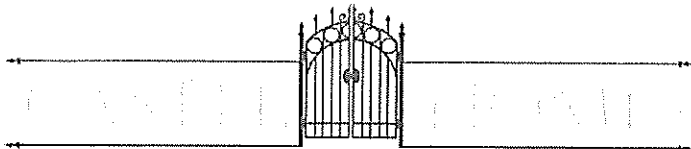


DW



C 5 COMMUNICATION
CW - January 13, 2015
ITEM - 14

December 15, 2014

City Clerk's Office
c/o Mr. Jeffrey A. Abrams
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Sir:

Re: 1115 Clarence Avenue, Vaughan
Z.13.027 - Clarzan Developments Inc.

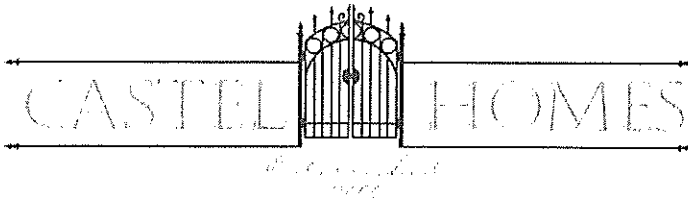
As per the request by Council on the Committee of the Whole meeting held, September 2, 2014, We attempted to contact Mrs. Dzamba on two occasions (September 9 and 14, 2014), in order to discuss the potential purchase of her property. On both of these attempts, we received no return phone call.

However, on September 15, 2014 a call was placed to Ashley Park Homes (APH) who was the Builder that purchased 3 lots from Mrs. Dzamba and built 3 houses on the northerly section of Appian Way. Mr. Mirigiello, principal of APH, expressed that he has the "right of first refusal" on the remaining Dzamba lands that abut our proposed lots 1 and 2 to the north. Mr. Mirigiello was very clear that he would not endorse the partial sale of land to the Zanettes as it would jeopardize his future stake.

Further, on September 23, 2014 our forces were cutting grass, cleaning up debris and conducting general maintenance of the site. Upon my arrival, Mrs. Dzamba was coincidentally speaking to my Father. I greeted them and initiated a conversation directly with Mrs. Dzamba. Here is a brief synopsis of this conversation.

- I asked whether her lands are for sale. Her response was 'not a chance in hell'; she vowed to her husband on his death bed that she would never sell
- I asked whether she would consider selling a portion of her lands
- She queried why we needed "just" a portion
- I subsequently explained that we need a portion of her lands to adjoin to ours to create two 70' lots and that this would ultimately leave her with only one 70' lot
- She was despondent. "Why would we want to lose a lot?"
- Apparently she promised her remaining lands to her 2 sons and that they would eventually divide the property into two lots, i.e. one lot for each son

In short, we believe that the crux of Council's September 9, 2014 resolution deals with the proposed 15m wide lots along the Clarence street frontage of the property. The remaining three




(3) lots along the northerly street of Appian Way all meet and exceed the lot frontage and area requirements of the R1 Zone. As such, it is our opinion that we have valiantly attempted to discuss the possibility of acquiring additional lands from Mrs. Dzamba. She has unequivocally advised us that she has no interest in selling any portion of her lands in order that we may potentially increase the width of the proposed lots 1 and 2.

As such we graciously request that our application be placed on the January 13, 2015 agenda for Council's consideration and approval.

Your assistance is greatly appreciated.

Thank you.


Mark Zanette
President

Cc: Mr. John Mac Kenzie – Commissioner of Planning
Mr. Grant Uyeyama – Director of Planning