant woodlands on portions of the eastern section of the property and off-site adjacent to this area.

[20] As a result of these findings, Mr. Lowes indicated that modifications to Vaughan Official Plan (2010) were proposed to deal with the possible presence of significant natural heritage features as included in Exhibit 100. The modifications propose changes to Schedule 13 of the Official Plan redesignating the land use for the subject property from Natural Areas to Low Density Residential and Natural Areas. Schedule 14 of the Official Plan is also proposed to be modified to identify the property as being subject to a site-specific plan.

[21] The modifications also propose adding a new section 13.X to Vaughan Official Plan (2010) which specifies a number of detailed studies that must be completed to the satisfaction of the City in consultation with TRCA prior to development of the property.

[22] Through s. 13.x.4 the land uses for the property are further delineated. For the western part of the property, the modifications assign a Low Rise Residential designation. The central portion of the property is identified as Low Rise Residential

Special Study Area. The eastern part of the property is identified as Natural Area. The modifications require that the Low Rise Residential Special Study Area can only be developed if studies demonstrate that specified natural features and functions will be protected. The intent is that the area identified as Natural Area will be protected and that the boundary between the Low Rise Residential Special Study Area and the Natural Area will be more clearly defined through the studies and field work.

[23] Mr. Lowes' expert planning opinion was that the proposed modifications conform to the ORMCP. He also stated that identifying the property as Low Rise Residential conforms to the Growth Plan for the Golden Horseshoe ("Growth Plan").

[24] Mr. Lowes indicated that the proposal is consistent with the Provincial Policy Statement ("PPS"). He indicated that through the modifications natural heritage features will be protected as required in the policies of the PPS.

[25] Mr. Lowes' opinion was that the modifications protect the known significant features and that they conform to the York Region Official Plan.

[26] Mr. Lowes stated that the modifications represent good planning and are in the public interest.

[27] Dawne Jubb and Jonathan Wigley indicated support for the settlement on behalf of the City and TRCA.

[28] Mr. Badali supported the modifications and the settlement. He indicated that the Eagle Hills Community Association is concerned about traffic issues and he contended that the extension of Grand Trunk Avenue through the property will help alleviate traffic problems.

[29] The other participants expressed concern about the settlement and they indicated that the Vaughan Official Plan (2010) designations for the property should not be changed. The removal of trees on the property through the actions of the previous

owner should not be a rationale to remove restrictions on the property. The Board heard that the photomap submitted as Exhibit 93 appeared to be out of date and that the tree cover on the property is more extensive than shown in the figure. Ms. Papoi submitted two previous Board decisions for the property which recognized provisions to protect the wooded areas on the property. They requested the Board to maintain the designations for the property that are identified in Vaughan Official Plan (2010).

### **ISSUES, ANALYSIS AND FINDINGS**

[30] The Board has carefully considered the evidence provided by the parties and participants. The expert opinion evidence supporting the settlement is uncontradicted. The professional planning opinion and the expert evidence regarding ecology and natural heritage support the proposed redesignation of the lands, the identified limits and character of the natural heritage features and the approach for delineating development of the property as described in the modifications.

[31] The Board accepts Mr. Hilditch's opinion that the significant natural heritage features are not located in the western part of the property which is proposed for low density residential use. Based upon the evidence, the only potentially significant natural heritage features are within the eastern part of the property, primarily in the area designated as Natural Area in the modifications, and in adjacent areas off-site. The Board accepts and agrees with Mr. Hilditch's opinion that these areas can be protected through the proposed studies and the land uses and policies included in the modifications (Exhibit 100).

[32] It is clear from the evidence that the property at one time contained more extensive woodlands, a portion of which were identified as being worthy of protection. However, it is difficult from the evidence to determine the exact extent of significant woodlands that may have existed on the property in the past.

[33] The Board shares some of the concerns expressed by participants that portions of the wooded area of the property have been removed which may have affected its

natural heritage significance. The Board in no way condones actions which contribute to the removal of significant natural heritage features that may facilitate development. The Board understands that the Appellant is in no way responsible for these actions and is considering the potential for the property in its current condition.

[34] Furthermore, the Board notes that the alignment for the municipal road, Grand Trunk Avenue, has been planned to essentially bisect the property in a north to south direction. Given this alignment, some impact on any environmental features that may have existed previously in the central portion of the property must have been anticipated and considered to be acceptable.

[35] The Board has concluded from the evidence that the features of the site as they exist must be the basis for its determinations. Therefore, the Board agrees with the planning opinion provided by Mr. Lowes. The Board finds that the proposed modifications comply with the ORMCP, the Growth Plan and the York Region Official Plan. The Board finds that the modifications are consistent with the PPS. Furthermore, the Board finds that the modifications represent good planning and are in the public interest.

[36] Mr. Bronskill indicated that during the hearing, the need for a minor revision to Exhibit 100 was identified through which changes are required to Schedule 1 of the Vaughan Official Plan (2010) to reflect the new designations of the lands. He indicated that a revised Exhibit 100 would be provided to the Board. Subsequent to the hearing, the Board received the revised Exhibit which is attached to this decision.

[37] This decision in no way contradicts the previous Board decisions for the property that were submitted in the evidence. The evidence in this appeal and particularly the expert opinion evidence provided by the parties strongly supports the settlement. In the Board's decision *Vaughan (City) Zoning By-law No. 489-2001 (Re)* [2003] O.M.B.D. No. 1163, which was submitted by the participants, the significance of expert evidence was emphasized.

[38] Based upon the above considerations, the Board will allow the appeal in part based upon the modifications to Vaughan Official Plan (2010) contained in the revised Exhibit 100.

[39] The appeal of Dufferin Vistas Ltd. is resolved in full by the settlement. However, Mr. Bronskill noted that the provisions of Exhibit 100 do not address Vaughan Official Plan (2010) Schedule 2 which identifies the City's Natural Heritage Network. At the time of the hearing, Schedule 2 had not been approved by the Board and Mr. Bronskill indicated that he may be requesting some changes in the future to address the Appellant's interests and the results of the settlement.

#### **ORDER**

[40] The Board orders that the appeal by Dufferin Vistas Ltd. is allowed in part and Vaughan Official Plan (2010) is modified as set out in Attachment 1.

*"C. Conti"*

C. CONTI  
MEMBER

If there is an attachment referred to in this document,  
please visit [www.elto.gov.on.ca](http://www.elto.gov.on.ca) to view the attachment in PDF format.

#### **Ontario Municipal Board**

A constituent tribunal of Environment and Land Tribunals Ontario  
Website: [www.elto.gov.on.ca](http://www.elto.gov.on.ca) Telephone: 416-212-6349 Toll Free: 1-866-448-2248

**ATTACHMENT 1**  
**MODIFICATIONS**  
**TO THE CITY OF VAUGHAN OFFICIAL PLAN 2010**

## **MODIFICATIONS TO THE VAUGHAN OFFICIAL PLAN 2010**

The City of Vaughan Official Plan is hereby modified by:

1. Modifying Schedule "1" – Urban Structure by modifying the categories from "Natural Areas and Countryside" to "Community Areas" and "Natural Areas and Countryside" as shown on Schedule "1";
2. Modifying Schedule "13" – Land Use by modifying the designation of the Subject Lands from "Natural Areas" to "Low-Rise Residential" and "Natural Areas" in the manner shown on Schedule "2";
3. Modifying Schedule "14-C" – Areas Subject to Site Specific Plans to identify the subject lands as an area subject to a site specific plan as identified in Schedule "3", attached hereto;
4. Adding a new Section 13.X to Chapter 13 of Volume 2 of the Vaughan Official Plan as follows:

### **"13.X 230 Grand Trunk Avenue**

#### **13.x.1 General**

- 13.x.1.1 The subject lands known as 230 Grand Trunk Avenue, as shown on Map 13.X.A, have been considered appropriate for Low-Rise Residential development subject to detailed review. The policies in this section outline the studies considered necessary to determine the extent of development and the appropriate type of infrastructure needed to support the development as well as the future extension of Grand Trunk Avenue.

#### **13.x.2 Natural Features/Hazard Lands**

- 13.x.2.1 The natural features, functions and hazards on the site will require detailed review through the development process. Some of these features extend south of the subject property, necessitating reasonable consideration of adjacent lands in terms of natural features and the provision and connection of infrastructure.

#### **13.x.3 Detailed Technical Studies and Plans**

- 13.x.3.1 Prior to consideration of site alteration or development approvals on the property, a comprehensive set of plans and studies be completed to the satisfaction of the City, in consultation with the TRCA:
- A natural heritage evaluation that defines the natural features, functions and linkages within and to a reasonable extent adjacent to the site, defines appropriate buffers and demonstrates that the impacts of development are appropriately mitigated and/or compensated, where appropriate, including the subject lands and to a reasonable extent those abutting to the south;
  - A geotechnical slope stability analysis, including cross-sections, detailed grading plans;



- A hydrogeological study/analysis;
- A water balance;
- Landscape restoration plans.
- A Functional Servicing Report (FSR) that:
  - Considers the alignment, design and extent of grading of the proposed extension of Grand Trunk Avenue
  - Reviews the development opportunities within the context of the Block Plan and MESP
  - Detailed consideration of the subject lands and to a reasonable extent the lands to the south, respecting stormwater management, slope stability and the alignment of Grand Trunk Avenue.
- Planning Report including Oak Ridge Moraine Conformity

13.x.3.2 An appropriate Terms of Reference for the FSR will be developed to the satisfaction of the City in consultation with the TRCA.

13.x.3.3 The future development patterns and features for preservation/conservation including the ways and means to achieve this will be determined through the above-noted studies and will be recognized through the zoning by-law and future development planning processes.

#### **13.x.4 Land Use Designations**

Three land use designations are illustrated on Map 13.X.B.

##### **13.x.4.1 Low-Rise Residential**

The lands identified as Low-Rise Residential designation on Map 13.X.B shall be developed in accordance with the policies of Section 9.2.2.1.

##### **13.x.4.2 Low-Rise Residential Special Study Area**

The lands identified as Special Study Area on Map 13.X.B shall be developed in accordance with the Low-Rise Residential designation and policies outlined in 9.2.2.1, without the requirement for an OPA, provided the studies, prepared in support of a development application or zoning application, are completed to demonstrate that development can be accommodated and the following features and functions, if present on the site, are maintained to the satisfaction of the City, in consultation with TRCA:

- Draw / Valley;
- Hazard Slopes;
- Headwater Drainage Feature;
- Groundwater seepage areas on the Oak Ridges Moraine;
- Wetlands;
- Significant Wildlife Habitat; and
- Endangered Species.

##### **13.x.4.3 Natural Areas**

The lands identified as Natural Areas on Map 13.X.B contain the following features and shall be subject to the policies of Section 9.2.2.16:

- A Watercourse;
- Wetlands;
- Endangered Species; and
- Natural Vegetation.

13.x.4.4 The specific boundary of the Natural Areas and Low Rise Residential Special Study Areas shall be determined through the studies of 13.x.3.1 and through staking of the natural features.

# SCHEDULE 1



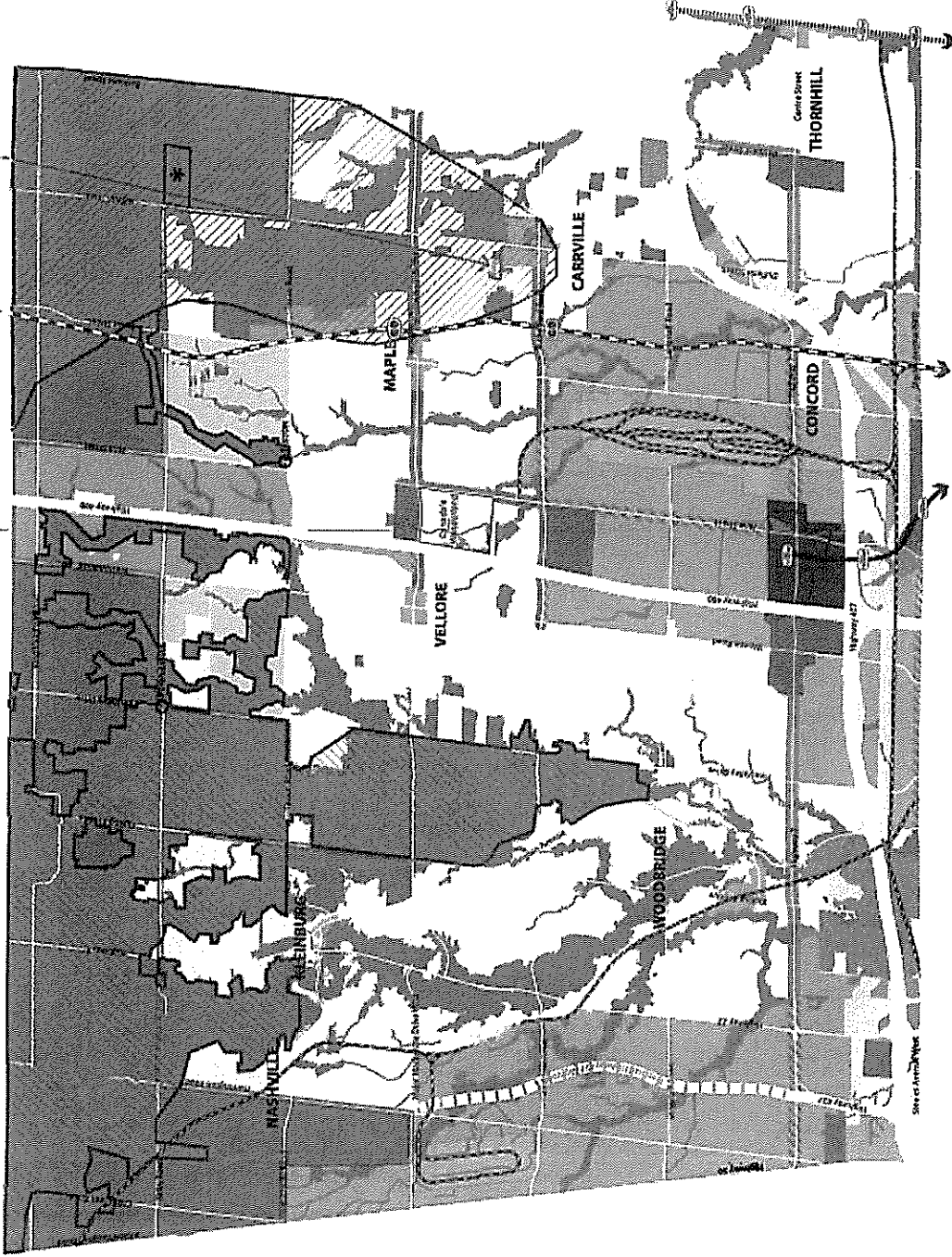
SCHEDULE 1

## Urban Structure

- Urban Boundary
- Urban Growth Centre Boundary
- Stable Areas
- Natural Areas and Countryside
- Community Areas
- New Community Areas
- Employment Areas
- Rail Facilities
- Intensification Areas
- Vaughan Metropolitan Centre (Regional Centre)
- Primary Centres
- Local Centres
- Regional Intensification Corridors
- Regional Intensification Corridors within Employment Areas
- Primary Intensification Corridors
- Primary Intensification Corridors within Employment Areas
- Parkway Belt West Lands
- Railway
- Subway Extension
- Proposed Subway Extension
- GO Transit Network
- Greenbelt Plan Area<sup>1</sup>
- Oak Ridges Moreline Conservation Plan Area<sup>1</sup>
- Urban Growth Centre Boundary
- Hamlet
- Minister's Decision on OCMCP Designation Deferred
- Municipal Boundary

<sup>1</sup> See Schedule 4 for limits and land use information of the Greenbelt Plan Area and Oak Ridges Moreline Conservation Plan Area

Property to be modified as  
"Community Areas" and  
"Natural Areas and Countryside"



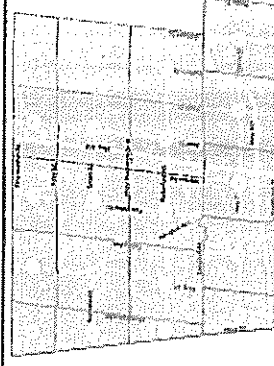
# SCHEDULE 2



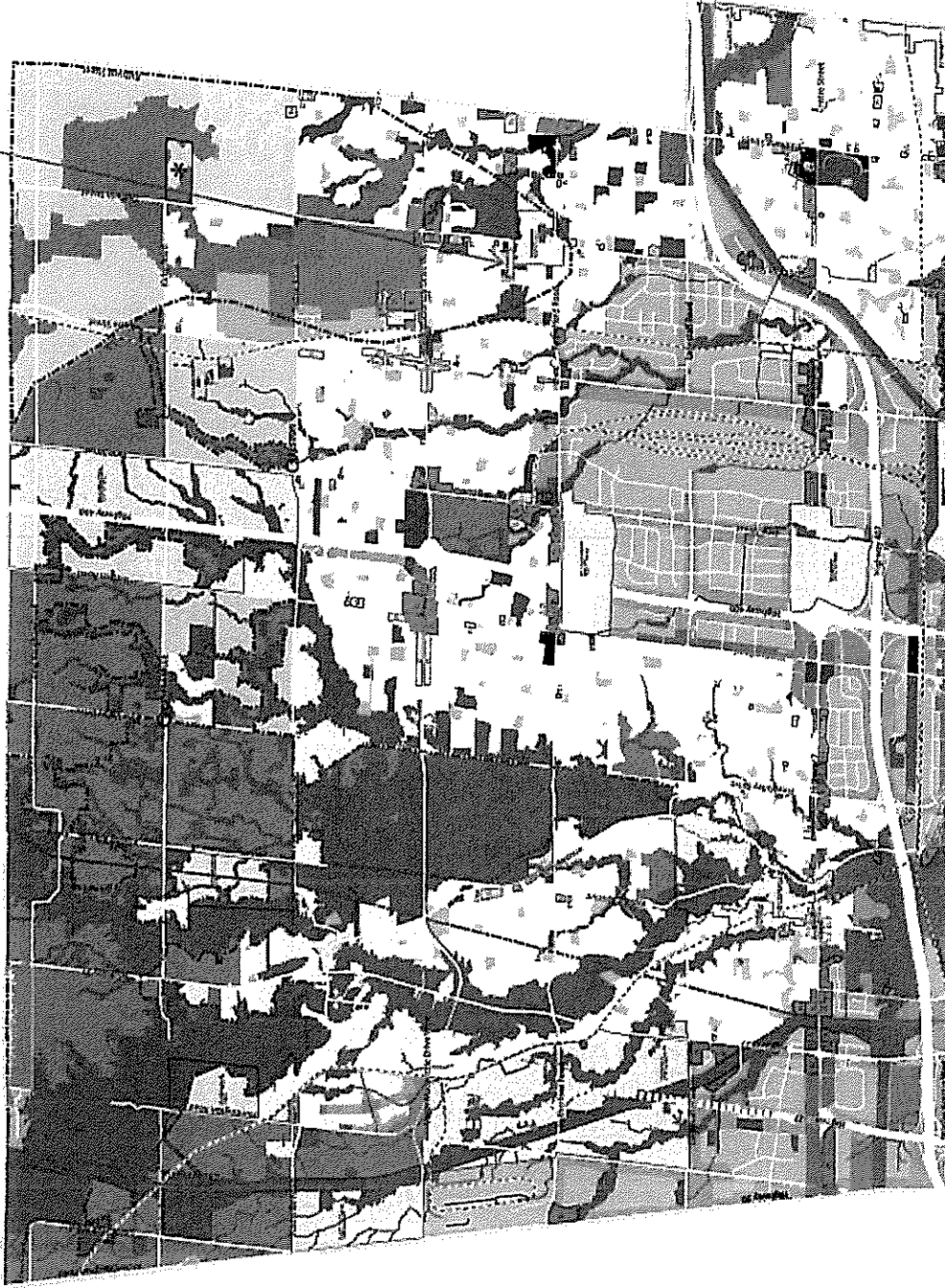
## SCHEDULE 13 Land Use

- Nature's Areas
- Parks
- Private Open Spaces
- Agricultural
- Rural
- Low-Rise Residential
- Low-Rise Mixed-Use
- Mid-Rise Residential
- Mid-Rise Mixed-Use
- High-Rise Residential
- High-Rise Mixed-Use
- Community Commercial Mixed-Use
- Employment Commercial Mixed-Use
- General Employment
- Prestige Employment
- Major Institutional
- New Community Areas
- Theme Park and Entertainment
- Parade Belt West Lands
- Infrastructure and Utilities
- Land Subject to Secondary Plans, Greenbelt Line
- Roads
- Railway
- Greenbelt Plan Area & Oak Ridges Moraine Conservancy Plan Area
- Oak Ridges Moraine Natural Core
- Oak Ridges Moraine Natural Unilog
- Oak Ridges Moraine Countryside

- Hamlet
- Municipal Boundary
- Refer to Schedule 13B-2 for Land Use and 2B for Specific Land Use in Volume 2



Property to be modified  
as "Low-Rise Residential" and  
"Natural Areas"



# SCHEDULE 3



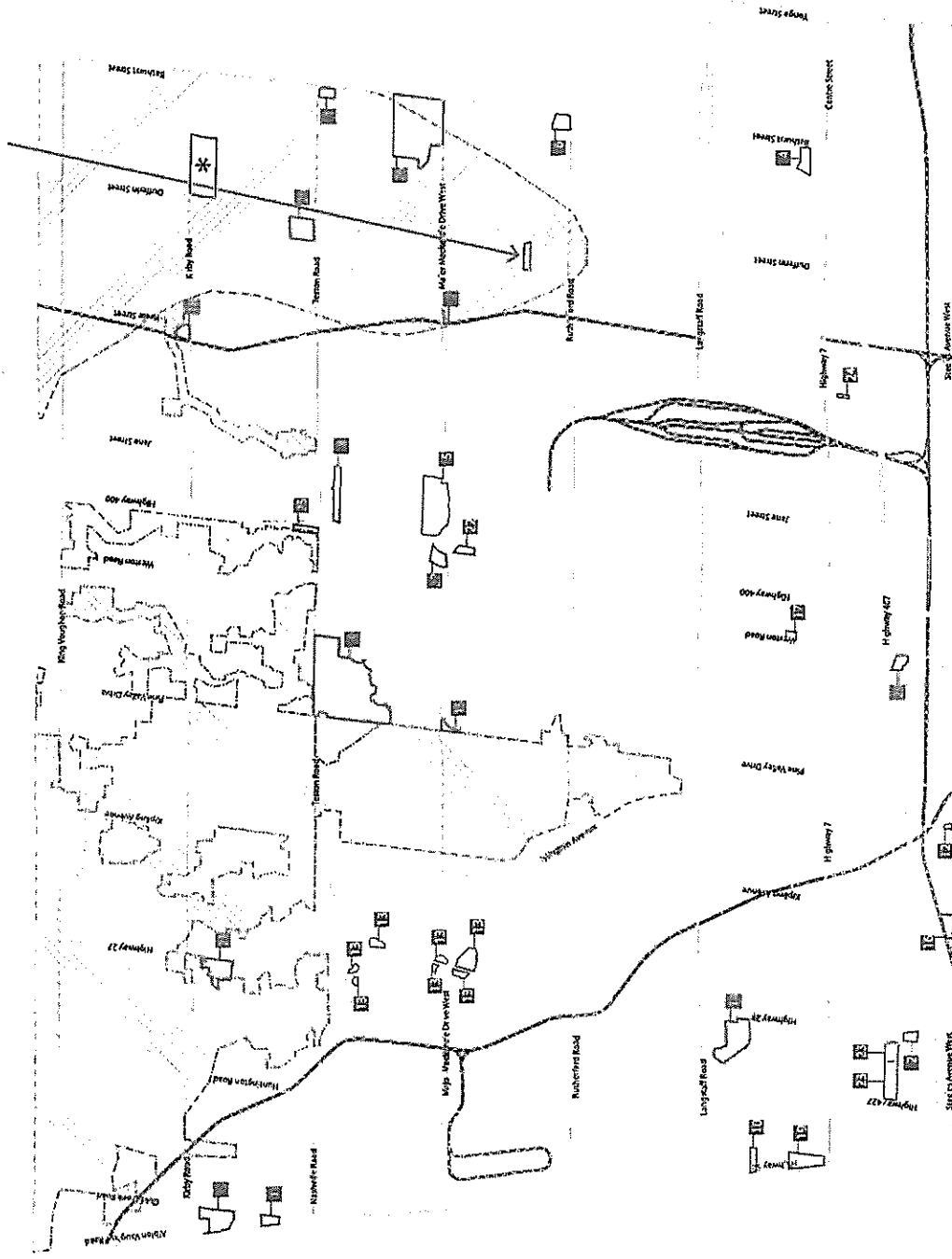
SCHEDULE 14-C

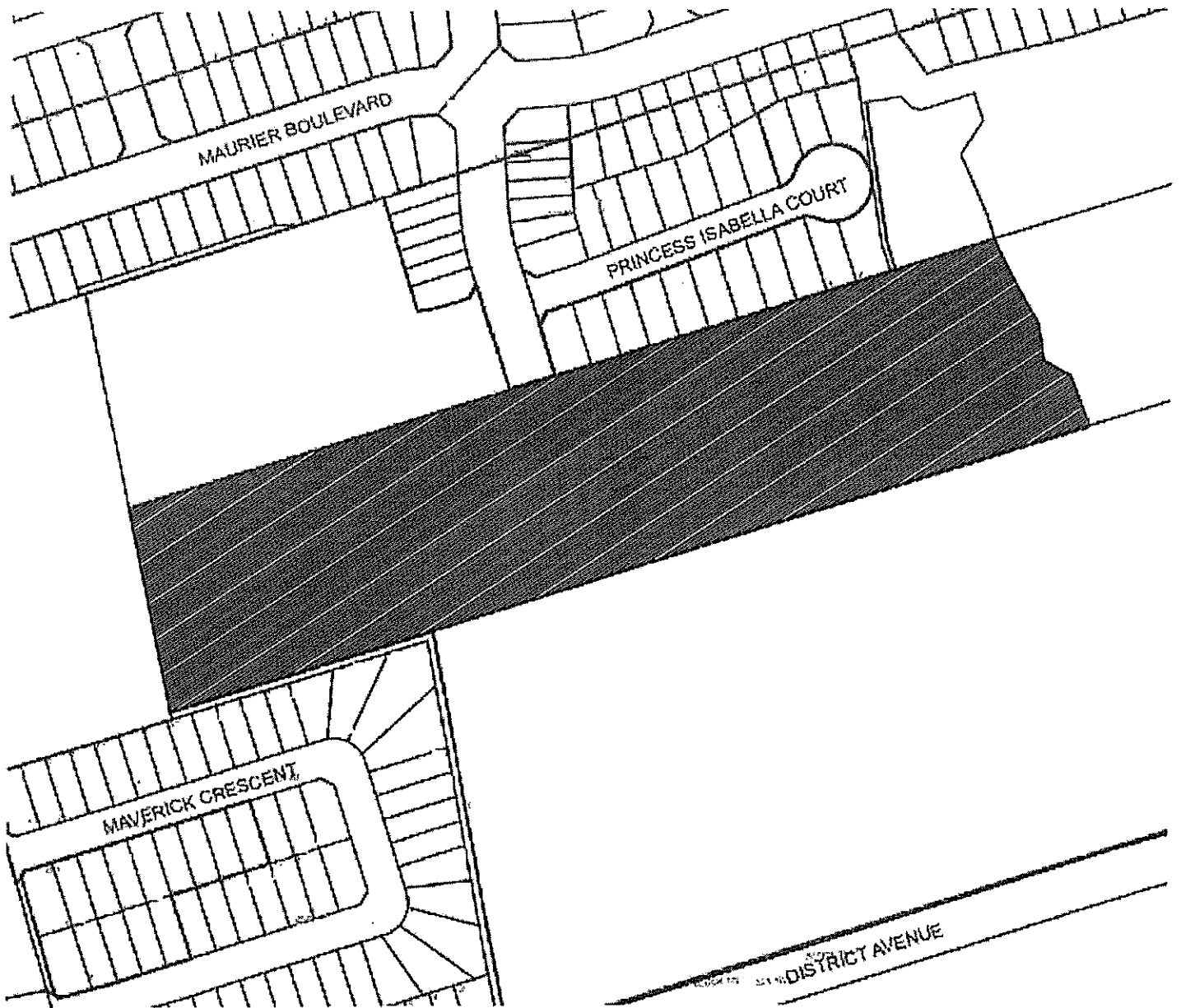
## Areas Subject to Site Specific Plans

- Site Specific Areas - Chapter 13**
- 1 SW Corner of Bathurst St. and Teston Rd. - 13.2
  - 2 7242 Highway 27 - 13.3
  - 3 11245 Highway 50 - 13.4
  - 4 Thornhill Liberty Lands - 13.5
  - 5 Vaughan Healthcare Campus - 13.6
  - 6 NW Corner of Rutherford Road and Bathurst Street - 13.7
  - 7 2057 Major Mackenzie Drive - 13.8
  - 8 Amadissa Campus - 13.9
  - 9 Block 40 - 13.10
  - 10 8151 Highway 50 - 13.11
  - 11 10951 Highway 50 - 13.12
  - 12 Steeles/Alington Ave. Services Review Area - 13.13
  - 13 Valley Policy Areas - 13.14
  - 14 2107638/RioCan/SRF Vaughan - 13.15
  - 15 SE Corner of Major Mackenzie Dr. and Pine Valley Dr. - 13.16
  - 16 NW Corner of Steeles and Kipling Avenues - 13.17
  - 17 7979 Weston Road - 13.18
  - 18 NW Corner of Kee Street and Kipling Road - 13.19
  - 19 Hamilton South - 13.20
  - 20 1600 Teston Road - 13.21
  - 21 North Humber Extension - 13.22
  - 22 77 Eagleview Heights - 13.23 (OPA #7)
  - 23 Parkway West Amendment Areas - 13.24
  - 24 7615-7675 Keele St. - 13.25
  - 25 3400 Teston Road - 13.26
  - 26 NW Corner of Major Mackenzie Dr. and Bathurst St. - 13.27
  - 27 NE Corner of Clivestown Blvd. and Major Mackenzie Dr. - 13.28
  - 28 50 & 70 Anne Park Dr. - 13.29 (OPA #5)
- Municipal Boundary**
- Municipal Designation Deferred**


Add "X Part of Lot 17, Concession 3  
- 13.XX (OPA#XX)"

Add Site Specific Area XX





MAP 13.X.A

 Area Subject to  
Policy 13.X



MAP 13.X.B

[REDACTED]  
[REDACTED]  
April 1, 2016

Development Planning Department  
Vaughan City Hall, Council Chamber  
2141 Major Mackenzie Drive  
Vaughan ON L6A 1T1  
Email: developmentplanning@vaughan.ca; sandra.racco@vaughan.ca

For the attention of Sandra Yeung Racco, Councillor, North Thornhill/Concord

Dear Sir or Madam,

**RE: Dufferin Vistas Ltd**  
**230 Grand Trunk Avenue**  
**File No. : 19T-16V001 PAC No.: PAC.15.125 (the "Proposed Development Plan")**  
**OMB Case No. PL111184 – VOP2010 Appellant 21**

We wish to make you aware of a number of strong objections that we have with regard to the Proposed Development Plan on open space lands at 230 Grand Trunk Avenue (the "**Open Space Lands**"). As an immediate neighbor to the site of the Proposed Development Plan, we are of the view that the Proposed Development Plan will have a serious impact on our standard of living and does not comply with the Oak Ridges Moraine Conservation Plan, Ontario Provincial Policy Statement, and Vaughan City Plan Policies.

## **1. Protection of valuable open space under the Oak Ridges Moraine Conservation Plan**

The ***Oak Ridges Moraine Conservation Act, 2001***: "The decisions of provincial ministers, ministries and agencies made under the Planning Act or the Condominium Act, 1998 or in relation to a prescribed matter, are required to conform with the Oak Ridges Moraine Conservation Plan. The ***Oak Ridges Moraine Conservation Act, 2001*** establishes the following objectives for the Oak Ridges Moraine Conservation Plan: (a) protecting the ecological and hydrological integrity of the Oak Ridges Moraine Area..."

The Oak Ridges Moraine is an environmentally sensitive and geological landform. One of the goals of the Oak Ridges Moraine Conservation Plan is to protect and restore natural and open space connections under the Oak Ridges Moraine. The Open Space Lands are located in an area which is protected by the Oak Ridges Moraine Conservation Plan and also were designated by Vaughan City as Valley/Open Space Lands.

The Proposed Development Plan doesn't respect the objectives of the Oak Ridges Moraine Conservation Plan to protect the ecological and hydrological integrity of the Oak Ridges Moraine Area; to the contrary it would lead to the loss of valuable green space and loss of open space connections required by the Oak Ridges Moraine Conservation Plan. The Open Space Lands located within the Oak Ridges Moraine provide important groundwater recharge and habitat to species that require open areas to complete their life cycles.

## **2. Non-compliance with the Ontario Provincial Policy Statement**



The **Ontario Provincial Policy Statement 2014, 1.1.3**: "It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces..."

Green open space is in scarce supply in our area and this woodland site and the trees on it provide a valuable contribution to the neighborhood scene and adjoining neighborhood park and are an amenity for local residents.

A lot of trees are so close to the Open Space Lands, so the Proposed Development Plan would damage the root system of trees. The trees concerned and the Open Space Lands are a wildlife haven for many birds and animals and significantly to the amenity of our area. The Proposed Development Plan is a direct contravention of the Ontario Provincial Policy Statement.

### **3. Detrimental impact upon residential amenities**

**City of Vaughan Official Plan 2010 – Volume 1 Policies, 9.1.2.1**: "That new development will respect and reinforce the existing and planned context within which it is situated. More specifically, the built form of new developments will be designed to achieve the following general objectives: a. in Community Areas, new development will be designed to respect and reinforce the physical character of the established neighborhood within which it is located..."

The Proposed Development Plan doesn't respect the character of the surroundings. The layout and design of the surroundings close to the Open Space Lands are detached two-garage houses (i.e., 40 ft. Lot Homes). The Proposed Development Plan doesn't respect local context, because the Proposed Development Plan intends to build townhouses which will be much smaller than the neighboring properties. In addition, the Proposed Development Plan will be in the middle of two areas having existing 40 ft. Lot detached homes. Therefore, the Proposed Development Plan doesn't respect the character and amenity of adjoining residential properties.

We wish the council to balance the demand for housing provision with the need to avoid town cramming and to support sustainable development. We would be grateful if the council would take our objections into consideration when deciding this application.

Yours sincerely,

-  

Wenyue Li and Xue Zhou

**Subject:**

FW: OMB CASE NO PL111184

<b>C 18</b>
<b>COMMUNICATION</b>
CW (PH) - <u>April 15/16</u>
ITEM - <u>5</u>

**From:** Racco, Sandra

**Sent:** Wednesday, March 30, 2016 1:46 PM

**To:** 'Kelly Rein'

**Cc:** Caputo, Mary; Peverini, Mauro; Uyeyama, Grant; MacKenzie, John; Abrams, Jeffrey; Furfaro, Cindy

**Subject:** RE: OMB CASE NO PL111184

Dear Kelly,

Thank you and I do appreciate the comments made by you however please note that any landowner can make an application to the City to develop his or her parcel of land. The applicant is expected to undertake due diligence and responsibility to show to the City that their application does not negatively impact the existing community and is guided by the Vaughan Official Plan that has been approved by Council. In this particular circumstances, a recent OMB decision was released over an appeal made by the landowner which in turn, has changed the designation of the lands in question from *Natural Area* to a combination of *Low Density Residential*, *Low Density Residential Special Study Area* and *Natural Area* (I have enclosed a copy of the OMB decision for your review).

And now, an application for a Draft Plan of Subdivision has come forward and will be dealt with at the April 5<sup>th</sup>, 2016 Public Hearing Committee meeting at 7:00 pm in Council Chamber at the Vaughan City Hall.

The intent of the public hearing is to receive comments from the public, whether it's an individual, a business or an agency. You have the opportunity to make deputation in front of staff and Committee members (i.e. Council members), where they will listen intently and take notes on all the issues arising from the comments. Should you or your neighbours not able to attend the meeting, you are also welcome to submit a letter or e-mail (like what you have done here) or any other form of communications to the City and they will become part of the public record. Please note that NO DECISION will be made at this meeting however, often after the public meeting, staff will meet with applicant to go over the various issues raised and ask applicant to take whatever action necessary to resolve them, including providing the necessary studies and/or technical reports and only when staff is satisfied that the applicant has met the City's standard, will staff proceed to write a technical report with recommendations to bring forward for Council's consideration.

I encourage you and your neighbours to attend this meeting and voice your concerns. You will also be receiving a letter in the mail shortly from my office detailing the chronology of the OMB case and the decision. The planner who is assigned to this application is Mary Caputo. Should you have further questions regarding this application, please feel free to contact Mary or myself.

In response to the traffic issue along Perter Rupert, I will ask my staff to re-look and re-assess the traffic to see whether a stop sign is warranted at either entrance of Maverick Crescent and once I hear back from staff, I will be happy to report back to you. One thing I will bring up to you is that with the current application behind your lot, there is one good thing coming out of all these and is the fact that the landowner is willing to allow Grand Trunk to be extended all the way to Rutherford Dr., which will alleviate the heavy traffic that Peter Rupert is currently experiencing. Having said this, I am not suggesting in any way that I am endorsing or not endorsing the current draft plan application but just wanted to bring this to your attention.

Again, I hope you will be able to come out to the Public Hearing meeting on April 5<sup>th</sup> and express your concerns/issues.

Respectfully yours,

*Sandra Young Racco*, B. Mus.Ed., A.R.C.T.  
Councillor, Concord/North Thornhill  
City of Vaughan

*"For the Community"*

To subscribe to Councillor Racco's e-newsletter, please click [here](#).  
Visit [Racco's Community Forum](#) on Facebook or [www.4myCommunity.ca](http://www.4myCommunity.ca)

*"Don't be distracted by criticism. Remember that the only taste of success some people have is when they take a bite out of you"*



---

**From:** Kelly Rein [<mailto:snsrein@hotmail.com>]  
**Sent:** Wednesday, March 30, 2016 11:53 AM  
**To:** Racco, Sandra  
**Subject:** OMB CASE NO PL111184

Good Morning Sandra,

I am unable to attend the meeting to address the matter of OMB CASE NO PL111184 but I wanted to pass on my feelings about the development. We bought on Maverick Cres understanding that the tree line would be there. There were premiums paid to live along the tree line and the threat to have the green space replaced with residential housing is infuriating! This impacts the whole feel of the neighborhood. There is enough concrete in the area and we would like to see the green space preserved. We understand that there is going to be housing in the open space but we ask that you leave the trees that line the park and Maverick Cres.

In addition, I would like to take this time to ask you about the traffic on Peter Rupert (you told me last year that this would be reassessed and it was). I wanted to know if there has been any change in the traffic flow that might warrant a stop sign at either end of Maverick Cres. There also appears to building beginning at the corner of Peter Rupert and Rutherford and I was hoping that you could let me know if this will be a community center or a Catholic High School.

I would appreciate any further updates as they arise.  
Thank you and have a lovely day,  
Kelly Rein

---

**Subject:**

FW: File # 19T-16V001- 230 Grand Trunk Ave. [ plan, part of Lot 17, concession 3

<b>C 19</b>
<b>COMMUNICATION</b>
CW (PH) - <u>April 5/16</u>
ITEM - <u>5</u>

**From:** Caputo, Mary

**Sent:** Monday, April 04, 2016 10:09 AM

**To:** 'Rubin Zak'

**Cc:** Racco, Sandra; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

**Subject:** RE: File # 19T-16V001- 230 Grand Trunk Ave. Dufferin Vistas Proposed Development plan, part of Lot 17, concession 3

Hello Rubin,

Thank you for your e-mail. By way of this e-mail I have copied the City's Clerks Department for official record.

Thank you,

**Mary Caputo** Hons. B.A.

**Senior Planner - OMB**

905-832-8585 ext. 8215 | [mary.caputo@vaughan.ca](mailto:mary.caputo@vaughan.ca)

**City of Vaughan | Development Planning Department**

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

[vaughan.ca](http://vaughan.ca)



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**From:** Rubin Zak [<mailto:zakrubin@hotmail.com>]

**Sent:** April-01-16 9:14 PM

**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca); Racco, Sandra

**Subject:** re: File # 19T-16V001- 230 Grand Trunk Ave. Dufferin Vistas Proposed Development plan, part of Lot 17, concession 3

Dear Sir/Madam,

Development Planning Department  
Vaughan City Hall, Council Chamber  
2141 Major Mackenzie Drive  
Vaughan, ON

I want to express my objection to the proposed development plan of Dufferin Vistas. These lands are described as an environmental protection zone. When I purchased my home I was told these lands were open space and environmental protection zone. This zoning suits the lands as I have seen an abundance of wildlife on these lands. The ecosystem of these lands compliments the neighborhood and Pheasant Hollow Park.

The proposed development plan does not fit in with the existing neighborhood of 40 foot lots adjacent to beautiful environmental green space and Pheasant Hollow Park. It does not make sense to destroy an ecosystem of natural green space to build townhouses.

The proposed development plan should be rejected.

Regards,

Rubin Zak  
115 Maverick Crescent  
Vaughan, ON  
L6A 0Y5

C 20	
<b>COMMUNICATION</b>	
CW (PH) -	April 5/16
ITEM -	5

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**From:** Racco, Sandra  
**Sent:** April-03-16 10:50 PM  
**To:** 'Rubin Zak'  
**Cc:** Caputo, Mary; Peverini, Mauro; Uyeyama, Grant; MacKenzie, John; Furfaro, Cindy; Abrams, Jeffrey  
**Subject:** RE: File # 19T-16V001- 230 Grand Trunk Ave. Dufferin Vistas Proposed Development plan, part of Lot 17, concession 3  
**Attachments:** PL111184-MAR-09-2016 (2).pdf

Dear Mr. Zak,

Thank you for your letter and I do appreciate the comments you made here within however please note that any landowner can make an application to the City to develop his or her parcel of land. The applicant is expected to undertake due diligence and responsibility to show to the City that their application does not negatively impact the existing community and is guided by the Vaughan Official Plan that has been approved by Council. In this particular circumstances, the recent OMB decision released over an appeal made by the landowner has changed the designation of the lands in question from *Natural Area* to a combination of *Low Density Residential*, *Low Density Residential Special Study Area* and *Natural Area* (I have enclosed a copy of the OMB decision for your review).

And now as you know, an application for a Draft Plan of Subdivision has come forward and will be dealt with on Tuesday April 5<sup>th</sup>, 2016 during the Public Hearing Committee meeting scheduled 7:00 pm in Council Chamber at the Vaughan City Hall.

The intent of the public hearing is to receive comments from the public, whether it's an individual, a business or an agency. You have the opportunity to make deputation in front of staff and Committee members (i.e. Council members), where they will listen intently and take notes on all the issues arising from the comments. Should you or your neighbours not able to attend the meeting, you are also welcome to submit a letter or e-mail (like what you have done here) or any other form of communications to the City and they will become part of the public record. Please note that NO DECISION will be made at this meeting however, often after the public meeting, staff will meet with applicant to go over the various issues raised and ask applicant to take whatever action necessary to resolve them, including providing the necessary studies and/or technical reports and only when staff is satisfied that the applicant has met the City's standard, will staff proceed to write a technical report with recommendations to bring forward for Council's consideration.

I encourage you and your neighbours to attend this meeting and voice your concerns. A letter was sent out in the mail from my office to the neighbouring residents detailing the chronology of the OMB case and the decision. The planner who is assigned to this application is Mary Caputo. Should you have further questions regarding this application, please feel free to contact Mary or myself.

I look forward to hearing from on Tuesday, April 5<sup>th</sup>.

*Sandra Young Racco*, B. Mus.Ed., A.R.C.T.  
 Councillor, Concord/North Thornhill  
 City of Vaughan

*"For the Community"*

To subscribe to Councillor Racco's e-newsletter, please click [here](#).

Visit [Racco's Community Forum](#) on Facebook.

Please visit my new website [www.4myCommunity.ca](http://www.4myCommunity.ca)



*"Don't be distracted by criticism. Remember that the only taste of success some people have is when they take a bite out of you"*

---

**From:** Rubin Zak [<mailto:zakrubin@hotmail.com>]

**Sent:** Friday, April 01, 2016 9:14 PM

**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca); Racco, Sandra

**Subject:** re: File # 19T-16V001- 230 Grand Trunk Ave. Dufferin Vistas Proposed Development plan, part of Lot 17, concession 3

Dear Sir/Madam,

Development Planning Department  
Vaughan City Hall, Council Chamber  
2141 Major Mackenzie Drive  
Vaughan, ON

I want to express my objection to the proposed development plan of Dufferin Vistas. These lands are described as an environmental protection zone. When I purchased my home I was told these lands were open space and environmental protection zone. This zoning suits the lands as I have seen an abundance of wildlife on these lands. The ecosystem of these lands compliments the neighborhood and Pheasant Hollow Park.

The proposed development plan does not fit in with the existing neighborhood of 40 foot lots adjacent to beautiful environmental green space and Pheasant Hollow Park. It does not make sense to destroy an ecosystem of natural green space to build townhouses.

The proposed development plan should be rejected.

Regards,

Rubin Zak  
115 Maverick Crescent  
Vaughan, ON  
L6A 0Y5

C 21	
COMMUNICATION	
CW (PH) -	April 3/16
ITEM -	5

**From:** Racco, Sandra  
**Sent:** April-03-16 10:23 PM  
**To:** 'slifchits@rogers.com'  
**Cc:** DevelopmentPlanning@vaughan.ca; Caputo, Mary; Peverini, Mauro; Uyeyama, Grant; MacKenzie, John; Furfaro, Cindy; Abrams, Jeffrey  
**Subject:** RE: Proposed Development Plan on open space lands at 230 Grand Trunk Avenue  
**Attachments:** 230 Grand Trunk Avenue PL111184 Papoi.pdf; PL111184-MAR-09-2016 (2).pdf

Sorry, I forgot to attach the OMB decision for your review.

Sandra Yeung Racco, B. Mus.Ed., A.R.C.T.  
 Councillor, Concord/North Thornhill  
 City of Vaughan

"For the Community"

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 Please visit my new website [www.4myCommunity.ca](http://www.4myCommunity.ca)

"Don't be distracted by criticism. Remember that the only taste of success some people have is when they take a bite out of you"

-----Original Message-----

**From:** Racco, Sandra  
**Sent:** Sunday, April 03, 2016 10:21 PM  
**To:** 'slifchits@rogers.com'  
**Cc:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca); Caputo, Mary; Peverini, Mauro; Uyeyama, Grant; MacKenzie, John; Furfaro, Cindy  
**Subject:** RE: Proposed Development Plan on open space lands at 230 Grand Trunk Avenue

Dear Mr. & Mrs. Lifchits,

Thank you for your letter and I do appreciate the comments you made here within however please note that any landowner can make an application to the City to develop his or her parcel of land. The applicant is expected to undertake due diligence and responsibility to show to the City that their application does not negatively impact the existing community and is guided by the Vaughan Official Plan that has been approved by Council. In this particular circumstances, the recent OMB decision released over an appeal made by the landowner has changed the designation of the lands in question from Natural Area to a combination of Low Density Residential, Low Density Residential Special Study Area and Natural Area (I have enclosed a copy of the OMB decision for your review).



And now as you know, an application for a Draft Plan of Subdivision has come forward and will be dealt with on Tuesday April 5th, 2016 during the Public Hearing Committee meeting scheduled 7:00 pm in Council Chamber at the Vaughan City Hall.

The intent of the public hearing is to receive comments from the public, whether it's an individual, a business or an agency. You have the opportunity to make deputation in front of staff and Committee members (i.e. Council members), where they will listen intently and take notes on all the issues arising from the comments. Should you or your neighbours not able to attend the meeting, you are also welcome to submit a letter or e-mail (like what you have done here) or any other form of communications to the City and they will become part of the public record. Please note that NO DECISION will be made at this meeting however, often after the public meeting, staff will meet with applicant to go over the various issues raised and ask applicant to take whatever action necessary to resolve them, including providing the necessary studies and/or technical reports and only when staff is satisfied that the applicant has met the City's standard, will staff proceed to write a technical report with recommendations to bring forward for Council's consideration.

I encourage you and your neighbours to attend this meeting and voice your concerns. A letter was sent out in the mail from my office to the neighbouring residents detailing the chronology of the OMB case and the decision. The planner who is assigned to this application is Mary Caputo. Should you have further questions regarding this application, please feel free to contact Mary or myself.

I look forward to hearing from on Tuesday, April 5th.

Respectfully yours,

Sandra Yeung Racco, B. Mus.Ed., A.R.C.T.  
Councillor, Concord/North Thornhill  
City of Vaughan

"For the Community"

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Please visit my new website [www.4myCommunity.ca](http://www.4myCommunity.ca)

"Don't be distracted by criticism. Remember that the only taste of success some people have is when they take a bite out of you"

-----Original Message-----

From: [slifchits@rogers.com](mailto:slifchits@rogers.com) [mailto:[slifchits@rogers.com](mailto:slifchits@rogers.com)]

Sent: Sunday, April 03, 2016 4:54 PM

To: [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca); Racco, Sandra

Subject: Proposed Development Plan on open space lands at 230 Grand Trunk Avenue

Dear Sir or Madam,

Please take into consideration our concerns regarding Proposed Development Plan on open space lands at 230 Grand Trunk Avenue. See attached document

Serguei and Fatima Lifchits

**Ontario Municipal Board**  
Commission des affaires municipales  
de l'Ontario



**ISSUE DATE:** March 9, 2016

**CASE NO(S).:** PL111184

**PROCEEDING COMMENCED UNDER** subsection 17(40) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	1042710 Ontario Limited (aka Royal Centre)
Appellant:	1096818 Ontario Inc.
Appellant:	11333 Dufferin St et al
Appellant:	1191621 Ontario Inc.; and others
Subject:	Failure to announce a decision respecting Proposed New Official Plan
Municipality:	City of Vaughan
OMB Case No.:	PL111184
OMB File No.:	PL111184
OMB Case Name:	Duca v. Vaughan (City)

**Heard:** October 14, 2015 in Vaughan, Ontario

**APPEARANCES:**

**Parties**

**Counsel**

Dufferin Vistas Ltd.

D. Bronskill

City of Vaughan

D. Jubb

Toronto and Region Conservation  
Authority

J. Wigley

**DECISION DELIVERED BY C. CONTI AND ORDER OF THE BOARD**

---

## INTRODUCTION

[1] This is the decision for an appeal by Dufferin Vistas Ltd. ("Appellant") regarding a proposed new Official Plan for the City of Vaughan ("City") known as Vaughan Official Plan (2010). This appeal involves lands at 230 Grand Trunk Avenue and it has been identified as appeal No. 21 among a number of appeals that were filed regarding Vaughan Official Plan (2010). The various appeals are in the process of being resolved through a number of Board proceedings.

[2] At the beginning of the proceeding, David Bronskill informed the Board that there was a settlement among the parties based upon proposed changes to the Official Plan. However, the Board heard that a number of residents of the area wanted to present evidence.

[3] Michael Smirnov, Sergei Lifchits, Codruta Papoi, Nick Shlepov and Peter Badali, on behalf of the Eagle Hills Community Association, requested participant status which was granted by the Board on consent.

[4] The subject property is approximately 4.5 hectares ("ha") in size and is located north of Rutherford Road and west of Dufferin Street. The lands to the north have been developed with low density residential uses. The lands to the south adjacent to the western part of the property are also developed with low rise residential uses. There are woodlands abutting the south eastern part of the property that are part of the Carrville Centre Secondary Plan area.

[5] Grand Trunk Avenue, which is a municipal road, currently ends at the north limit of the property. Plans are for the road to extend through the subject property and continue to the south along the western boundary of the Secondary Plan area to connect with Rutherford Road.

## EVIDENCE

[6] The Board heard evidence in support of the settlement from Paul Lowes, Principal with SGL Planning and Design Inc. Mr. Lowes is a Registered Professional Planner with approximately 30 years of experience. He was qualified by the Board as an expert in land use planning.

[7] The Board also heard evidence in support of the settlement from Tom Hilditch, President and CEO with Savanta. Mr. Hilditch has more than 20 years of experience carrying out natural heritage studies. He was qualified by the Board as an expert in ecology.

[8] Mr. Badali expressed support for the settlement on behalf of the Eagle Hills Community Association.

[9] Mr. Smirnov, Mr. Lifchits, Ms. Papoi and Mr. Shlepov were opposed to the settlement and supported the proposed Official Plan designations for the property.

[10] Mr. Lowes testified that the subject property is identified as being within a settlement area in the Oak Ridges Moraine Conservation Plan ("ORMCP"). He indicated that the ORMCP allows urban development in settlement areas, but it may be restricted by the presence of natural features. Natural heritage studies are required to identify and evaluate natural features and determine any required buffers.

[11] According to the evidence, the property is identified as Urban Area in the Regional Structure of the York Region Official Plan and it is not shown as being within the Regional Greenlands System (Exhibit 96). Mr. Lowes indicated a small area of the property is identified as woodland in Map 5, Woodlands, of the York Region Official Plan.

[12] A wooded feature is also shown on a portion of the property on Schedule 24 of Official Plan Amendment No. 604 which was intended to incorporate the policies of the

ORMCP into the Official Plan. In this context, Mr. Lowes stated that woodlands larger than 4 ha. are considered significant, but that the woodland on the property now is smaller than 4 ha.

[13] In the Vaughan Official Plan (2010) the subject property is identified as Natural Area and Countryside. In Schedule 2, Natural Heritage Network, the site is shown as having Core Features. In Schedule 13, Land Use, the property is designated as Natural Area. Mr. Lowe stated that the designations in Vaughan Official Plan (2010) were appealed by the previous owner of the subject property and are being carried forward by the Appellant.

[14] The Board heard that a Natural Heritage Network Study was completed for the City which does not identify a significant woodland on the property or any other significant feature. It does show a stream corridor to the east of the property (Exhibit 99).

[15] Mr. Lowes explained that in the late 1990's, there was more of a wooded feature in the eastern portion of the property. Many of the trees were removed by a former owner who was charged and ordered to replant. It is Mr. Lowes' understanding that the Court accepted the replanting.

[16] There was also a greater concentration of trees in the western part of the property which were removed in the early 2000's by a previous owner. According to Mr. Lowes no charges were laid in that case.

[17] The Board heard that Mr. Hilditch undertook a number of natural heritage studies for the property. He also reviewed previous natural heritage work for the area. Mr. Hilditch's studies included investigations in the disciplines of botany, Ecological Land Classification, and breeding bird studies. Mr. Hilditch indicated that a number of field visits of the property were undertaken in conjunction with his work. In addition, staff of the Toronto and Region Conservation Authority ("TRCA") visited the site to review its natural heritage characteristics.

[18] Mr. Hilditch stated that there was evidence that the site had been historically disturbed. He indicated that key natural heritage features and sensitive hydrogeological features, which had been referenced in other documents, do not exist on the western part of the property. However, there are some features in the eastern part of the property which may warrant protection and require further studies. The eastern part of the property contains an intermittent watercourse, an off-line pond and some wetland features. There are four butternut trees in this area, and also green frog and bull frog were found. Mr. Hilditch indicated that these are significant species and they were found in the portion of the property that is intended to remain designated as Natural Area. He also indicated that the eastern wood pewee was heard in the vicinity, but off site.

[19] The presence of these features indicates that there may be significant wildlife habitat and significant woodlands on portions of the eastern section of the property and off-site adjacent to this area.

[20] As a result of these findings, Mr. Lowes indicated that modifications to Vaughan Official Plan (2010) were proposed to deal with the possible presence of significant natural heritage features as included in Exhibit 100. The modifications propose changes to Schedule 13 of the Official Plan redesignating the land use for the subject property from Natural Areas to Low Density Residential and Natural Areas. Schedule 14 of the Official Plan is also proposed to be modified to identify the property as being subject to a site-specific plan.

[21] The modifications also propose adding a new section 13.X to Vaughan Official Plan (2010) which specifies a number of detailed studies that must be completed to the satisfaction of the City in consultation with TRCA prior to development of the property.

[22] Through s. 13.x.4 the land uses for the property are further delineated. For the western part of the property, the modifications assign a Low Rise Residential designation. The central portion of the property is identified as Low Rise Residential

Special Study Area. The eastern part of the property is identified as Natural Area. The modifications require that the Low Rise Residential Special Study Area can only be developed if studies demonstrate that specified natural features and functions will be protected. The intent is that the area identified as Natural Area will be protected and that the boundary between the Low Rise Residential Special Study Area and the Natural Area will be more clearly defined through the studies and field work.

[23] Mr. Lowes' expert planning opinion was that the proposed modifications conform to the ORMCP. He also stated that identifying the property as Low Rise Residential conforms to the Growth Plan for the Golden Horseshoe ("Growth Plan").

[24] Mr. Lowes indicated that the proposal is consistent with the Provincial Policy Statement ("PPS"). He indicated that through the modifications natural heritage features will be protected as required in the policies of the PPS.

[25] Mr. Lowes' opinion was that the modifications protect the known significant features and that they conform to the York Region Official Plan.

[26] Mr. Lowes stated that the modifications represent good planning and are in the public interest.

[27] Dawne Jubb and Jonathan Wigley indicated support for the settlement on behalf of the City and TRCA.

[28] Mr. Badali supported the modifications and the settlement. He indicated that the Eagle Hills Community Association is concerned about traffic issues and he contended that the extension of Grand Trunk Avenue through the property will help alleviate traffic problems.

[29] The other participants expressed concern about the settlement and they indicated that the Vaughan Official Plan (2010) designations for the property should not be changed. The removal of trees on the property through the actions of the previous

owner should not be a rationale to remove restrictions on the property. The Board heard that the photomap submitted as Exhibit 93 appeared to be out of date and that the tree cover on the property is more extensive than shown in the figure. Ms. Papoi submitted two previous Board decisions for the property which recognized provisions to protect the wooded areas on the property. They requested the Board to maintain the designations for the property that are identified in Vaughan Official Plan (2010).

### **ISSUES, ANALYSIS AND FINDINGS**

[30] The Board has carefully considered the evidence provided by the parties and participants. The expert opinion evidence supporting the settlement is uncontradicted. The professional planning opinion and the expert evidence regarding ecology and natural heritage support the proposed redesignation of the lands, the identified limits and character of the natural heritage features and the approach for delineating development of the property as described in the modifications.

[31] The Board accepts Mr. Hilditch's opinion that the significant natural heritage features are not located in the western part of the property which is proposed for low density residential use. Based upon the evidence, the only potentially significant natural heritage features are within the eastern part of the property, primarily in the area designated as Natural Area in the modifications, and in adjacent areas off-site. The Board accepts and agrees with Mr. Hilditch's opinion that these areas can be protected through the proposed studies and the land uses and policies included in the modifications (Exhibit 100).

[32] It is clear from the evidence that the property at one time contained more extensive woodlands, a portion of which were identified as being worthy of protection. However, it is difficult from the evidence to determine the exact extent of significant woodlands that may have existed on the property in the past.

[33] The Board shares some of the concerns expressed by participants that portions of the wooded area of the property have been removed which may have affected its



natural heritage significance. The Board in no way condones actions which contribute to the removal of significant natural heritage features that may facilitate development. The Board understands that the Appellant is in no way responsible for these actions and is considering the potential for the property in its current condition.

[34] Furthermore, the Board notes that the alignment for the municipal road, Grand Trunk Avenue, has been planned to essentially bisect the property in a north to south direction. Given this alignment, some impact on any environmental features that may have existed previously in the central portion of the property must have been anticipated and considered to be acceptable.

[35] The Board has concluded from the evidence that the features of the site as they exist must be the basis for its determinations. Therefore, the Board agrees with the planning opinion provided by Mr. Lowes. The Board finds that the proposed modifications comply with the ORMCP, the Growth Plan and the York Region Official Plan. The Board finds that the modifications are consistent with the PPS. Furthermore, the Board finds that the modifications represent good planning and are in the public interest.

[36] Mr. Bronskill indicated that during the hearing, the need for a minor revision to Exhibit 100 was identified through which changes are required to Schedule 1 of the Vaughan Official Plan (2010) to reflect the new designations of the lands. He indicated that a revised Exhibit 100 would be provided to the Board. Subsequent to the hearing, the Board received the revised Exhibit which is attached to this decision.

[37] This decision in no way contradicts the previous Board decisions for the property that were submitted in the evidence. The evidence in this appeal and particularly the expert opinion evidence provided by the parties strongly supports the settlement. In the Board's decision *Vaughan (City) Zoning By-law No. 489-2001 (Re)* [2003] O.M.B.D. No. 1163, which was submitted by the participants, the significance of expert evidence was emphasized.

[38] Based upon the above considerations, the Board will allow the appeal in part based upon the modifications to Vaughan Official Plan (2010) contained in the revised Exhibit 100.

[39] The appeal of Dufferin Vistas Ltd. is resolved in full by the settlement. However, Mr. Bronskill noted that the provisions of Exhibit 100 do not address Vaughan Official Plan (2010) Schedule 2 which identifies the City's Natural Heritage Network. At the time of the hearing, Schedule 2 had not been approved by the Board and Mr. Bronskill indicated that he may be requesting some changes in the future to address the Appellant's interests and the results of the settlement.

#### **ORDER**

[40] The Board orders that the appeal by Dufferin Vistas Ltd. is allowed in part and Vaughan Official Plan (2010) is modified as set out in Attachment 1.

*"C. Conti"*

C. CONTI  
MEMBER

If there is an attachment referred to in this document,  
please visit [www.elto.gov.on.ca](http://www.elto.gov.on.ca) to view the attachment in PDF format.

#### **Ontario Municipal Board**

A constituent tribunal of Environment and Land Tribunals Ontario  
Website: [www.elto.gov.on.ca](http://www.elto.gov.on.ca) Telephone: 416-212-6349 Toll Free: 1-866-448-2248

**ATTACHMENT 1**  
**MODIFICATIONS**  
**TO THE CITY OF VAUGHAN OFFICIAL PLAN 2010**

## **MODIFICATIONS TO THE VAUGHAN OFFICIAL PLAN 2010**

The City of Vaughan Official Plan is hereby modified by:

1. Modifying Schedule "1" – Urban Structure by modifying the categories from "Natural Areas and Countryside" to "Community Areas" and "Natural Areas and Countryside" as shown on Schedule "1";
2. Modifying Schedule "13" – Land Use by modifying the designation of the Subject Lands from "Natural Areas" to "Low-Rise Residential" and "Natural Areas" in the manner shown on Schedule "2";
3. Modifying Schedule "14-C" – Areas Subject to Site Specific Plans to identify the subject lands as an area subject to a site specific plan as identified in Schedule "3", attached hereto;
4. Adding a new Section 13.X to Chapter 13 of Volume 2 of the Vaughan Official Plan as follows:

### **"13.X 230 Grand Trunk Avenue**

#### **13.x.1 General**

- 13.x.1.1 The subject lands known as 230 Grand Trunk Avenue, as shown on Map 13.X.A, have been considered appropriate for Low-Rise Residential development subject to detailed review. The policies in this section outline the studies considered necessary to determine the extent of development and the appropriate type of infrastructure needed to support the development as well as the future extension of Grand Trunk Avenue.

#### **13.x.2 Natural Features/Hazard Lands**

- 13.x.2.1 The natural features, functions and hazards on the site will require detailed review through the development process. Some of these features extend south of the subject property, necessitating reasonable consideration of adjacent lands in terms of natural features and the provision and connection of infrastructure.

#### **13.x.3 Detailed Technical Studies and Plans**

- 13.x.3.1 Prior to consideration of site alteration or development approvals on the property, a comprehensive set of plans and studies be completed to the satisfaction of the City, in consultation with the TRCA:
- A natural heritage evaluation that defines the natural features, functions and linkages within and to a reasonable extent adjacent to the site, defines appropriate buffers and demonstrates that the impacts of development are appropriately mitigated and/or compensated, where appropriate, including the subject lands and to a reasonable extent those abutting to the south;
  - A geotechnical slope stability analysis, including cross-sections, detailed grading plans;

- A hydrogeological study/analysis;
- A water balance;
- Landscape restoration plans.
- A Functional Servicing Report (FSR) that:
  - Considers the alignment, design and extent of grading of the proposed extension of Grand Trunk Avenue
  - Reviews the development opportunities within the context of the Block Plan and MESP
  - Detailed consideration of the subject lands and to a reasonable extent the lands to the south, respecting stormwater management, slope stability and the alignment of Grand Trunk Avenue.
- Planning Report including Oak Ridge Moraine Conformity

13.x.3.2 An appropriate Terms of Reference for the FSR will be developed to the satisfaction of the City in consultation with the TRCA.

13.x.3.3 The future development patterns and features for preservation/conservation including the ways and means to achieve this will be determined through the above-noted studies and will be recognized through the zoning by-law and future development planning processes.

#### **13.x.4 Land Use Designations**

Three land use designations are illustrated on Map 13.X.B.

##### **13.x.4.1 Low-Rise Residential**

The lands identified as Low-Rise Residential designation on Map 13.X.B shall be developed in accordance with the policies of Section 9.2.2.1.

##### **13.x.4.2 Low-Rise Residential Special Study Area**

The lands identified as Special Study Area on Map 13.X.B shall be developed in accordance with the Low-Rise Residential designation and policies outlined in 9.2.2.1, without the requirement for an OPA, provided the studies, prepared in support of a development application or zoning application, are completed to demonstrate that development can be accommodated and the following features and functions, if present on the site, are maintained to the satisfaction of the City, in consultation with TRCA:

- Draw / Valley;
- Hazard Slopes;
- Headwater Drainage Feature;
- Groundwater seepage areas on the Oak Ridges Moraine;
- Wetlands;
- Significant Wildlife Habitat; and
- Endangered Species.

##### **13.x.4.3 Natural Areas**

The lands identified as Natural Areas on Map 13.X.B contain the following features and shall be subject to the policies of Section 9.2.2.16:

- A Watercourse;
- Wetlands;
- Endangered Species; and
- Natural Vegetation.

13.x.4.4 The specific boundary of the Natural Areas and Low Rise Residential Special Study Areas shall be determined through the studies of 13.x.3.1 and through staking of the natural features.

# SCHEDULE 1

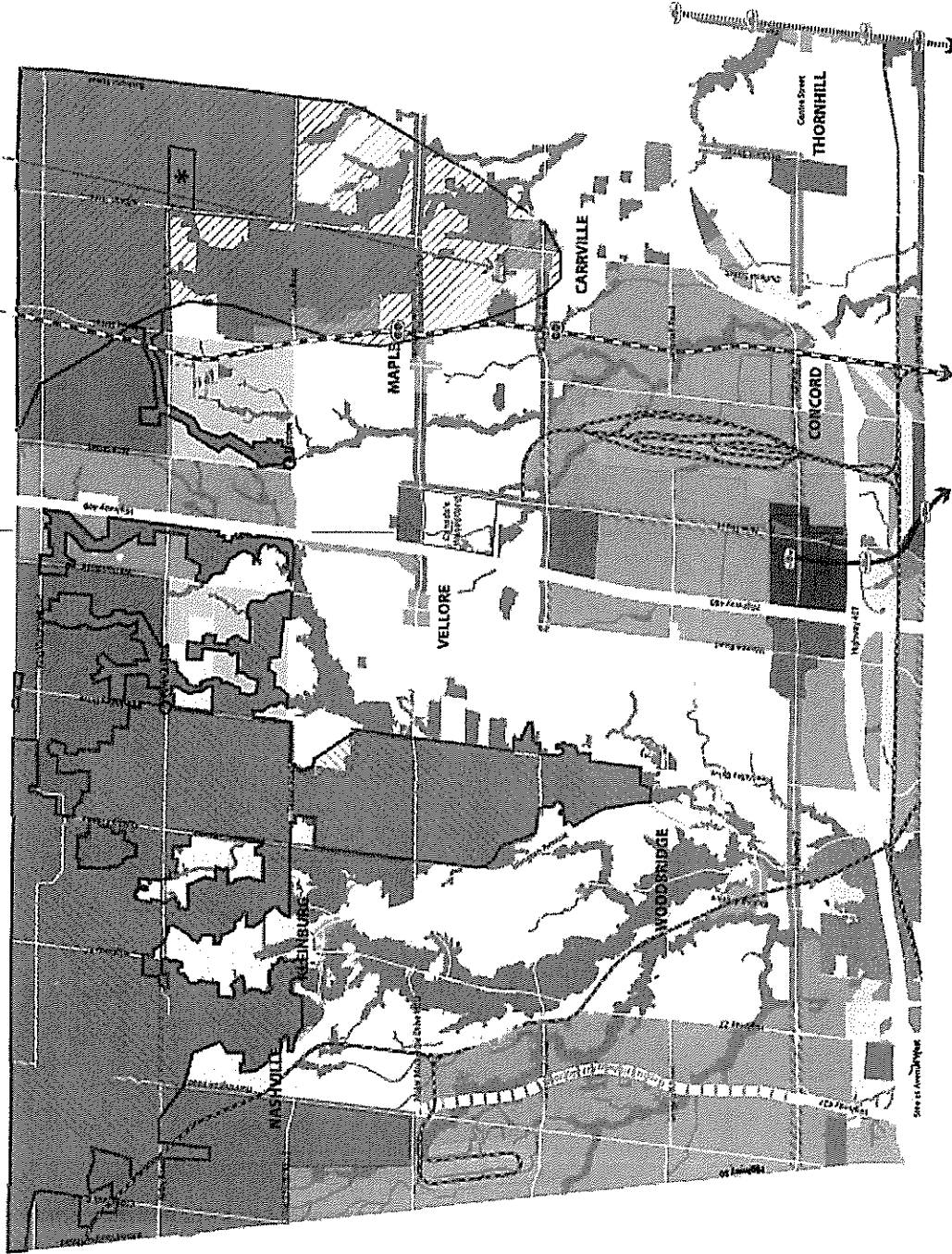
Property to be modified as  
"Community Areas" and  
"Natural Areas and Countryside"

## SCHEDULE 1 Urban Structure



- Urban Boundary
- Urban Growth Centre Boundary
- Stable Areas
- Natural Areas and Countryside
- Community Areas
- New Community Areas
- Employment Areas
- Rail Facilities
- Intensification Areas
- Vaughan Metropolitan Centre (Regional Centre)
- Primary Centres
- Local Centres
- Regional Intensification Corridors
- Regional Intensification Corridors within Employment Areas
- Primary Intensification Corridors
- Primary Intensification Corridors within Employment Areas
- Parkway Belt West Lands
- Railway
- Subway Extension
- Proposed Subway Extension
- GO Transit Network
- Greenbelt Plan Area<sup>1</sup>
- Oak Ridges Moraine Conservation Plan Area<sup>1</sup>
- Urban Growth Centre Boundary
- Hamlet
- Minister's Designation on ORNLCP Designation Deferred
- Municipal Boundary

<sup>1</sup> See Schedule 4 for limits and land use information of the Greenbelt Plan Area and Oak Ridges Moraine Conservation Plan Area

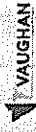


# SCHEDULE 2

Property to be modified  
as "Low-Rise Residential" and  
"Natural Areas"

SCHEDULE 13

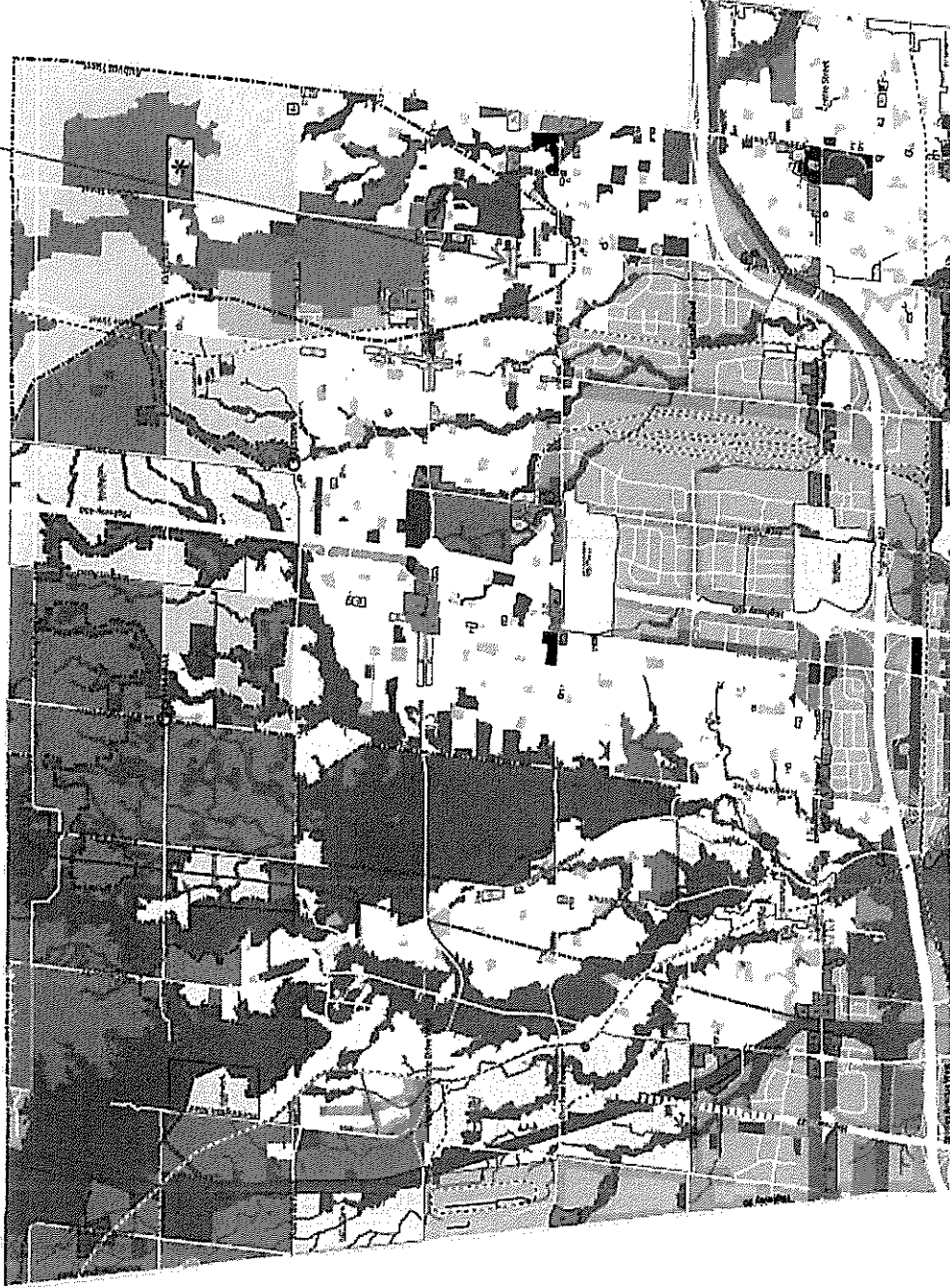
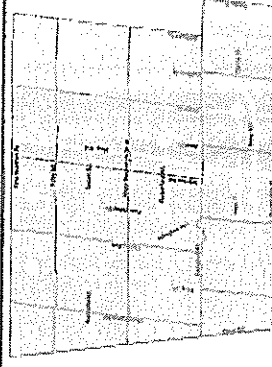
Land Use



- Natural Areas
- Parks
- Private Open Spaces
- Ag Cultural
- Rural
- Low-Rise Residential
- Low-Rise Mixed-Use
- Mid-Rise Residential
- Mid-Rise Mixed-Use
- High-Rise Residential
- High-Rise Mixed-Use
- Community Commercial Mixed-Use
- Employment Commercial Mixed-Use
- General Employment
- Prestige Employment
- Major Institutional
- New Community Areas
- Theme Park and Entertainment
- Parade Belt West Lands
- Infrastructure and Utilities
- Lands Subject to Secondary Park Core-Neighbourhood
- Roads
- Railway
- Greenbelt Plan Area & Oak Ridges Moraine Conservation Plan Area
- Oak Ridges Moraine Natural Core
- Oak Ridges Moraine Natural Linkage
- Oak Ridges Moraine Countryside

- Heritage
- Minister's Decision on Official Plan Designation of Deferred
- Municipal Boundary

Refer to Schedule 13 for the Land Subject to Area and 2 in Schedule 13 for the Land





# SCHEDULE 3



SCHEDULE 14-C

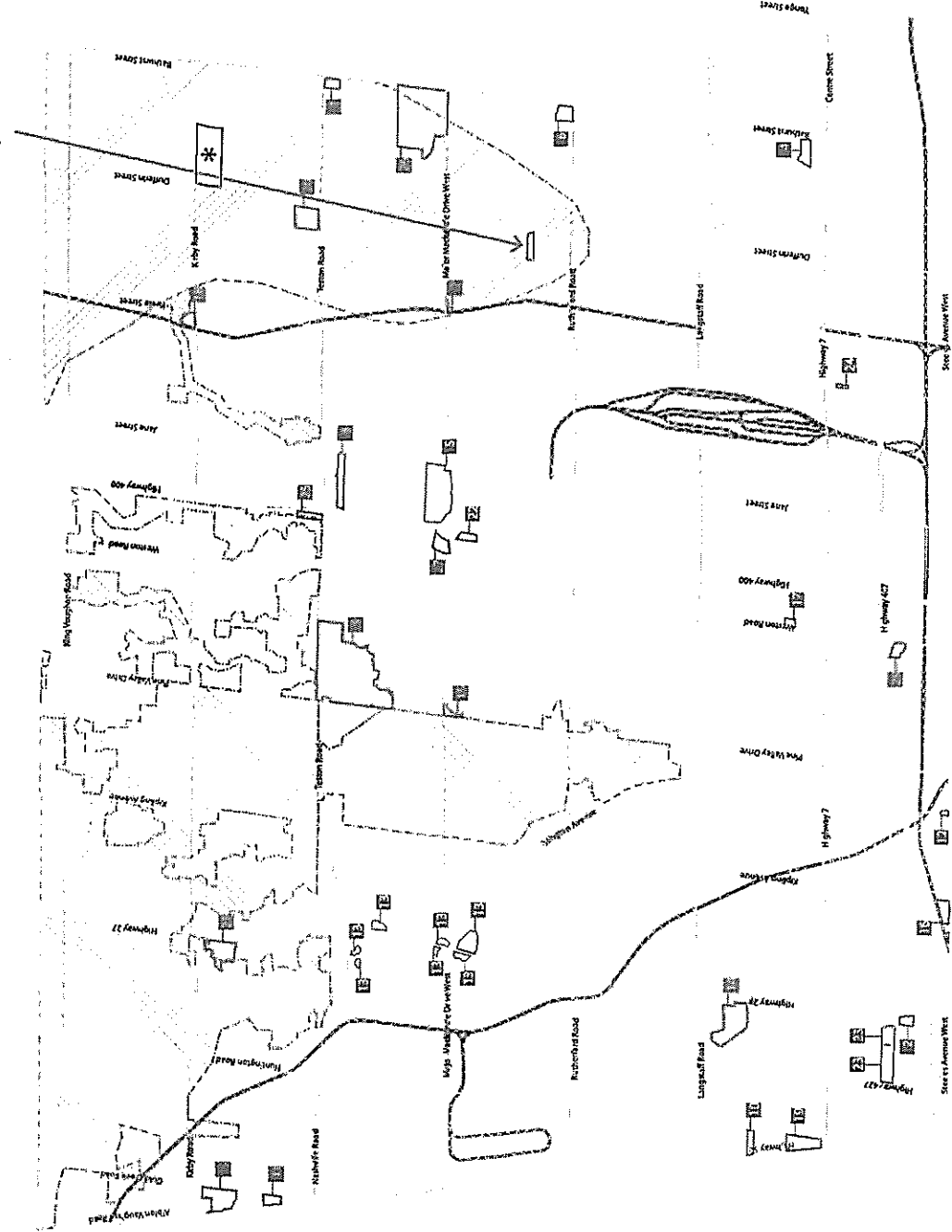
## Areas Subject to Site Specific Plans

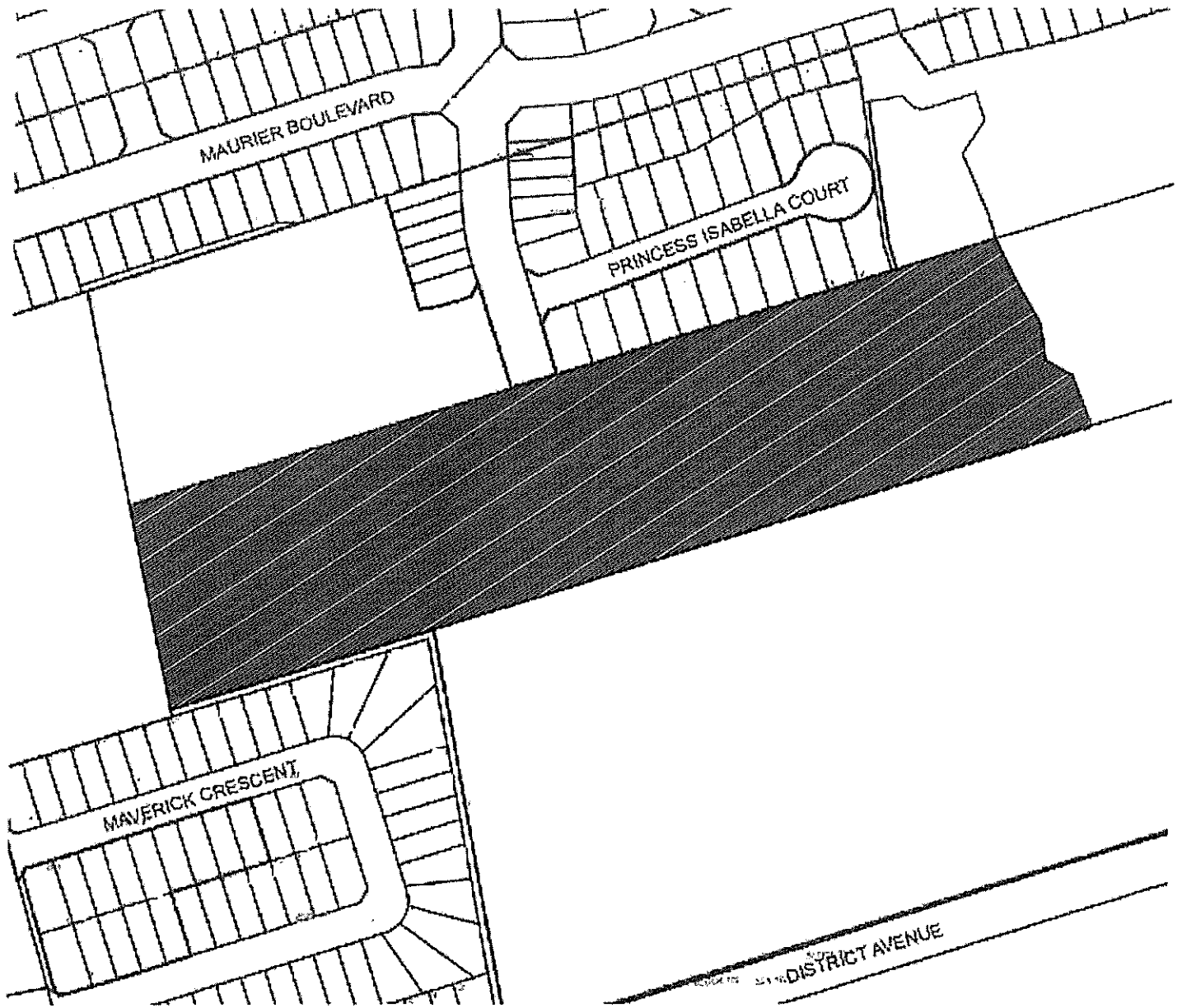
- Site Specific Areas - Chapter 13
- SW Corner of Bathurst St. and Teston Rd. - 13.2
- 7242 Highway 27 - 13.3
- 11243 Highway 50 - 13.4
- Thornhill Liberty Lands - 13.5
- Vaughan Healthcare Campus - 13.6
- NW Corner of Rutherford Road and Bathurst Street - 13.7
- 2057 Major Mackenzie Drive - 13.8
- Almadaya Campus - 13.9
- Block 40 - 13.10
- 8151 Highway 50 - 13.11
- 10951 Highway 50 - 13.12
- Steeles/Slington Ave. Services Review Area - 13.13
- Valley Policy Areas - 13.14
- 2107638/RioCan/SRF Vaughan - 13.15
- SE Corner of Major Mackenzie Dr. and Pine Valley Dr. - 13.16
- NW Corner of Steeles and Major Avenues - 13.17
- 7979 Weston Road - 13.18
- NW Corner of Kee Street and Kipling Road - 13.19
- Hurlington South - 13.20
- 1600 Teston Road - 13.21
- North Humber Extension - 13.22
- 77 Eaglesview Heights - 13.23 (OPA #7)
- Parliament West Amendment Areas - 13.24
- 7615-7675 Keele St. - 13.25
- 3400 Teston Road - 13.26
- NW Corner of Major Mackenzie Dr. and Bathurst St. - 13.27
- NE Corner of O'Brien Blvd. and Major Mackenzie Dr. - 13.28
- 30 & 70 Anna Park Dr. - 13.29 (OPA #5)

Municipal Boundary


Add "X" Part of Lot 17, Concession 3  
- 13.XX (OPA#XX)"

Add Site Specific Area XX





MAP 13.X.A

 Area Subject to  
Policy 13.X



MAP 13.X.B

C 22	
COMMUNICATION	
CW (PH) -	April 5/16
ITEM -	5

**From:** Racco, Sandra  
**Sent:** April-03-16 10:15 PM  
**To:** 'Domi Papoi'  
**Cc:** DevelopmentPlanning@vaughan.ca; Caputo, Mary; Peverini, Mauro; Uyeyama, Grant; MacKenzie, John; Abrams, Jeffrey; Furfaro, Cindy  
**Subject:** RE: 230 Grand Trunk Avenue - File No. : 19T-16V001 PAC No. : PAC.15.125  
**Attachments:** 230 Grand Trunk Avenue PL111184 Papoi.pdf; PL111184-MAR-09-2016 (2).pdf

Dear Mr. & Mrs. Papoi,

Thank you for your letter and I do appreciate the comments you made here within however please note that any landowner can make an application to the City to develop his or her parcel of land. The applicant is expected to undertake due diligence and responsibility to show to the City that their application does not negatively impact the existing community and is guided by the Vaughan Official Plan that has been approved by Council. In this particular circumstances, the recent OMB decision released over an appeal made by the landowner has changed the designation of the lands in question from *Natural Area* to a combination of *Low Density Residential*, *Low Density Residential Special Study Area* and *Natural Area* (I have enclosed a copy of the OMB decision for your review).

And now as you know, an application for a Draft Plan of Subdivision has come forward and will be dealt with on Tuesday April 5<sup>th</sup>, 2016 during the Public Hearing Committee meeting scheduled 7:00 pm in Council Chamber at the Vaughan City Hall.

The intent of the public hearing is to receive comments from the public, whether it's an individual, a business or an agency. You have the opportunity to make deputation in front of staff and Committee members (i.e. Council members), where they will listen intently and take notes on all the issues arising from the comments. Should you or your neighbours not able to attend the meeting, you are also welcome to submit a letter or e-mail (like what you have done here) or any other form of communications to the City and they will become part of the public record. Please note that NO DECISION will be made at this meeting however, often after the public meeting, staff will meet with applicant to go over the various issues raised and ask applicant to take whatever action necessary to resolve them, including providing the necessary studies and/or technical reports and only when staff is satisfied that the applicant has met the City's standard, will staff proceed to write a technical report with recommendations to bring forward for Council's consideration.

I encourage you and your neighbours to attend this meeting and voice your concerns. A letter was sent out in the mail from my office to the neighbouring residents detailing the chronology of the OMB case and the decision. The planner who is assigned to this application is Mary Caputo. Should you have further questions regarding this application, please feel free to contact Mary or myself.

I look forward to hearing from on Tuesday, April 5<sup>th</sup>.

Respectfully yours,

*Sandra Young Racco*, B. Mus.Ed., A.R.C.T.  
 Councillor, Concord/North Thornhill  
 City of Vaughan

*"For the Community"*

To subscribe to Councillor Racco's e-newsletter, please click [here](#).

Visit [Racco's Community Forum](#) on Facebook.

Please visit my new website [www.4myCommunity.ca](http://www.4myCommunity.ca)



*"Don't be distracted by criticism. Remember that the only taste of success some people have is when they take a bite out of you"*

**From:** Domi Papoi [mailto:dpapoi@gmail.com]

**Sent:** Sunday, April 03, 2016 6:53 PM

**To:** Racco, Sandra; DevelopmentPlanning@vaughan.ca

**Subject:** RE: 230 Grand Trunk Avenue - File No. : 19T-16V001 PAC No. : PAC.15.125

April 3, 2016

Development Planning Department

Vaughan City Hall, Council Chamber

2141 Major Mackenzie Drive

Vaughan ON L6A 1T1

For the attention of Sandra Yeung Racco, Councillor, North Thornhill/Concord and

Mary Caputo, Senior Planner of the Development Planning Department

**RE: Dufferin Vistas Ltd.**

**230 Grand Trunk Avenue**

**File No. : 19T-16V001 PAC No. : PAC.15.125 (the "Proposed Development Plan")**

**OMB Case No. PL111184 – VOP2010 Appellant 21**

Dear Sir or Madam,

We wish to make you aware of a number of strong objections that we have with regards to the Proposed Development Plan on open space lands at 230 Grand Trunk Avenue (the "**Open Space Lands**"). As an immediate neighbor to the site of the Proposed Development Plan, we are of the view that the Proposed

Development Plan will have a serious impact on our standard of living and does not comply with the Oak Ridges Moraine Conservation Plan, Ontario Provincial Policy Statement, and Vaughan City Plan Policies.

## **1. Protection of valuable open space under Oak Ridge Moraine Conservation Plan**

**The Oak Ridge Moraine Conservation Act, 2001:** “The decisions of provincial ministers, ministries and agencies made under the Planning Act or the Condominium Act, 1998 or in relation to a prescribed matter, are required to confirm with the Oak Ridges Moraine Conservation Plan. The Oak Ridges Moraine Conservation Act, 2001 establishes the following objectives for the Oak Ridges Moraine Conservation Plan: “... protecting the ecological and hydrological integrity of the Oak Ridges Moraine Area...”

The Oak Ridges Moraine is an environmentally sensitive and geological landform. One of the goals of the Oak Moraine Conservation Plan is to protect and restore natural and open space connections under the Oak Ridges Moraine. The Open Space Lands are located in an area which is protected by the Oak Ridges Moraine Conservation Plan and also were designated by Vaughan City as Valley/Open Space Lands

The Proposed Development Plan doesn't respect the objectives of the Oak Ridges Moraine Conservation Plan to protect the ecological and hydrological integrity of the Oak Ridges Moraine Area; to the contrary it would lead to the loss of valuable green space and loss of open space connections required by the Oak Ridges Moraine provide important groundwater recharge and habitat to species that require open areas to complete their life cycles.

## **2. Non-compliance with the Ontario Provincial Policy Statement**

**The Ontario Provincial Policy Statement 2014, 1.1.3:** “It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces...”

Green open space is in scarce supply in our area and this woodland site and the trees on it provide a valuable contribution to the neighborhood scene and adjoining neighborhood park and are an amenity for local residents.

A lot of trees are so close to the Open Space Land, so the Proposed Development Plan would damage the root system of trees. The trees concerned and the Open Space Lands are a wildlife haven for many birds and animals and significantly to the amenity of our area. The Proposed Development Plan is a direct contravention of the Ontario Provincial Policy Statement.

## **3. Detrimental impact upon residential amenities**

**City of Vaughan Official Plan 2010 – Volume 1 Policies, 9.1.2.1:** “That new development will respect and reinforce the existing and planned context within which it is situated. More specifically, the built form of new developments will be designed to achieve the following general objectives: a. in Community Areas, new development will be designed to respect and reinforce the physical character of the established neighborhood within which it is located...”

The Proposed Development Plan doesn't respect the character of the surroundings. The layout and design of the surroundings close to the Open Space Lands are detached two-garage houses (i.e. 40 ft. Lot Homes). The Proposed Development Plan doesn't respect local context, because the Proposed Development Plan intends to build townhouses which will be much smaller than the neighboring properties. In addition, the Proposed

Development Plan will be in the middle of two areas having existing 40 ft. Lot detached homes. Therefore, the Proposed Development Plan doesn't respect the character and amenity of adjoining residential properties.

We wish the council to balance the demand for housing provision with the need to avoid town cramming and to support sustainable development. We would be grateful if the council would take our objections into consideration when deciding this application.

Yours sincerely:

Codruta Papoi and Domokos Papoi

85 Maverick Crescent, Vaughan, ON, L6A 0Y5

April 3, 2016

Development Planning Department  
Vaughan City Hall, Council Chamber  
2141 Major Mackenzie Drive  
Vaughan ON L6A 1T1

For the attention of Sandra Yeung Racco, Councillor, North Thornhill/Concord

**RE: Dufferin Vistas Ltd.**

**230 Grand Trunk Avenue**

**File No. : 19T-16V001 PAC No. : PAC.15.125 (the “Proposed Development Plan”)**

**OMB Case No. PL111184 – VOP2010 Appellant 21**

Dear Sir or Madam,

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#### **1. Protection of valuable open space under Oak Ridge Moraine Conservation Plan**

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The Proposed Development Plan doesn't respect the objectives of the Oak Ridges Moraine Conservation Plan to protect the ecological and hydrological integrity of the Oak Ridges Moraine Area; to the contrary it would lead to the loss of valuable green space and loss of open space connections required by the Oak Ridges Moraine provide important groundwater recharge and habitat to species that require open areas to complete their life cycles.



## **2. Non-compliance with the Ontario Provincial Policy Statement**

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## **3. Detrimental impact upon residential amenities**

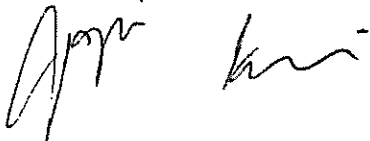
**City of Vaughan Official Plan 2010 – Volume 1 Policies, 9.1.2.1**: “That new development will respect and reinforce the existing and planned context within which it is situated. More specifically, the built form of new developments will be designed to achieve the following general objectives: a. in Community Areas, new development will be designed to respect and reinforce the physical character of the established neighborhood within which it is located...”

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We wish the council to balance the demand for housing provision with the need to avoid town cramming and to support sustainable development. We would be grateful if the council would take our objections into consideration when deciding this application.

Yours sincerely:

Codruta Papoi and Domokos Papoi

The block contains two handwritten signatures in black ink. The first signature on the left is a stylized, cursive 'C' followed by 'P' and 'P'. The second signature on the right is a more fluid, cursive 'D' followed by 'P' and 'P'.



**BRATTYS** <sup>LLP</sup>  
BARRISTERS AND SOLICITORS

PLEASE REFER TO:  
Helen A. Mihailidi (Ext. 277)  
Email: [hmihaillidi@bratty.com](mailto:hmihaillidi@bratty.com)  
Associate: Justin Kong (Ext. 202)  
Email: [jkong@bratty.com](mailto:jkong@bratty.com)

**Delivered via Email  
and Courier**

April 4, 2016

The Corporation of The City of Vaughan  
Planning Department (Development Planning Division)  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

Attention: Mark Antoine, Planner

Dear Sir:

**RE: PART OF LOT 17, CONCESSION 3, VAUGHAN, PART 1 ON PLAN 65R-5194,  
EXCEPT PART 2 ON PLAN 65R-29377, VAUGHAN, MUNICIPALLY KNOWN AS  
230 GRAND TRUNK AVENUE, CITY OF VAUGHAN (the "Lands") OWNED BY  
DUFFERIN VISTAS LTD.**

**AND RE: DRAFT PLAN OF SUBDIVISION FILE 19T-16V001 - DUFFERIN VISTAS LTD.**

**AND RE: BLOCK 18 DEVELOPMENT AREA**

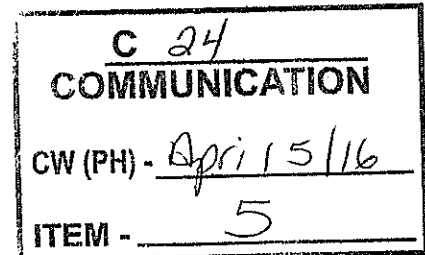
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We act as solicitors on behalf of the Block 18 Developers Group (the "Block 18 Group") and Block 18 Properties Inc. (the "Trustee") pursuant to the Block 18 Cost Sharing Agreement dated February 14, 2006 (as amended) (the "Block 18 Cost Sharing Agreement"), entered into by the Block 18 Group in respect of the development of lands within the Block 18 Community.

We understand that the above-referenced owner of the Lands is proceeding with the development of their lands within the Block 18 development area.

We are writing to advise the City that the subject Lands are within the Block 18 Community development area and will benefit directly from community lands and infrastructure which have been or will be provided, constructed and/or financed by the Block 18 Group pursuant to the terms of the Block 18 Cost Sharing Agreement, as well as various agreements entered into or to be entered into by the Block 18 Group with the City of Vaughan, Region of York, and other applicable authorities.

Accordingly, the Block 18 Group requires that, as a condition of the development of any lands within the Block 18 development area, including the above-referenced Lands, the owner of such lands must be required to enter into and be a participant in good standing (to be confirmed by the Trustee) under the



related to the community lands and infrastructure from which such lands will benefit. It would otherwise be unjust to permit such owner(s) to benefit from such infrastructure and community use lands provided or to be provided by the Block 18 Group without such owner(s) having to bear its proportionate share of the costs and burdens related thereto. The Block 18 Group therefore wishes to ensure that the City will enforce the requirement for the Block 18 Cost Sharing Agreement in accordance with policies of its Official Plan, and to this effect requires the City's assistance in requiring all landowners within the Block 18 Community, including without limitation, the owner of the above Lands, to enter into the Block 18 Cost Sharing Agreement in order to ensure that such owner(s) bears its fair and equitable share of the costs and burdens related thereto and to secure the Trustee's clearance prior to registration of any plan(s) of subdivision against such lands.

We look forward to receiving the City's confirmation in respect of the foregoing.

In addition, if this is not already in effect, we hereby formally request notification of any future application or other action or procedure and/or any proposed zoning by-law amendment and/or any proposed decision of the City with respect to the proposed development or re-development of any lands within the Block 18 Community.

Should you have any questions or concerns, please feel free to contact the writer.

Yours truly,

**BRATTYS LLP**



Helen A. Mihailidi

HAM/jk

c.c. Block 18 Landowners  
c.c. Heather Wilson  
c.c. Grant Uyeyama  
c.c. John Mackenzie

# HUMPHRIES PLANNING GROUP INC.

<b>C</b> <u>25</u>
<b>COMMUNICATION</b>
<b>CW (PH)</b> - <u>April 5/16</u>
<b>ITEM</b> - <u>5</u>

April 4, 2016  
File: 06125

Clerk  
City of Vaughan  
2141 Major Mackenzie Drive  
City of Vaughan, ON  
L6A 1t1

Attn: Mr. Jeffrey Abrams

Re: Comment Letter regarding Draft Plan of Subdivision Application  
19T-16V001 - Dufferin Vistas Ltd.  
Vicinity of Dufferin Street and Maurier Boulevard  
Council Public Meeting - April 5, 2016 - Staff Report P.2016.12

---

Humphries Planning Group Inc. represents 1275620 Ontario Inc. owner of lands located to the immediate north of the subject site. We have reviewed the staff report and attachments and wish to express the following concerns and objections to the application:

1. At the time the staff report was written it appears the application was incomplete, as a number of required studies have not been submitted. Such being the case, we question the basis for which the City is holding a public meeting for the application or the acceptance of an incomplete application for review and commenting purposes at this time.
2. We note that this report only pertains to a draft plan of subdivision application and no associated rezoning or site plan applications have been submitted. The absence of a rezoning application does not serve to inform the public or review agencies with respect to pertinent details of the proposed use as related to compatibility or suitability of the proposed use of the property in relation to existing surrounding uses.

216 Chrislea Road  
Suite 103  
Vaughan, ON  
L4L 8S5

T 905-264-7678  
F 905-264-8073

[www.humphriesplanning.com](http://www.humphriesplanning.com)  
~ Do Something Good Everyday! ~

3. The proposed draft plan of subdivision plan has excluded proper planning consideration for the existing surrounding area. The following changes and conditions are appropriate to accommodate within the draft plan as currently proposed by the applicant:
- All lots should have a rear yard to rear yard interface – no side yards will be permitted adjacent to rear yards;
  - The proposed building heights must be limited to 2 storeys (9.5 metres);
  - The proposed lots are exceptionally deep. A minimum 6 metre wide buffer block must be provided around the inside property boundary limits of the subject site with the inclusion of substantial and mature landscaping forming a landscape buffer strip. This landscaped buffer must be in place prior to the first building permit being issued for the project; and,
  - Processing of the draft plan of subdivision application will not proceed to a Staff recommendation report to the Committee of the Whole meeting prior to a zoning by-law amendment application is submitted and public meeting is held.

Based on the issues raised in 1 through 3 above, it is our opinion that the Draft Plan of Subdivision application does not meet the appropriate criteria under Section 51 (24) of the *Planning Act*, including:

- (b) whether the proposed subdivision is premature or in the public interest;*
- (c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*
- (d) the suitability of the land for the purposes for which it is to be subdivided;*
- (f) the dimensions and shapes of the proposed lots;*
- (m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act*

We formally request that the City include Humphries Planning Group Inc. on the notification list for any future meetings and decisions regarding this item or any forthcoming zoning by-law amendment or site plan application. Should you have any questions, please contact the undersigned at extension 244.

Yours truly,  
**HUMPHRIES PLANNING GROUP INC.**

A handwritten signature in black ink, appearing to read 'Rosemarie L. Humphries', written over a horizontal line.

**Rosemarie L. Humphries BA, MCIP, RPP**  
**President**

cc Mayor and Council Members  
John Mackenzie, Deputy City Manager  
Mary Caputo, Planner  
1275620 Ontario Inc.

**Subject:**  
**Attachments:**

FW: Dufferin Vistas Ltd. regarding CASE NO(S):  
image001.jpg

C 26
COMMUNICATION
CW (PH) - April 5/16
ITEM - 5

**From:** Nello DiCostanzo <nello@sympatico.ca>

**Sent:** Monday, April 4, 2016 5:00 PM

**To:** Caputo, Mary; 'Susan Poch'

**Cc:** Marina Dykhtan; [enzamir@gmail.com](mailto:enzamir@gmail.com); frank huo; Mel Raskin; Yousif Abachi; [i.deluca@capreit.net](mailto:i.deluca@capreit.net); [jimk@sympatico.ca](mailto:jimk@sympatico.ca); [harryxiao@yahoo.com](mailto:harryxiao@yahoo.com); Jia Asianova; [josephbarrotta@gmail.com](mailto:josephbarrotta@gmail.com); [nfalzon@yahoo.ca](mailto:nfalzon@yahoo.ca); [furiol@rogers.com](mailto:furiol@rogers.com); [maria.liberatore@rogers.com](mailto:maria.liberatore@rogers.com); [sarbjit42@hotmail.com](mailto:sarbjit42@hotmail.com); [percaccio@hotmail.com](mailto:percaccio@hotmail.com); [daddiofamily@sympatico.ca](mailto:daddiofamily@sympatico.ca); frank bellec; Sergey Polak; Silvia Di Corte; Robbie Raskin; Racco, Sandra; MacKenzie, John; Abrams, Jeffrey; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

**Subject:** Re: Dufferin Vistas Ltd. regarding CASE NO(S): PL111184

To whom, it may concern,

We are writing to state our extreme displeasure of the proposed development regarding Dufferin Vistas Ltd Case No's PL111184.

Being a graduate of Urban Planning, I see how the city may want to develop it's city.

I however do not understand how they could develop an area of land that does not have the adequate infrastructure to support the development of over 100 townhomes.

The current state of traffic that has been created on Rutherford road is excessive especially during morning and even rush hours . If there is an emergency, how does one get to proper hospital's in time? The addition of over 100 townhomes puts excessive pressure on the existing traffic on Rutherford Rd and the surrounding side streets.

What about the increased pressure on our sewer system, as our homes were built on areas of land that were infilled. How does the current infrastructure support the increased pressure on our sewer system with the addition of 100 townhomes, which can increase the possibility of basement flooding.

The proposed development does not address the endangered wildlife in our backyards. For example I have seen numerous different turtles come from forested area and this is just one animal species.

How does the city want to deal with the death of this species of turtle? Does the City know of any of these endangered species that are in the forested area of the proposed development by Dufferin Vista's.

I hope City Council re examines the development of the Dufferin Vistas, as this area is one of the areas in Vaughan that should be protected as we have some lands that are ecological sensitive for animals and once this are is developed these animals will be lost forever.

Thank you,  
Nello DiCostanzo and Family  
33 Princess Isabella Court

C 27
COMMUNICATION
CW (PH) - April 5/16
ITEM - 5

**From:** Racco, Sandra  
**Sent:** April-04-16 9:06 PM  
**To:** 'Nick Shlepov'  
**Cc:** Caputo, Mary; Peverini, Mauro; Uyeyama, Grant; MacKenzie, John; Abrams, Jeffrey; Furfaro, Cindy  
**Subject:** RE: Objection - 230 Grand Trunk Avenue; File No. : 19T-16V001 PAC No.: PAC.15.125 (the "Proposed Development Plan"); OMB Case No. PL111184 – VOP2010 Appellant 21  
**Attachments:** PL111184-MAR-09-2016 (2).pdf

Dear Mr. Shlepov,

Thank you for your comments and I do appreciate where you are coming from however please note that any landowner can make an application to the City to develop his or her parcel of land. The applicant is expected to undertake due diligence and responsibility to show to the City that their application does not negatively impact the existing community and is guided by the Vaughan Official Plan that has been approved by Council. In this particular circumstance, the original landowner (Eugene (deceased) & Lillian Iacobelli) appealed the proposed Vaughan Official Plan 2010 pertaining to this parcel of land and when they sold the land, the new owner, Dufferin Vistas Ltd., continued with the appeal process. Between the time of the pre-hearing and the actual hearing date, a settlement was reached between Dufferin Vistas, the TRCA and the City of Vaughan.

As your Local Councillor, I fought and argued hard to preserve the *Natural Area* however, I'm only one vote and unfortunately the majority of council members agreed with the reached settlement and gave direction for our legal counsel to proceed. And thus, the result of the OMB decision has changed the designation of the lands in question from *Natural Area* to a combination of *Low Density Residential*, *Low Density Residential Special Study Area* and *Natural Area*.

And now, the applicant is coming forward with an application for a Draft Plan of Subdivision which will be dealt with tomorrow night (Tuesday, April 5<sup>th</sup>) during the Public Hearing Committee meeting scheduled for 7:00 pm in Council Chamber at the Vaughan City Hall.

The intent of the public hearing is to receive comments from the public, whether it's an individual, a business or an agency. You have the opportunity to make deputation in front of staff and Committee members (i.e. Council members), where they will listen intently and take notes on all the issues arising from the comments. Should you or your neighbours not able to attend the meeting, you are also welcome to submit a letter or e-mail (like what you have done here) or any other form of communications to the City and they will become part of the public record. Please note that NO DECISION will be made at this meeting however, often after the public meeting, staff will meet with applicant to go over the various issues raised and ask applicant to take whatever action necessary to resolve them, including providing the necessary studies and/or technical reports and only when staff is satisfied that the applicant has met the City's standard, will staff proceed to write a technical report with recommendations to bring forward for Council's consideration.

The planner assigned to this application is Mary Caputo. Should you have further questions regarding this application or the process, please feel free to contact Mary directly.

I look forward to seeing you tomorrow evening.

Have a good night!!!



*Sandra Young Racco*, B. Mus.Ed., A.R.C.T.  
Councillor, Concord/North Thornhill  
City of Vaughan

*"For the Community"*

To subscribe to Councillor Racco's e-newsletter, please click [here](#).

Visit [Racco's Community Forum](#) on Facebook.

Please visit my new website [www.4myCommunity.ca](http://www.4myCommunity.ca)



*"Don't be distracted by criticism. Remember that the only taste of success some people have is when they take a bite out of you"*

**From:** Nick Shlepov [mailto:nick@shlepov.com]

**Sent:** Monday, April 04, 2016 2:58 PM

**To:** Racco, Sandra

**Subject:** Objection - 230 Grand Trunk Avenue; File No. : 19T-16V001 PAC No.: PAC.15.125 (the "Proposed Development Plan"); OMB Case No. PL111184 – VOP2010 Appellant 21

Dear Ms. Racco,

I email you on behalf of our family residing at 81 Maverick Crescent, Vaughan in regards to the proposed development plan of area known as 230 Grand Trunk Avenue. We strongly disagree with the proposed plan and based on a number of talks to our neighbors it would be an understatement to say that we are very concerned.

First of all, I truly believe that the whole approach to the entire case from the beginning was mostly directed to dividing people but not bringing them together. I understand that it would be very naive to believe that the City of Vaughan would review it's opinion about the subject lands (especially, taking into account that the OMB decision is final). However, the development of the case and the proposed plan shows that the approach of ignoring current resident's interests remains the same.

All of us, people living at Maverick Crescent did the best due diligence we could before buying our houses. We checked not just with the builder, we checked with the City, and the answers were always the same. The land behind our properties was protected, it was environmentally significant for the City and the York Region. It was a crucial information which clearly impacted our decisions. Responsibly enjoying the nature was a serious reason to buy these particular homes.

It is very well known for all of us what happened then. After cutting down trees, bulldozing the land, removing the soil, creating brutal conditions for all live-beings, the protected land was deliberately damaged by the owner. Then the City of Vaughan and the TRCA mysteriously changed their minds and opinion on the lands. Then it became a matter of time and after the OMB decision the land became unprotected. To be absolutely clear, during a series of talks to our neighbors I have heard the only opinion: the City gave up on citizens for interests of a corporation with well-known beneficiaries. Sad but sounds true.

As for the the proposed plan, it clearly and not surprisingly does not comply with City of Vaughan Official Plan 2010 – Volume 1 Policies, 9.1.2.1: “That new development will respect and reinforce the existing and planned context within which it is situated. More specifically, the built form of new developments will be designed to achieve the following general objectives: a. in Community Areas, new development will be designed to respect and reinforce the physical character of the established neighborhood within which it is located...”

The Proposed Development Plan doesn't respect the character of the surroundings. The layout and design of the surroundings close to the Open Space Lands are detached two-garage houses (i.e., 40 ft. Lot Homes). The Proposed Development Plan doesn't respect local context, because the Proposed Development Plan intends to build townhouses which will be much smaller than the neighboring properties. In addition, the Proposed Development Plan will be in the middle of two areas having existing 40 ft and more lot detached homes. Therefore, the Proposed Development Plan doesn't respect the character and amenity of adjoining residential properties.

Hopefully, the Council this time will try to balance the demand for housing provision with the need to avoid town cramming and to support sustainable development. We would be grateful if the council would take our objections into consideration when deciding this application. It is understandable for any corporation to be focused on an extra dollar only. Probably, it should not be the mail priority for the authorities elected by people to protect their interests.

Faithfully yours,

Nick Shlepov

81 Maverick Cres, Vaughan

C 28	
<b>COMMUNICATION</b>	
CW (PH) -	April 5/16
ITEM -	5

**From:** Racco, Sandra  
**Sent:** April-04-16 8:28 PM  
**To:** 'Natasha Latysh'  
**Cc:** Caputo, Mary; Peverini, Mauro; Uyeyama, Grant; MacKenzie, John; Abrams, Jeffrey; Furfaro, Cindy  
**Subject:** RE: modification to Vaughan Official Plan 2010 for April 5th public hearing  
**Attachments:** PL111184-MAR-09-2016 (2).pdf

Dear Nataliya and Konstanting,

Thank you, I do appreciate your comments made however please note that any landowner can make an application to the City to develop his or her parcel of land. The applicant is expected to undertake due diligence and responsibility to show to the City that their application does not negatively impact the existing community and is guided by the Vaughan Official Plan that has been approved by Council. In this particular circumstances, the recent OMB decision released over an appeal made by the landowner has changed the designation of the lands in question from *Natural Area* to a combination of *Low Density Residential*, *Low Density Residential Special Study Area* and *Natural Area* (I have enclosed a copy of the OMB decision for your review).

And now as you know, an application for a Draft Plan of Subdivision has come forward and will be dealt with tomorrow night (Tuesday, April 5<sup>th</sup>) during the Public Hearing Committee meeting scheduled for 7:00 pm in Council Chamber at the Vaughan City Hall.

The intent of the public hearing is to receive comments from the public, whether it's an individual, a business or an agency. You have the opportunity to make deputation in front of staff and Committee members (i.e. Council members), where they will listen intently and take notes on all the issues arising from the comments. Should you or your neighbours not able to attend the meeting, you are also welcome to submit a letter or e-mail (like what you have done here) or any other form of communications to the City and they will become part of the public record. Please note that NO DECISION will be made at this meeting however, often after the public meeting, staff will meet with applicant to go over the various issues raised and ask applicant to take whatever action necessary to resolve them, including providing the necessary studies and/or technical reports and only when staff is satisfied that the applicant has met the City's standard, will staff proceed to write a technical report with recommendations to bring forward for Council's consideration.

I am sorry that you won't be able to attend the meeting but your e-mail has been submitted to the City Clerk as part of the public record for this file. A letter was sent out in the mail from my office to the neighbouring residents detailing the chronology of the OMB case and the decision last week, I trust you are in receipt of that letter. The planner who is assigned to this application is Mary Caputo. Should you have further questions regarding this application, please feel free to contact Mary or myself.

In the meantime, I wish you a pleasant evening!!!

*Sandra Young Racco*, B. Mus.Ed., A.R.C.T.  
 Councillor, Concord/North Thornhill  
 City of Vaughan

*"For the Community"*

To subscribe to Councillor Racco's e-newsletter, please click [here](#).

Visit [Racco's Community Forum](#) on Facebook.

Please visit my new website [www.4myCommunity.ca](http://www.4myCommunity.ca)



*"Don't be distracted by criticism. Remember that the only taste of success some people have is when they take a bite out of you"*

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**From:** Natasha Latysh [<mailto:natasha.latysh@gmail.com>]

**Sent:** Monday, April 04, 2016 4:28 PM

**To:** Racco, Sandra

**Subject:** modification to Vaughan Official Plan 2010 for April 5th public hearing

Dear Sandra

My name is Nataliya Latysh, my husband name is Konstanting Teslenko. We reside at 23 Maurier blvd Maple L6A 0T9.

We are contacting you regarding public hearing related to modification to Vaughan Official Plan 2010 and change in land designation from Natural Areas to Low Rise residential ( scheduled on April 5<sup>th</sup> 2016). Unfortunately we are unable to attend. However we would like to express strong objection to proposed changes

- 1) We believe that not enough space was dedicated to Natural area in our subdivision even as per 2010 plan. Further reduction of Natural areas is unacceptable
- 2) We believe that tax dollars that we pay to city should not be invested in special study about destroying nice natural setting and cutting mature trees
- 3) We believe that city should revise policies related to density population in new development areas. Houses are squeezed as sardines – huge houses on super small lots, increased number of townhouses etc. New subdivisions not only look ugly. Commute is getting bigger and bigger issue: Differing, Rutherford, Major Mackenzie, Keel are jammed, GO trains packed, there is not enough Go parking space at Rutherford and Major Mackenzie

We hope our opinion matters

Thank you

Nataliya Latysh

Konstanting Teslenko

C	29
COMMUNICATION	
CW (PH) -	April 5/16
ITEM -	5

**From:** Racco, Sandra  
**Sent:** April-04-16 8:15 PM  
**To:** 'Nello DiCostanzo'  
**Cc:** Caputo, Mary; Peverini, Mauro; Uyeyama, Grant; MacKenzie, John; Abrams, Jeffrey; Furfaro, Cindy  
**Subject:** RE: Dufferin Vistas Ltd. regarding CASE NO(S): PL111184

Dear Mr. & Mrs. DiCostanzo & Family,

Thank you for your letter and I do appreciate the comments you made here however please note that any landowner can make an application to the City to develop his or her parcel of land. The applicant is expected to undertake due diligence and responsibility to show to the City that their application does not negatively impact the existing community and is guided by the Vaughan Official Plan that has been approved by Council. In this particular circumstances, the recent OMB decision released over an appeal made by the landowner has changed the designation of the lands in question from *Natural Area* to a combination of *Low Density Residential*, *Low Density Residential Special Study Area* and *Natural Area* (I have enclosed a copy of the OMB decision for your review).

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I encourage you and your neighbours to attend this meeting and voice your concerns. A letter was sent out in the mail from my office to the neighbouring residents detailing the chronology of the OMB case and the decision last week. The planner who is assigned to this application is Mary Caputo. Should you have further questions regarding this application, please feel free to contact Mary or myself.

I look forward to seeing you tomorrow night!!!

*Sandra Young Racco*, B. Mus.Ed., A.R.C.T.  
 Councillor, Concord/North Thornhill  
 City of Vaughan

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Please visit my new website [www.4myCommunity.ca](http://www.4myCommunity.ca)



*"Don't be distracted by criticism. Remember that the only taste of success some people have is when they take a bite out of you"*

---

**From:** Nello DiCostanzo [mailto:nello@sympatico.ca]

**Sent:** Monday, April 04, 2016 5:01 PM

**To:** Caputo, Mary; 'Susan Poch'

**Cc:** Marina Dykhtan; enzamir@gmail.com; frank huo; Mel Raskin; Yousif Abachi; i.deluca@capreit.net; jimk@sympatico.ca; harryxiao@yahoo.com; Jia Asianova; josephbarrotta@gmail.com; nfalzon@yahoo.ca; furiol@rogers.com; maria.liberatore@rogers.com; sarbjit42@hotmail.com; percaccio@hotmail.com; daddiofamily@sympatico.ca; frank bellec; Sergey Polak; Silvia Di Corte; Robbie Raskin; Racco, Sandra; MacKenzie, John; Abrams, Jeffrey; Clerks@vaughan.ca

**Subject:** Re: Dufferin Vistas Ltd. regarding CASE NO(S).: PL111184

To whom, it may concern,

We are writing to state our extreme displeasure of the proposed development regarding Dufferin Vistas Ltd Case No's PL111184.

Being a graduate of Urban Planning, I see how the city may want to develop it's city.

I however do not understand how they could develop an area of land that does not have the adequate infrastructure to support the development of over 100 townhomes.

The current state of traffic that has been created on Rutherford road is excessive especially during morning and even rush hours . If there is an emergency, how does one get to proper hospital's in time? The addition of over 100 townhomes puts excessive pressure on the existing traffic on Rutherford Rd and the surrounding side streets.

What about the increased pressure on our sewer system, as our homes were built on areas of land that were infilled. How does the current infrastructure support the increased pressure on our sewer system with the addition of 100 townhomes, which can increase the possibility of basement flooding.

The proposed development does not address the endangered wildlife in our backyards. For example I have seen numerous different turtles come from forested area and this is just one animal species.

How does the city want to deal with the death of this species of turtle? Does the City know of any of these endangered species that are in the forested area of the proposed development by Dufferin Vista's.

I hope City Council re examines the development of the Dufferin Vistas, as this area is one of the areas in Vaughan that should be protected as we have some lands that are ecological sensitive for animals and once this area is developed these animals will be lost forever.

Thank you,

Nello DiCostanzo and Family

33 Princess Isabella Court

C 30
COMMUNICATION
CW (PH) - April 5/16
ITEM - 5

**From:** Racco, Sandra  
**Sent:** April-05-16 12:32 AM  
**To:** 'Kevin Sun'  
**Cc:** DevelopmentPlanning@vaughan.ca; Caputo, Mary; Peverini, Mauro; Uyeyama, Grant; MacKenzie, John; Abrams, Jeffrey; Furfaro, Cindy  
**Subject:** RE: Dufferin Vistas Ltd - 230 Grand Trunk Avenue  
**Attachments:** PL111184-MAR-09-2016 (2).pdf

Dear Mr. Sun,

Thank you for your comments and I do appreciate where you are coming from however please note that any landowner can make an application to the City to develop his or her parcel of land. The applicant is expected to undertake due diligence and responsibility to show to the City that their application does not negatively impact the existing community and is guided by the Vaughan Official Plan that has been approved by Council. In this particular circumstance, the original landowner (Eugene (deceased) & Lillian Iacobelli) appealed the proposed Vaughan Official Plan 2010 pertaining to this parcel of land and when they sold the land, the new owner, Dufferin Vistas Ltd., continued with the appeal process. Between the time of the pre-hearing and the actual hearing date, a settlement was reached between Dufferin Vistas, the TRCA and the City of Vaughan.

As your Local Councillor, I fought and argued hard to preserve the *Natural Area* however, I'm only one vote and unfortunately the majority of council members agreed with the reached settlement and gave direction for our legal counsel to proceed. And thus, the result of the OMB decision has changed the designation of the lands in question from *Natural Area* to a combination of *Low Density Residential*, *Low Density Residential Special Study Area* and *Natural Area*.

And now, the applicant is coming forward with an application for a Draft Plan of Subdivision which will be dealt with tomorrow night (Tuesday, April 5<sup>th</sup>) during the Public Hearing Committee meeting scheduled for 7:00 pm in Council Chamber at the Vaughan City Hall.

The intent of the public hearing is to receive comments from the public, whether it's an individual, a business or an agency. You have the opportunity to make deputation in front of staff and Committee members (i.e. Council members), where they will listen intently and take notes on all the issues arising from the comments. Should you or your neighbours not able to attend the meeting, you are also welcome to submit a letter or e-mail (like what you have done here) or any other form of communications to the City and they will become part of the public record. Please note that NO DECISION will be made at this meeting however, often after the public meeting, staff will meet with applicant to go over the various issues raised and ask applicant to take whatever action necessary to resolve them, including providing the necessary studies and/or technical reports and only when staff is satisfied that the applicant has met the City's standard, will staff proceed to write a technical report with recommendations to bring forward for Council's consideration.

The planner assigned to this application is Mary Caputo. Should you have further questions regarding this application or the process, please feel free to contact Mary directly.

I look forward to seeing you tomorrow evening.

*Sandra Young Racco*, B. Mus.Ed., A.R.C.T.  
 Councillor, Concord/North Thornhill  
 City of Vaughan

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*"Don't be distracted by criticism. Remember that the only taste of success some people have is when they take a bite out of you"*

**From:** Kevin Sun [<mailto:kevinsun01@gmail.com>]

**Sent:** Monday, April 04, 2016 11:38 PM

**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca); Racco, Sandra

**Subject:** RE: Dufferin Vistas Ltd - 230 Grand Trunk Avenue

Dear Sir/Madam,

Please see attached file.

Thanks.



Home Address: 67 Maurier Blvd., Maple

April 1, 2016

Development Planning Department  
Vaughan City Hall, Council Chamber  
2141 Major Mackenzie Drive  
Vaughan ON L6A 1T1  
Email: developmentplanning@vaughan.ca; sandra.racco@vaughan.ca

For the attention of Sandra Yeung Racco, Councillor, North Thornhill/Concord

Dear Sir or Madam,

**RE: Dufferin Vistas Ltd**  
**230 Grand Trunk Avenue**  
**File No. : 19T-16V001 PAC No.: PAC.15.125 (the "Proposed Development Plan")**  
**OMB Case No. PL111184 – VOP2010 Appellant 21**

We wish to make you aware of a number of strong objections that we have with regard to the Proposed Development Plan on open space lands at 230 Grand Trunk Avenue (the "**Open Space Lands**"). As an immediate neighbor to the site of the Proposed Development Plan, we are of the view that the Proposed Development Plan will have a serious impact on our standard of living and does not comply with the Oak Ridges Moraine Conservation Plan, Ontario Provincial Policy Statement, and Vaughan City Plan Policies.

#### **1. Protection of valuable open space under the Oak Ridges Moraine Conservation Plan**

The ***Oak Ridges Moraine Conservation Act, 2001***: "The decisions of provincial ministers, ministries and agencies made under the Planning Act or the Condominium Act, 1998 or in relation to a prescribed matter, are required to conform with the Oak Ridges Moraine Conservation Plan. The ***Oak Ridges Moraine Conservation Act, 2001*** establishes the following objectives for the Oak Ridges Moraine Conservation Plan: (a) protecting the ecological and hydrological integrity of the Oak Ridges Moraine Area..."

The Oak Ridges Moraine is an environmentally sensitive and geological landform. One of the goals of the Oak Ridges Moraine Conservation Plan is to protect and restore natural and open space connections under the Oak Ridges Moraine. The Open Space Lands are located in an area which is protected by the Oak Ridges Moraine Conservation Plan and also were designated by Vaughan City as Valley/Open Space Lands.

The Proposed Development Plan doesn't respect the objectives of the Oak Ridges Moraine Conservation Plan to protect the ecological and hydrological integrity of the Oak Ridges Moraine Area; to the contrary it would lead to the loss of valuable green space and loss of open space connections required by the Oak Ridges Moraine Conservation Plan. The Open Space Lands located within the Oak Ridges Moraine provide important groundwater recharge and habitat to species that require open areas to complete their life cycles.

## **2. Non-compliance with the Ontario Provincial Policy Statement**

The *Ontario Provincial Policy Statement 2014, 1.1.3*: "It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces..."

Green open space is in scarce supply in our area and this woodland site and the trees on it provide a valuable contribution to the neighborhood scene and adjoining neighborhood park and are an amenity for local residents.

A lot of trees are so close to the Open Space Lands, so the Proposed Development Plan would damage the root system of trees. The trees concerned and the Open Space Lands are a wildlife haven for many birds and animals and significantly to the amenity of our area. The Proposed Development Plan is a direct contravention of the Ontario Provincial Policy Statement.

## **3. Detrimental impact upon residential amenities**

*City of Vaughan Official Plan 2010 – Volume 1 Policies, 9.1.2.1*: "That new development will respect and reinforce the existing and planned context within which it is situated. More specifically, the built form of new developments will be designed to achieve the following general objectives: a. in Community Areas, new development will be designed to respect and reinforce the physical character of the established neighborhood within which it is located..."

The Proposed Development Plan doesn't respect the character of the surroundings. The layout and design of the surroundings close to the Open Space Lands are detached two-garage houses (i.e., 40 ft. Lot Homes). The Proposed Development Plan doesn't respect local context, because the Proposed Development Plan intends to build townhouses which will be much smaller than the neighboring properties. In addition, the Proposed Development Plan will be in the middle of two areas having existing 40 ft. Lot detached homes. Therefore, the Proposed Development Plan doesn't respect the character and amenity of adjoining residential properties.

We wish the council to balance the demand for housing provision with the need to avoid town cramming and to support sustainable development. We would be grateful if the council would take our objections into consideration when deciding this application.

Yours sincerely,

Wan Jun Sun

A handwritten signature in black ink, appearing to be 'WJ Sun' with a stylized flourish at the end.

C 31
COMMUNICATION
CW (PH) - April 5/16
ITEM - 5

**Subject:** FW: Dufferin Vistas Ltd. regarding CASE NO(S):

**From:** Sarbjit Nijjar [mailto:sarbjit42@hotmail.com]

**Sent:** Monday, April 04, 2016 7:55 PM

**To:** DevelopmentPlanning@vaughan.ca; Racco, Sandra

**Cc:** Marina Dykhtan; [enzamir@gmail.com](mailto:enzamir@gmail.com); frank huo; Mel Raskin; Yousif Abachi; [i.deluca@capreit.net](mailto:i.deluca@capreit.net); [jimk@sympatico.ca](mailto:jimk@sympatico.ca); [harryxiao@yahoo.com](mailto:harryxiao@yahoo.com); Jia Asianova; [josephbarrotta@gmail.com](mailto:josephbarrotta@gmail.com); [nfalzon@yahoo.ca](mailto:nfalzon@yahoo.ca); [furiol@rogers.com](mailto:furiol@rogers.com); [maria.liberatore@rogers.com](mailto:maria.liberatore@rogers.com); [percaccio@hotmail.com](mailto:percaccio@hotmail.com); [daddiofamily@sympatico.ca](mailto:daddiofamily@sympatico.ca); frank bellec; Sergey Polak; Silvia Di Corte; Robbie Raskin; MacKenzie, John; Abrams, Jeffrey; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); Nello DiCostanzo; Caputo, Mary; 'Susan Poch'

**Subject:** RE: Dufferin Vistas Ltd. regarding CASE NO(S): PL111184

Regarding File Number: 19T-16V001 (Proposed town homes behind Princess Isabella Court)

We are the home owners of 1 Princess Isabella Court, and are writing to voice our displeasure of the proposed town homes in our backyard.

Here are some points we want to bring up for consideration:

- 1) When we bought our home, there was no mention of proposed planning behind our homes. (Other than the expansion of Grand Trunk).
- 2) The proposed land site is a deep ditch. Filling the ditch will put a tremendous amount of stress on the existing homes, the wildlife in the area and not to forget the existing homeowners. From what I know, there would be machines pounding the dirt day and night to flatten the area. I can't fathom the need to put unwanted stress on everyone in the area for the sake of filling a ditch and building homes.
- 3) Another point is environmental protection. It makes no sense to want to displace all the wildlife and destroy all the trees. As homeowners, the city does not allow us to cut trees in our backyards that may be overhanging and extending into our properties. Yet it would be ok to go into our backyards and cut all the tree that run along the fencing... seems to be a contradictory action.
- 4) One of the most important concerns is traffic. Rutherford and Dufferin along with surrounding areas, are some of the busiest streets during the mornings and rush hour. Let's say for every house built, it increases the traffic in the area by 1 car. Adding 100 cars to the area would put a tremendous amount of stress to the current backlog of already existing traffic.
- 5) Another thing to consider is how many families move into those proposed homes and what effect it would have on surrounding schools. Doctor Roberta Bondar already underwent one expansion, adding another large amount of kids only furthers that pressure.

Please take these points into consideration,

Thank you,  
Nijjar Family  
1 Princess Isabella Court

---

Date: Mon, 4 Apr 2016 17:00:46 -0400

Subject: Re: Dufferin Vistas Ltd. regarding CASE NO(S).: PL111184

From: [nello@sympatico.ca](mailto:nello@sympatico.ca)

To: [Mary.Caputo@vaughan.ca](mailto:Mary.Caputo@vaughan.ca); [poshyfish@gmail.com](mailto:poshyfish@gmail.com)

CC: [marina\\_dykhthan@hotmail.com](mailto:marina_dykhthan@hotmail.com); [enzamir@gmail.com](mailto:enzamir@gmail.com); [frank.huo6@gmail.com](mailto:frank.huo6@gmail.com); [m.mellen@rogers.com](mailto:m.mellen@rogers.com); [yousif.abachi@gmail.com](mailto:yousif.abachi@gmail.com); [i.deluca@capreit.net](mailto:i.deluca@capreit.net); [jimk@sympatico.ca](mailto:jimk@sympatico.ca); [harryxiao@yahoo.com](mailto:harryxiao@yahoo.com); [dr.asianova1@gmail.com](mailto:dr.asianova1@gmail.com); [josephbarrotta@gmail.com](mailto:josephbarrotta@gmail.com); [nfalzon@yahoo.ca](mailto:nfalzon@yahoo.ca); [furiol@rogers.com](mailto:furiol@rogers.com); [maria.liberatore@rogers.com](mailto:maria.liberatore@rogers.com); [sarbjit42@hotmail.com](mailto:sarbjit42@hotmail.com); [percaccio@hotmail.com](mailto:percaccio@hotmail.com); [daddiofamily@sympatico.ca](mailto:daddiofamily@sympatico.ca); [fmbellec@yahoo.com](mailto:fmbellec@yahoo.com); [s0polak@gmail.com](mailto:s0polak@gmail.com); [dcsilvia@msn.com](mailto:dcsilvia@msn.com); [robbieraskin@gmail.com](mailto:robbieraskin@gmail.com); [Sandra.Racco@vaughan.ca](mailto:Sandra.Racco@vaughan.ca); [John.Mackenzie@vaughan.ca](mailto:John.Mackenzie@vaughan.ca); [Jeffrey.Abrams@vaughan.ca](mailto:Jeffrey.Abrams@vaughan.ca); [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

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We are writing to state our extreme displeasure of the proposed development regarding Dufferin Vistas Ltd Case No's PL111184.

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How does the city want to deal with the death of this species of turtle? Does the City know of any of these endangered species that are in the forested area of the proposed development by Dufferin Vista's.

I hope City Council re examines the development of the Dufferin Vistas, as this area is one of the areas in Vaughan that should be protected as we have some lands that are ecological sensitive for animals and once this are is developed these animals will be lost forever.

Thank you,

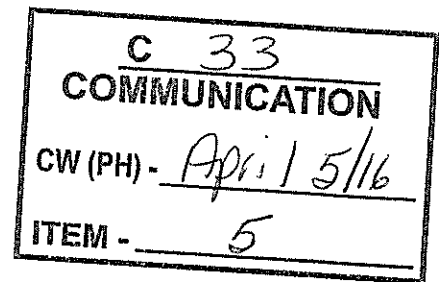
Nello DiCostanzo and Family

33 Princess Isabella Court

318 Golden Orchard Road,  
Maple, ON  
L6A 0N5

April 5, 2016

Development Planning Department  
Vaughan City Hall, Council Chamber  
2141 Major Mackenzie Drive  
Vaughan ON L6A 1T1  
Email: developmentplanning@vaughan.ca; sandra.racco@vaughan.ca



For the attention of Sandra Yeung Racco, Councillor, North Thornhill/Concord

Dear Sir or Madam,

**RE: Dufferin Vistas Ltd**  
**230 Grand Trunk Avenue**  
**File No. : 19T-16V001 PAC No.: PAC.15.125 (the "Proposed Development Plan")**  
**OMB Case No. PL111184 – VOP2010 Appellant 21**

We wish to make you be aware of a number of strong objections that we have with regard to the Proposed Development Plan on open space lands at 230 Grand Trunk Avenue (the "**Open Space Lands**"). As an immediate neighbor to the site of the Proposed Development Plan, we are of the view that the Proposed Development Plan will have a serious impact on our standard of living and does not comply with the Oak Ridges Moraine Conservation Plan, Ontario Provincial Policy Statement, and Vaughan City Plan Policies.

#### **1. Protection of valuable open space under the Oak Ridges Moraine Conservation Plan**

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The Proposed Development Plan doesn't respect the objectives of the Oak Ridges Moraine Conservation Plan to protect the ecological and hydrological integrity of the Oak Ridges Moraine Area; to the contrary it would lead to the loss of valuable green space and loss of open space connections required by the Oak Ridges Moraine Conservation Plan. The Open Space Lands located within the Oak Ridges Moraine provide important groundwater recharge and habitat to species that require open areas to complete their life cycles.

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A lot of trees are so close to the Open Space Lands, so the Proposed Development Plan would damage the root system of trees. The trees concerned and the Open Space Lands are a wildlife haven for many birds and animals and significantly to the amenity of our area. The Proposed Development Plan is a direct contravention of the Ontario Provincial Policy Statement.

## **3. Detrimental impact upon residential amenities**

**City of Vaughan Official Plan 2010 – Volume 1 Policies, 9.1.2.1**: "That new development will respect and reinforce the existing and planned context within which it is situated. More specifically, the built form of new developments will be designed to achieve the following general objectives: a. in Community Areas, new development will be designed to respect and reinforce the physical character of the established neighborhood within which it is located..."

The Proposed Development Plan doesn't respect the character of the surroundings. The layout and design of the surroundings close to the Open Space Lands are detached two-garage houses (i.e., 40 ft. Lot Homes). The Proposed Development Plan doesn't respect local context, because the Proposed Development Plan intends to build townhouses which will be much smaller than the neighboring properties. In addition, the Proposed Development Plan will be in the middle of two areas having existing 40 ft. Lot detached homes. Therefore, the Proposed Development Plan doesn't respect the character and amenity of adjoining residential properties.

We wish the council to balance the demand for housing provision with the need to avoid town cramming and to support sustainable development. We would be grateful if the council would take our objections into consideration when deciding this application.

Thank you.

Yours sincerely,



Rovena, Yuan Wu

---

**From:** Caputo, Mary  
**Sent:** April-05-16 4:39 PM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: The Proposed Development Plan on open space lands at 230 Grand Trunk Avenue  
**Attachments:** CCF05042016.pdf

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**From:** Caputo, Mary  
**Sent:** April-05-16 4:35 PM  
**To:** 'rovenawu@hotmail.com'  
**Cc:** Racco, Sandra  
**Subject:** RE: The Proposed Development Plan on open space lands at 230 Grand Trunk Avenue

Hi Rovenawu,

Thank you for your e-mail. By way of this e-mail I have copied the City's Clerks Department for official record.

Thank you,

**Mary Caputo** Hons. B.A.  
**Senior Planner - OMB**  
905-832-8585 ext. 8215 | [mary.caputo@vaughan.ca](mailto:mary.caputo@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



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**From:** Panaro, Doris  
**Sent:** April-05-16 4:33 PM  
**To:** Caputo, Mary  
**Cc:** Squadrilla, Dorianne  
**Subject:** FW: The Proposed Development Plan on open space lands at 230 Grand Trunk Avenue

Mary, FYI

**Doris Panaro**  
**Administrative Clerk**  
905-832-8585 ext. 8208 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



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**From:** wu yuan [<mailto:rovenawu@hotmail.com>]

**Sent:** April-05-16 4:30 PM

**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)

**Cc:** Racco, Sandra

**Subject:** The Proposed Development Plan on open space lands at 230 Grand Trunk Avenue

Dear Sir/Madam,

Please kindly take a few minutes to read the attached signed letter.

Thanks & best regards.

Rovena



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**From:** Clerks@vaughan.ca  
**Subject:** FW: 19T-16V001 - Dufferin Vistas Ltd.

**From:** Caputo, Mary  
**Sent:** April-05-16 4:46 PM  
**To:** 'Frank'  
**Subject:** RE: 19T-16V001 - Dufferin Vistas Ltd.

<b>C 34</b>
<b>COMMUNICATION</b>
CW (PH) - <u>April 15/16</u>
ITEM - <u>5</u>

Hello Frank,

Thank you for your e-mail. By way of this e-mail I have copied the City's Clerks Department for official record.

Thank you,

**Mary Caputo** Hons. B.A.  
**Senior Planner - OMB**  
905-832-8585 ext. 8215 | [mary.caputo@vaughan.ca](mailto:mary.caputo@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



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**From:** Frank [<mailto:fmbellec@yahoo.com>]  
**Sent:** April-05-16 4:43 PM  
**To:** Caputo, Mary  
**Subject:**

Good afternoon, I will not be able to attend this evening's meeting regarding 230 grand Trunk Avenue I am concerned that building 100 townhouse will lower my propert value. I f I wantwd to live next to a townhouse, I would have purchased one. The schools in the area can't accommodate the children which live in the area now. What is the city going to do about the issue.

Frank bellec  
16 Princess Isabella court

Sent from my BlackBerry 10 smartphone on the Rogers network.

To: Members of Vaughan Council

From: Peter Badali

Re: Public Meeting of April 5, 2016, regarding 230 Grand Trunk Avenue

C	35
COMMUNICATION	
CW (PH) -	April 5/16
ITEM -	5

M. Chair, Mr. Mayor, members of Vaughan Council, my name is Peter Badali, I am a Director and the founding President of Eagle Hills Community Association. I am also the owner of 68 Warbler Avenue which is located just south of the subject property. I am speaking on behalf of the members and directors of Eagle Hills Community Association, which is a registered ratepayers association representing this area. I am also speaking as a homeowner in this area. Our association was formed in 2013 to address the planning and serious and dangerous high volume traffic issues. Our boundaries are Major Mack Drive to the north, Rutherford Road to the south, Dufferin Street to the east and the Go Line to the west. For all of our Annual General Meetings we hand deliver a meeting notice to every home in the area. We have had three AGM's since the creation of this association at which the Local councillor has attended and our last AGM was attended by the Regional Councillors. At all of our three meetings the high volume traffic on Peter Rupert has been a priority concern. In the morning and afternoon rush hours Peter Rupert resembles more Hwy 400 than a simple two lane road. The fact is that over 4,000 vehicles travel on this road every day – that is a number provided by the Vaughan Staff; yes 4,000 vehicles. And we must always keep in mind that there are two elementary schools and a large community park fronting on this busy avenue. I believe that this is serious risk and always poses a danger to the public.

This neighbourhood was planned around having two north south roads feeding traffic from Major Mack to Rutherford. There are over 2,500 homes in this area and I'm not a planner but I believe that alone would require two north south roads. At all three meetings the comments and the voice of the residents were strongly in favour of completing Grand Trunk Avenue. That is why we are here supporting this application for a Draft Plan of subdivision, file # 19T-16V001, to facilitate the creation of 18 blocks in the manner shown on the attachments. This application will expedite this process and link the two Grand Trunk Avenues. This application will help the unbelievable congestion and traffic that presently exists on Peter Rupert Avenue. We ask that the council members approve and move this application forward as quickly as possible so that the applicants can begin to construct this road this year. We cannot and should not wait any longer to address the high traffic issue of Peter Rupert. This traffic relief of Peter Rupert is very critical to the safety of the residents in this area.

In closing this application serves the best interests of the majority of residents who call this community their home.

Home Address: 91 Maverick Crescent, Vaughan, ON, L6A 4L1

April 4, 2016

Development Planning Department  
Vaughan City Hall, Council Chamber  
2141 Major Mackenzie Drive  
Vaughan ON L6A 1T1  
Email: developmentplanning@vaughan.ca; sandra.racco@vaughan.ca

C	36
COMMUNICATION	
CW (PH) -	April 5/16
ITEM -	5

For the attention of Sandra Yeung Racco, Councillor, North Thornhill/Concord

Dear Sir or Madam,

**Subject:**

**Dufferin Vistas Ltd**  
**230 Grand Trunk Avenue**  
**File No. : 19T-16V001 PAC No.: PAC.15.125 (the "Proposed Development Plan")**  
**OMB Case No. PL111184 – VOP2010 Appellant 21**

We wish to make you aware of our objections that we have with regard to the Proposed Development Plan on open space lands at 230 Grand Trunk Avenue (the "**Open Space Lands**"). As an immediate neighbor to the site of the Proposed Development Plan, we are of the view that the Proposed Development Plan will have a serious impact on our standard of living due to following reasons:

**1- Protection of valuable open green space**

Green open space is in scarce supply in our area and this woodland site and the trees on it provide a valuable contribution to the neighborhood scene and adjoining neighborhood park and are an amenity for local residents.

A lot of trees are so close to the Open Space Lands such as **Block 76 in Registered Plan 65M -3972** which currently includes trees and considered as buffering space (although some of them have already been cut), the Proposed Development Plan would damage the root system of these trees. The trees concerned and the Open Space Lands are a wildlife haven for many birds and animals and significantly to the amenity of our area.

**2- Detrimental impact upon residential amenities**

According to pre-hearing conference which took place on February 26, 2016, it was suggested that the appropriated designation should be low density. However, the Proposed Development Plan shows building townhouses.

The layout and design of the surroundings close to the Open Space Lands are detached two-garage houses (i.e., 40 ft. Lot Homes). The Proposed Development Plan doesn't respect local context, because the Proposed Development Plan intends to build townhouses which will be much smaller than the neighboring properties. The Proposed Development Plan will be in the



middle of two areas having existing 40 ft. Lot detached homes. Therefore, the Proposed Development Plan doesn't respect the character and amenity of adjoining residential

In addition, although Low-Rise Residential is suggested in proposed plan, the new town houses will overlook Maverick Crescent house as the open space in west side is higher than Lots 48 to 53 in Maverick Crescent. This altitude deferential negatively impacts privacy and light both.

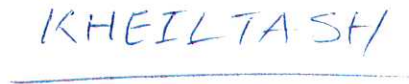
Block 76 in Registered Plan 65M-3972, as green buffering space, also plays an important role in keeping this privacy.

We wish the council to balance the demand for housing provision with the need to avoid town cramming and to support sustainable development. We would be grateful if the council would take our objections into consideration when deciding this application.

Yours sincerely,

**Elham Shekarabi-Ahari**

**Babak Kheiltash**

A handwritten signature in blue ink, appearing to read 'Shekarabi' with a stylized flourish at the end.A handwritten signature in blue ink, appearing to read 'KHEILTASH' in all caps, underlined.

C 37
COMMUNICATION
CW (PH) - April 5/16
ITEM - 5

My name is Gagan Nijjar. I live at 1 Princess Isabella Court and strongly object the proposal to build townhomes behind my home. As a law and society student, we are constantly taught to examine our day to day relations with the law in regards to our surroundings.

I'm currently taking a class called perspectives on human nature. What I've learned is that it is in our nature as human beings to adapt, and persevere. We are exceptional beings when we work together towards a common goal. I've also learned that we are greedy, narcissistic, money mongering creatures as well. As Karl Marx once said, commodity is something created by human labour. Commodity fetishism is our attachment to these products. Money was created by humans and we have seemingly become obsessed with it.

It seems that builders and companies alike wish to not leave a stone unturned now a days. Every square inch of land is no longer off limits rather, it's a commodity and a resource to make money off of. Let us not forget our past. The First Nations people treated the land as their deity and had a special spiritual connection to it, which has seemingly dematerialized. It is really sad to see the state of what we have become and the founders of these lands would be ashamed.

I feel that the proposed plan would be a gross detriment to our rights as homeowners if brought into fruition. The constant manufacturing, beating and filling of a ditch for the sole purpose of building homes on it, feels like pure, abuse proposed on us. I like my sleep, my peace and quiet and waking up and hearing the birds. I love waking up in the fall and seeing the beautiful leaves and trees. What I don't love is waking up to see builders, machines and hearing the proposed THUMPING of filling the ditch.

I want the city, builders and all gathered here today to remember that. As human beings we are remarkable when working together towards a common goal. Let's not forget our moral compass and those that owned these lands before us. Let's not turn into money mongering, greed filled creatures.

There's no doubt that the landowners have every right to do with their land as they please. But as the city, as our voted representatives that represent the communities concerns, you have the final say and hold all the power.

Please take these points this into consideration,  
And thank you for hearing me out.

Gagan Nijjar  
Gagan\_75@hotmail.com  
1 Princess Isabella Court

**5.     DRAFT PLAN OF SUBDIVISION FILE 19T-16V001  
DUFFERIN VISTAS LTD.**

**P.2016.12**

**WARD 4 - VICINITY OF DUFFERIN STREET AND MAURIER BOULEVARD**

**Recommendation**

The Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning recommend:

1.     THAT the Public Hearing report for File 19T-16V001 (Dufferin Vistas Ltd.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

**Contribution to Sustainability**

The contribution to sustainability such as site and building design initiatives will be determined when the technical report is considered.

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

- a)     Date the Notice of a Public Hearing was circulated: March 11, 2016. The Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocol.
- b)     Circulation Area: 150 m and to the Eagle Hills Community Association.
- c)     Comments Received as of March 1, 2016, prior to the formal Notice circulation:
  - i)     Mr. and Mrs. Liberatore, Princess Isabella Court, Maple: The proposed townhouses will have a negative impact on the surrounding existing residential development.
  - ii)    Ms. M. Dykhtan, Princess Isabella Court, Maple: Concerned with the removal of mature trees located on the subject lands behind her property.
  - iii)   Mr. J. D'Addio, Princess Isabella Court, Maple: The subject lands should remain as a natural area and should not be developed for residential purposes.

Any additional written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Vaughan Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

**Purpose**

To receive comments from the public and the Committee of the Whole on Draft Plan of Subdivision File 19T-16V001 respecting the subject lands shown on Attachments #1 and #2, to facilitate the proposed residential plan of subdivision for 106 townhouse units within 18 blocks all

fronting onto a public road and 1 open space block as shown on Attachment #3, and consisting of the following:

a)	Blocks 1-9 and 11-19 (Blocks for 106 Townhouse units on a public road)	2.77 ha
b)	Block 10 (Open Space Block)	0.73 ha
c)	Roads (Streets "A" and "B", 17.5 m right-of-way width)	0.96 ha
	Total Area	4.46 ha

### **Background - Analysis and Options**

Location	<ul style="list-style-type: none"> <li>North of Rutherford Road and west of Dufferin Street, municipally known as 230 Grand Trunk Avenue, City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2.</li> </ul>
City of Vaughan Official Plan	<ul style="list-style-type: none"> <li>The subject lands are designated "Low-Rise Residential", "Low-Rise Residential Special Study Area" and "Natural Areas" by Vaughan Official Plan 2010 (VOP 2010), as shown on Attachment #4.</li> <li>On October 14, 2015, an OMB Hearing was held, wherein, the Appellant (with the support of the City, the Toronto and Region Conservation Authority and the Eagle Hills Community Association), on consent, sought a redesignation of the subject lands from "Natural Areas" to "Low-Rise Residential", "Low-Rise Residential Special Study Area" and "Natural Areas". The OMB reserved its decision at the Hearing and on March 9, 2016, issued a Decision/Order approving the redesignation of the subject lands to "Low-Rise Residential", "Low-Rise Residential Special Study Area" and "Natural Areas".</li> <li>The "Low-Rise Residential" designation permits residential development, which consists of buildings in a low-rise form no greater than three-storeys. The designation permits a townhouse building form, subject to the Urban Design and Built Form and the Building Types and Development policies of VOP 2010.</li> <li>The "Low-Rise Residential Special Study Area" designation permits development in accordance with the "Low-Rise Residential" designation and policies outlined in 9.2.2.1 of VOP 2010, provided that the following studies are submitted in support of a development application: <ul style="list-style-type: none"> <li>A natural heritage evaluation that defines the natural features, functions and linkages within and to a reasonable extent adjacent to the site, defines appropriate buffers and demonstrates that the impacts of development are appropriately mitigated and/or compensated, where appropriate, including the subject lands and to a reasonable extent those abutting to the south;</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>- A geotechnical slope stability analysis, including cross-sections, detailed grading plans;</li> <li>- A hydrogeological study/analysis;</li> <li>- A water balance;</li> <li>- Landscape restoration plans;</li> <li>- A Functional Servicing Report (FSR) that: <ul style="list-style-type: none"> <li>• Considers the alignment, design and extent of grading of the proposed extension of Grand Trunk Avenue;</li> <li>• Reviews the development opportunities within the context of the Block Plan and Master Environmental Servicing Plan (MESP); and,</li> <li>• Detailed consideration of the subject lands and to a reasonable extent the lands to the south, respecting stormwater management, slope stability and the alignment of Grand Trunk Avenue.</li> </ul> </li> <li>- A Planning Report including the Oak Ridges Moraine Conformity.</li> </ul> <p>The identified studies must demonstrate that the development can accommodate and maintain the following “Natural Areas” features, if present on the subject lands, to the satisfaction of the City and in consultation with the TRCA: Draw/Valley, Hazard Slopes, Headwater Drainage Feature, Groundwater seepage areas of the Oak Ridges Moraine, Wetlands, Significant Wildlife Habitat and Endangered Species.</p> <ul style="list-style-type: none"> <li>▪ The easterly portion of subject lands are designated “Natural Areas” by VOP 2010. Natural Areas perform many functions that benefit ecological and human health and provide habitat for a wide variety of species that ensure biodiversity in the City. The designation permits land uses that are related to ecological and environmental education, conservation, protection and enhancement.</li> <li>▪ The proposed Draft Plan of Subdivision to facilitate a residential use conforms to the in-effect site-specific amendment to VOP 2010, as approved by the OMB in their Decision/Order issued on March 9, 2016.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ The subject lands are zoned A Agricultural Zone and OS5 Open Space Environmental Protection Zone by Zoning By-law 1-88, as shown on Attachment #2. The proposed Draft Plan of Subdivision is not permitted by Zoning By-law 1-88, and therefore, an amendment to the Zoning By-law is required.</li> <li>▪ Upon submission of the Draft Plan of Subdivision application to the City, the Vaughan Development Planning Department advised the Owner that the proposed Draft Plan of Subdivision does not comply with Zoning By-law 1-88 and that a Zoning By-law Amendment application is required to facilitate the proposal. To date, the Owner has not filed a Zoning By-law</li> </ul>



	<p>Amendment application. A subsequent Public Hearing will be required to consider the Zoning By-law Amendment Application, once it is submitted to the City.</p> <ul style="list-style-type: none"> <li>Development Planning Staff is of the view that consideration of a technical recommendation report related to the Draft Plan of Subdivision application would be premature in advance of the Owner submitting and obtaining comments on the required Zoning By-law Amendment application.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>Shown on Attachment #2.</li> </ul>

### **Preliminary Review**

Following a preliminary review of the application, the Vaughan Development Planning Department has identified the following matters to be reviewed in greater detail:

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity with City Official Plan, and Ontario Municipal Board (OMB) Decision	<ul style="list-style-type: none"> <li>The application will be reviewed in consideration of the applicable City Official Plan policies, and the OMB Decision/Order issued on March 9, 2016.</li> </ul>
b.	Appropriateness of Proposed Use and Draft Plan of Subdivision	<ul style="list-style-type: none"> <li>The appropriateness of permitting the proposed Draft Plan of Subdivision consisting of 18 townhouse blocks on a public road (106 townhouse units) and one open space block, as shown on Attachment #3, will be reviewed in consideration of compatibility with the surrounding existing and planned land uses, with particular consideration given to lot size, appropriate transition, configuration, land use, site characteristics (e.g. grading, vegetation, etc.) and built form.</li> <li>Should the application be approved, the required Draft Plan of Subdivision conditions will be reviewed to ensure the appropriate road alignment and connections, servicing and grading, environmental matters, and other municipal, regional and public agency requirements are addressed.</li> </ul>
c.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> <li>The proposed development must conform to the applicable Block 18 Urban Design Guidelines and Architectural Design Guidelines.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
d.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner has submitted the following studies and reports in support of the application, which must be approved to the satisfaction of the City of Vaughan and/or the respective approval authority: <ul style="list-style-type: none"> <li>- Transportation Impact Assessment</li> <li>- Environmental Impact Statement</li> <li>- Hydrogeological Study and Water Balance</li> <li>- Phase 1 ESA (Environmental Site Assessment)</li> <li>- Functional Servicing and Functional Stormwater Management Report</li> <li>- Geotechnical Investigation</li> </ul> </li> <li>▪ In accordance with the OMB Decision/Order issued March 9, 2016, the Owner is required to submit the following additional studies/reports: <ul style="list-style-type: none"> <li>- A natural heritage evaluation</li> <li>- A Planning Report including the Oak Ridges Moraine conformity</li> </ul> </li> <li>▪ Staff have identified that an updated Phase 1 ESA is required by the City and other studies may be required to be updated, subject to the outcome of reviews by the City and the appropriate public agencies.</li> </ul>
e.	Extension of Grand Trunk Avenue	<ul style="list-style-type: none"> <li>▪ The Owner is proposing to extend Grand Trunk Avenue, which must be reviewed and approved by the Vaughan Development Engineering and Infrastructure Planning Department. The review will include the lands required to facilitate the extension, which may impact the size and configuration of the Blocks abutting the road.</li> </ul>
f.	Block 18 Plan	<ul style="list-style-type: none"> <li>▪ The approved Block 18 Plan identifies the subject lands as a "Woodlot" and "Non-participating Land Owner". The development proposal will be reviewed in consideration of the Block 18 Plan and the existing and planned surrounding land uses. The Owner will be required to submit a revised Block 18 Plan to the satisfaction of the City, should the application be approved.</li> <li>▪ The Owner must satisfy all obligations, financial or otherwise of the Block 18 Developers Group Agreement, to the satisfaction of the Block 18 Trustee and the City of Vaughan.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
g.	Vegetation Inventory Assessment and Tree Preservation	<ul style="list-style-type: none"> <li>There is existing vegetation on the site that may impact the proposed Draft Plan of Subdivision. The Owner will be required to prepare a Vegetation Inventory Assessment and Tree Preservation Plan, as a condition of draft plan of subdivision approval, should the application be approved.</li> </ul>
h.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> <li>The subject lands fall within the regulated area of the TRCA as described within Regulation 166/06. The application has been circulated to the TRCA for review and comments, which will be taken into consideration by the Vaughan Development Planning Department. The Owner must satisfy the requirements of the TRCA.</li> </ul>
i.	Sustainable Development	<ul style="list-style-type: none"> <li>Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement, etc., will be reviewed and implemented through the subdivision approval process, if appropriate.</li> </ul>
j.	Servicing Allocation	<ul style="list-style-type: none"> <li>The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the Draft Plan of Subdivision is approved. Should servicing capacity not be available, a Holding Symbol "(H)" will be placed on the subject lands, through a zoning application, which will be removed once servicing capacity is identified and allocated to the subject lands by Vaughan Council.</li> </ul>
k.	Cash-in-Lieu of Parkland	<ul style="list-style-type: none"> <li>The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-lieu Policy, should the application be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Office of the City Solicitor, Real Estate Department.</li> </ul>

#### **Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

The applicability of this application to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

#### **Regional Implications**

The application has been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

### **Attachments**

1. Concept Location Map
2. Location Map
3. Draft Plan of Subdivision File 19T-16V001
4. Land Use Designation

### **Report prepared by:**

Mary Caputo, Senior Planner - OMB, ext. 8215

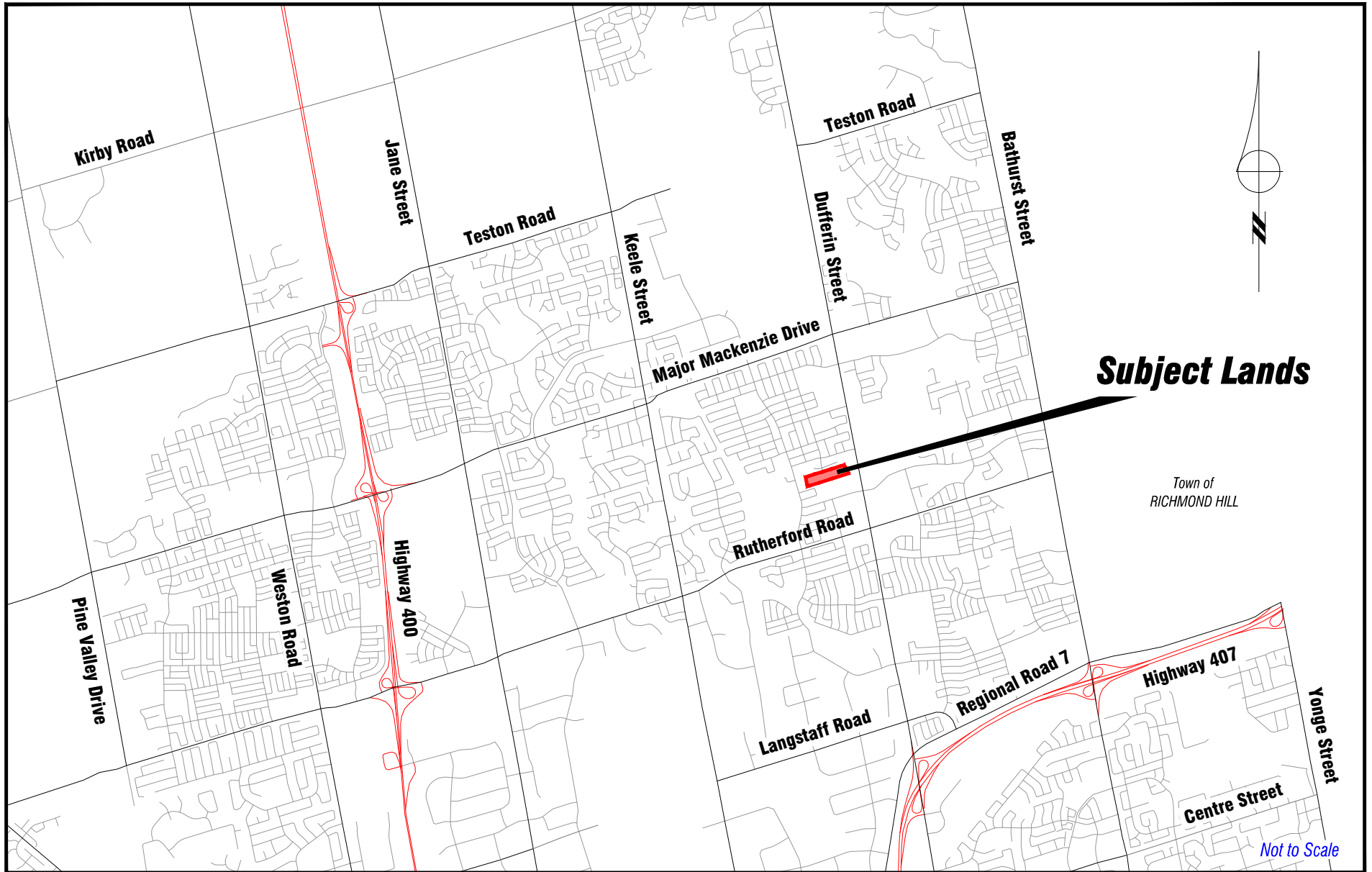
Respectfully submitted,

JOHN MACKENZIE  
Deputy City Manager  
Planning & Growth Management

GRANT UYEYAMA  
Director of Development Planning

MAURO PEVERINI  
Senior Manager of Development Planning\

/CM



## Context Location Map

LOCATION:  
Part of Lot 17, Concession 3

APPLICANT:  
Dufferin Vistas Ltd.

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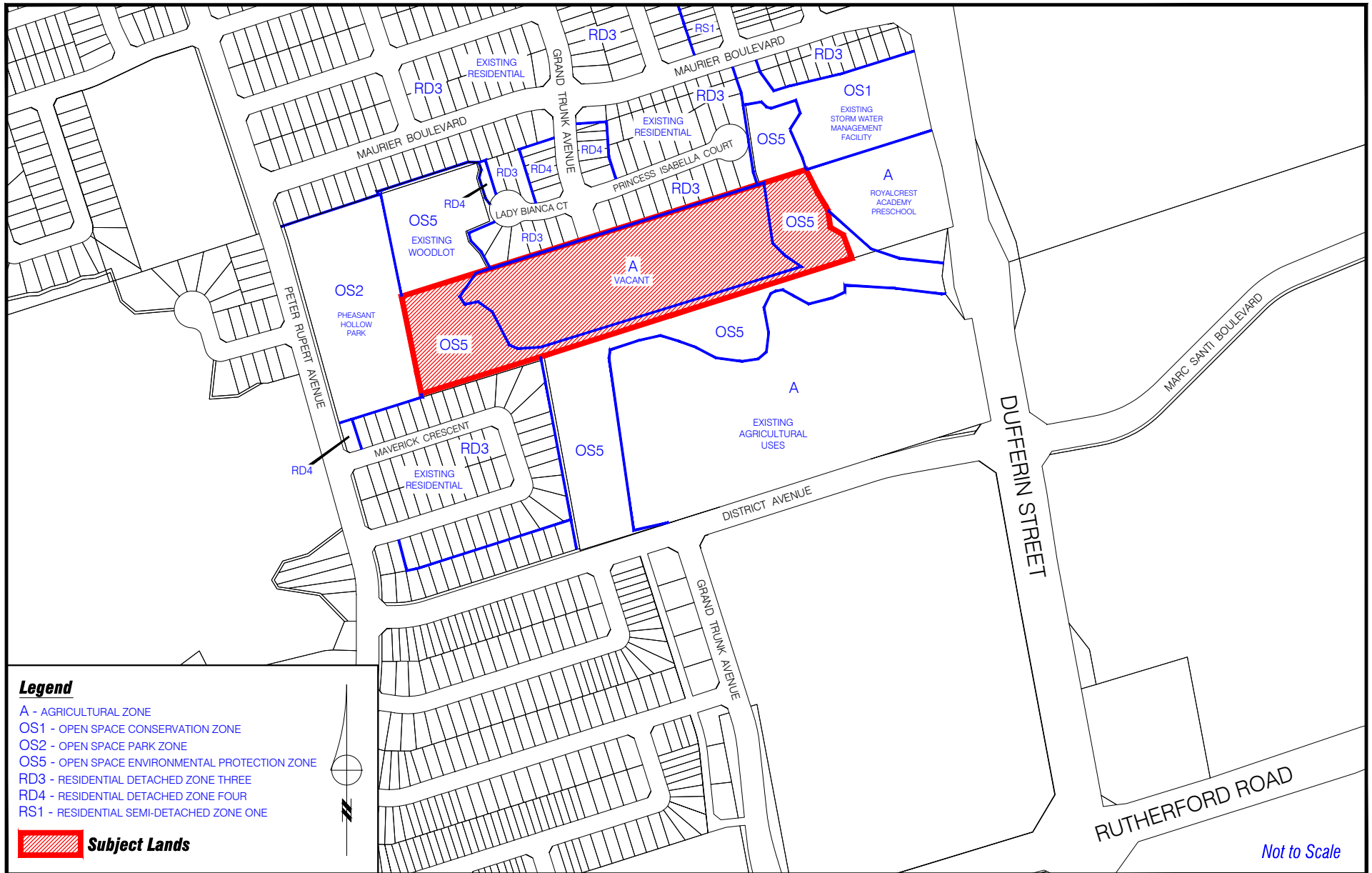


## Attachment

FILE(S):  
19T-16V001

DATE:  
February 4, 2016

1



## Location Map

LOCATION:  
Part of Lot 17, Concession 3

APPLICANT:  
Dufferin Vistas Ltd.

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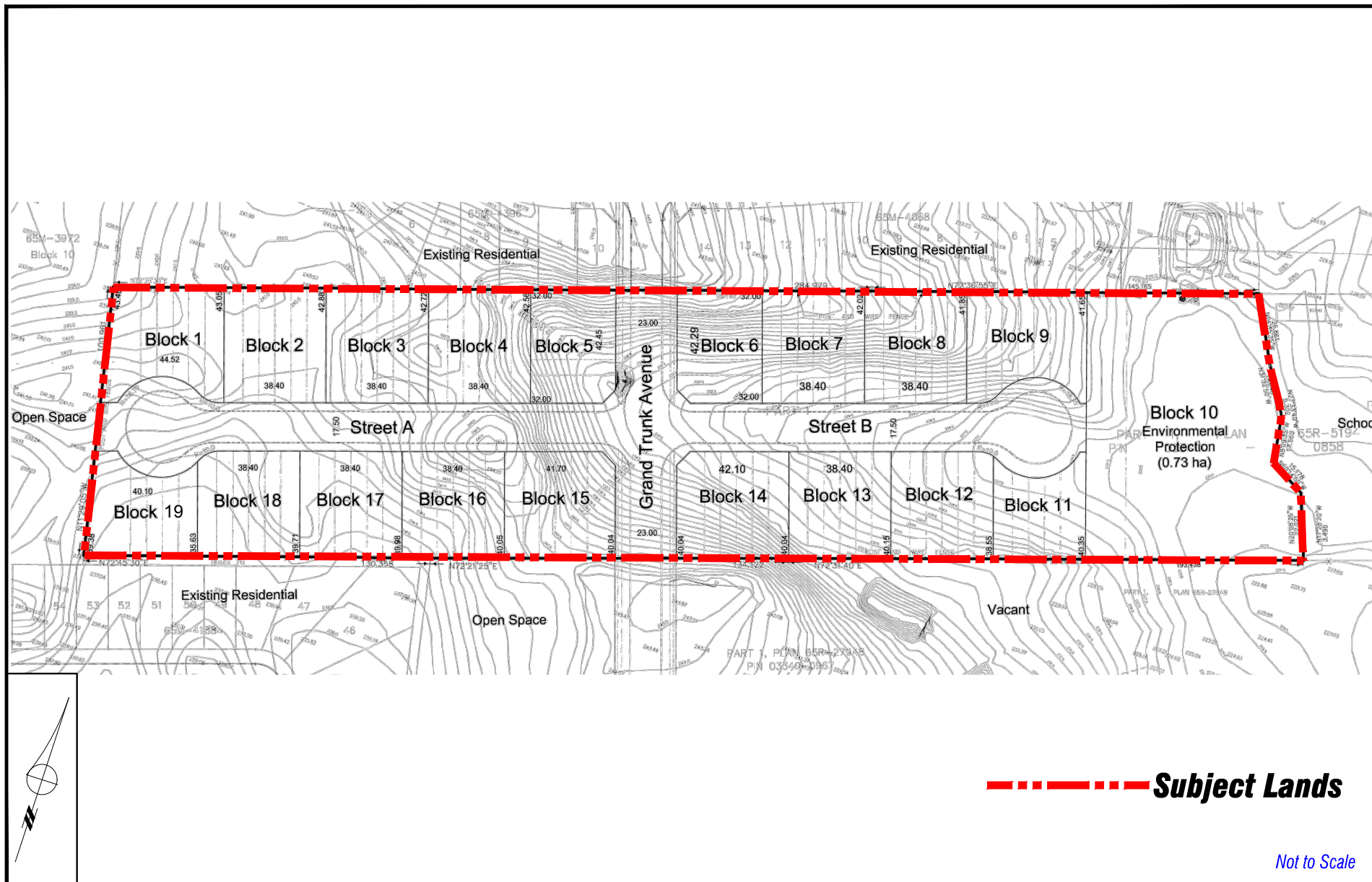


Attachment

FILE(S):  
19T-16V001

DATE:  
February 4, 2016

2



# Draft Plan of Subdivision File 19T-16V001

LOCATION:  
Part of Lot 17, Concession 3

APPLICANT:  
Dufferin Vistas Ltd.



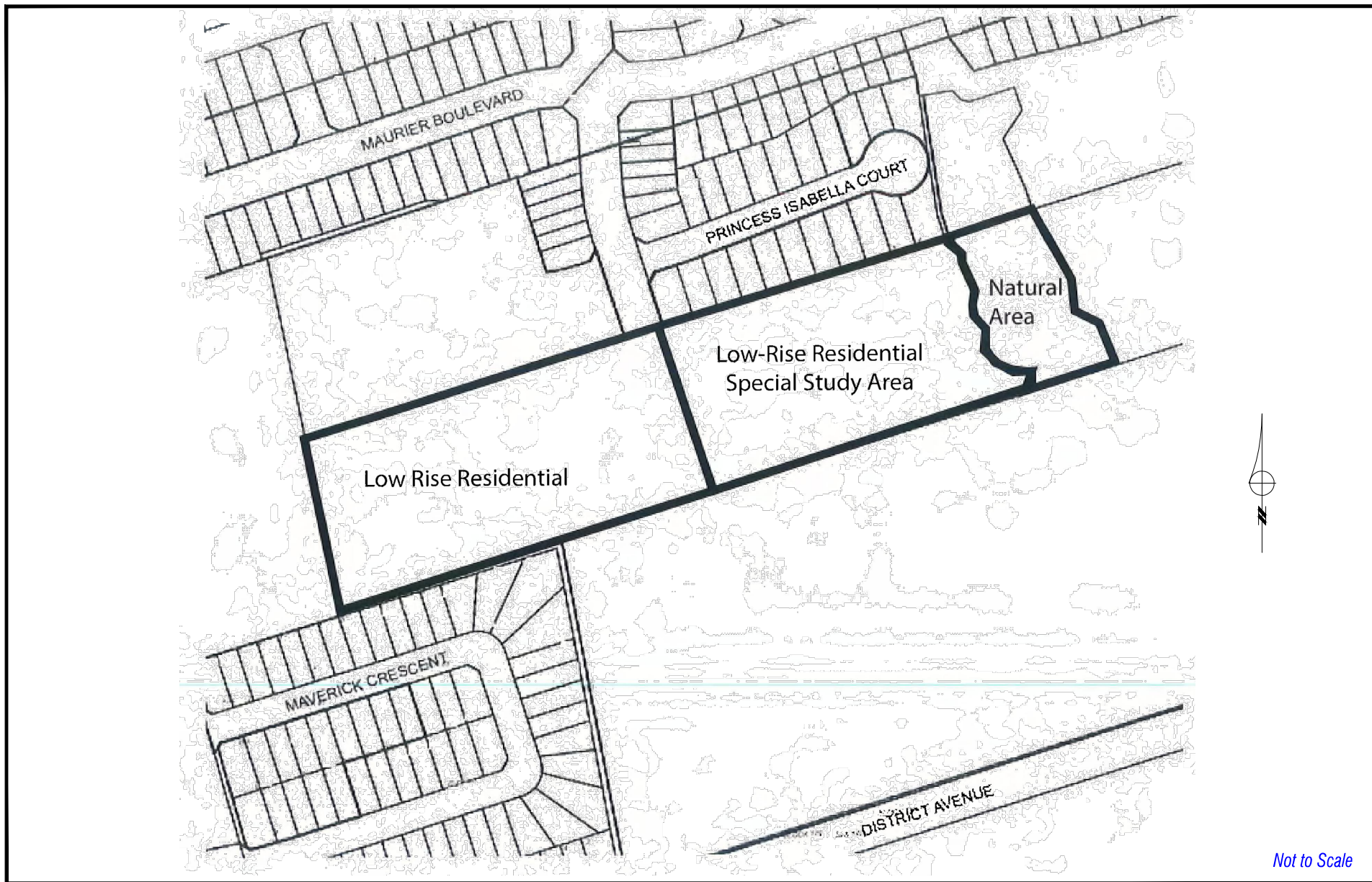
Attachment

FILE(S):  
19T-16V001

DATE:  
February 4, 2016

3





## Land Use Designation

LOCATION:  
Part of Lot 17, Concession 3

APPLICANT:  
Dufferin Vistas Ltd.

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## Attachment

FILE(S):  
19T-16V001

DATE:  
February 4, 2016

# 4