

## Magnifico, Rose

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**Subject:** Committee of the Whole, November 5, 2013 -- John Duca, Applicant

**Importance:** High

c <u>20</u>
Communication
CW: <u>Nov 5/13</u>
Item: <u>7</u>

**From:** Drazen B [mailto:dm245@live.com]

**Sent:** Monday, November 04, 2013 10:20 PM

**To:** Bevilacqua, Maurizio; Rosati, Gino; Di Biase, Michael; Schulte, Deb; Iafrate, Marilyn; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan

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**Subject:** Committee of the Whole, November 5, 2013 -- John Duca, Applicant

**Importance:** High

**Re:** Official Plan Amendment File OP.12.003

**Re:** Zoning By-Law Amendment File Z.12.008

**Re:** John Duca, Applicant

**Re:** Recommendation of the Commissioner of Planning and the Director of Development Planning

I am a resident of the low density residential community located south of the Kipling / Highway 7 intersection.

I have read the Report prepared by Clement Messere, Carmela Marrelli and Mauro Peverini to be submitted to the Committee of the Whole on November 5, 2013 on behalf of the Commissioner of Planning and the Director of Development Planning in response to Mr. Duca's above-referenced Official Plan and Zoning By-Law Amendment Applications.

The authors of the Report should be commended for their thorough review and analysis of Mr. Duca's Applications within the context of the applicable legislation, policies and plans, and having regard to the stable low-density residential community located south of Mr. Duca's lands. I particularly agree with the authors' comments, in section (iii) of the Report, that:

The introduction of stacked townhouse dwellings at a location mid-block into an existing stable residential community and local street developed solely with detached dwellings is not in the public interest, is not consistent with the policy direction clearly established in the Provincial Policy Statement (PPS), as implemented through the City's Official Plans, and does not take into account the existing building stock in the community. The proposal represents the piece-meal development of a single parcel of land without regard for the policies of the PPS as implemented through the City's Official Plan and the surrounding land use context, particularly along Coles Avenue.

...

The portion of [Mr. Duca's] lands fronting onto Coles Avenue is located mid-block with low density homes on either side in a physically stable residential community and is not appropriate for the proposed form of intensification. Approval of the subject applications would introduce intensification that is located mid-block and which utilizes a built form, lot sizes, lotting pattern and building placement that are inappropriate in this context and, therefore, causing instability in this stable residential neighbourhood.

The Report concludes that Mr. Duca's Applications "do not represent good planning" and recommends that the Applications be refused. I strongly support the Report and urge Council to adopt the Recommendations that Mr. Duca's Applications be refused and that City Staff and external consultants, including legal counsel, be directed to attend the OMB hearing, scheduled to commence on January 6, 2014, and oppose Mr. Duca's OMB Application.

Drazen Bulat  
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