

Magnifico, Rose

Subject: Site Plan DA.12.080 and 201 Chrislea Rd

c <u>6</u>
Communication
CW: <u>November 6, 2012</u>
Item: <u>2</u>

From: Mike Albo [mailto:mike@dispenser.com]

Sent: Saturday, November 03, 2012 4:18 PM

To: Antoine, Mark

Cc: Uyeyama, Grant; MacKenzie, John; Abrams, Jeffrey; DeFrancesca, Rosanna; Bevilacqua, Maurizio; Enrico; Sergio Molella; anna@albogroup.ca

Subject: Site Plan DA.12.080 and 201 Chrislea Rd

Good Morning Everyone,

Mark Antoine, Thank you for taking my phone call last week in regards to our concerns regarding **SITE DEVELOPMENT FILE DA.12.080 on 167 Chrislea Road.**

I appreciate the time you took in hearing our three major issues that we would like the **Planning Department and Council to address on November 6, 2012.** I respect the advice you gave me as well hence this e-mail notice and I have also included the appropriate contacts. I know the property owner, real estate broker and the architect and respect their professionalism and their genuine interest in building a high quality project on this site with modern architecture. Upon my own research and inquiries, I have managed to get copies of this development and then also contacted several people at the City and that is how I was directed to you. I will be leaving Sunday for Asia on business and unfortunately cannot attend November 6th. I have copied the necessary people to help in this during my absence in case I missed anything as I am naïve in these City matters. Hopefully I have handled this properly and that this will be addressed accordingly. If it is urgent that I require a representative at this time, please let me know so I can arrange this during my absence.

We have been at this location for 14 years and now operate five businesses in Vaughan at 201 Chrislea Road of which two are local retail/manufacturing companies like **ORGANIZED INTERIORS** and **GARAGE LIVING** which one year was awarded an award from the Vaughan Chamber of Commerce for Quality and Service. Therefore, we support the development of this level and that is why we had very little concerns with the original zoning change notice and plans that we received from the City in May of 2011.

Therefore, here are the three issues that we have and Have included some photos:

1. **Notices to abutting property owners on site plan submissions:** I was first advised on this development back in May 10, 2011 with a letter mailed from the City of Vaughan indicating a proposed building and a zoning change next door to us. I have not received any other updated information from the City on this in-fill project which is adjacent to our property on our south side. With the latest updated Site Plan proposal that I managed to gather from many sources last week, I realized that this will affect us directly from a Street Scape and Setback ruling and Retaining Walls may be needed on their North Side. I thought that we would be notified and I understand from our phone call that this is not the case with the site plan development process. I still think that it makes logical sense for property owners to receive notices on abutting site plan developments which are being directly affected and in this case, I am the only one as the other sides are City property.
2. **Building Setback on 167 Chrislea Road:** The revised site plan shows that the building is now another 20 ft out closer to Chrislea Road. This is now obstructing our building by approximately 36 ft. Original it was approx. 16ft and I didn't object to this because I thought it was reasonable considering everything I knew about what was going to happen next door and that the 16ft rear set back would be visually designed similar to the front. I understand from our phone conversation that Commercial zoning have different setback requirements, however

for us to settle on 36ft is not right. All buildings along Chrislea Road on the east side seem to be all aligned with reasonable setbacks to provide a pleasing neighbouring streetscape and making each property inviting with safe driveway entrances without having neighbouring buildings with rear exposure to the front area of the buildings which will expose garbage bins, shipping doors, and other unattractive features. We couldn't put any Truck level doors or Waste Bins backing onto Hwy 400 when we were building and now here we have the possibility of having a building out 36 ft from our setback with rear building view. This is not reasonable and should not be permitted and they should revert back to the original setback.

3. **Retaining Walls and Storm/Snow Water Management:** Without knowing the grading details, by this e-mail we want the City to be aware that we believe that there is a strong possibility of requiring retaining walls on the North Side of 167 Chrislea Road. We want to ensure that if retaining walls are required, they will be placed on their property at their full cost with proper safety fences and without disturbing our property. We also have two wholesale companies and therefore have truck level doors and know the impact that we had on our building design and construction on grading and storm water management to allow for this on the sloping topography of the lands on this part of Chrislea Road as we specifically have been affected with water drainage issues and also building 16" wide retaining walls with safety fences on our property at our expense. We had this included in our site plan agreement and worked within the setbacks to allow for retaining walls. Therefore, I am trusting that City is responsible for this condition in the Site Plan agreement as we strongly believe that this will happen on 167 Chrislea Road.

Mark, Once again thank you for addressing this matter on our behalf and in my absence. I return November 16th and will have access to e-mail so I look forward to a positive outcome from this.

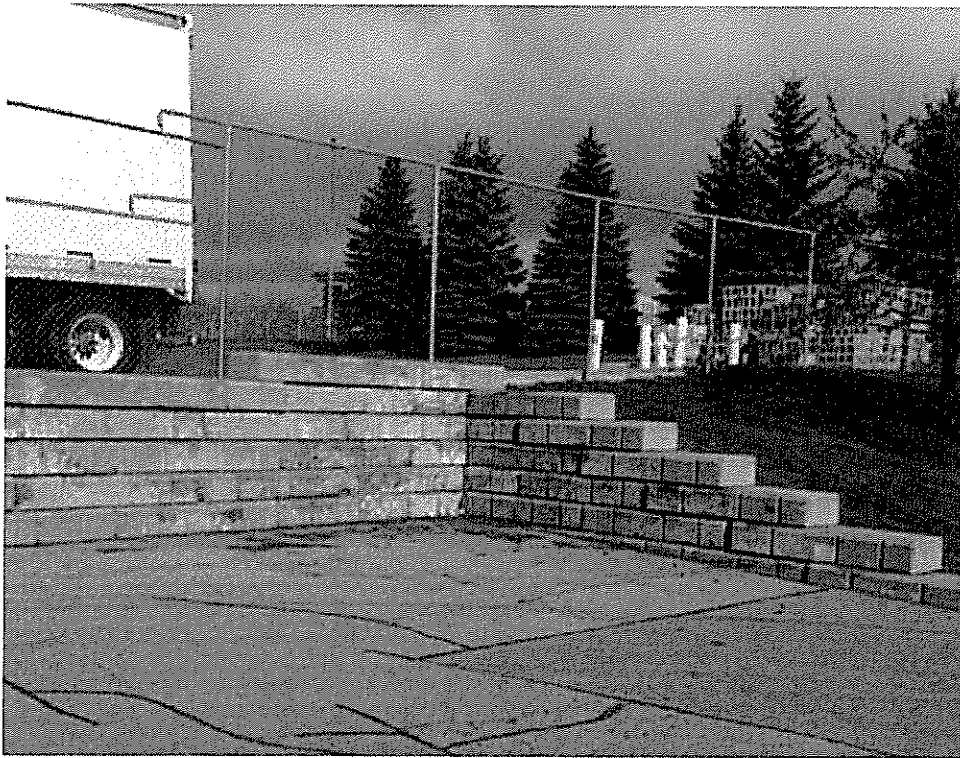
Sorry that I made this e-mail lengthy but it is extremely important to our businesses and our location and we are looking to the City in making the right and fair decision.

Respectfully,

Mike Albo

CEO, Albo Group of Companies
Home Innovations for Better Living





Mike Albo

CEO, Albo Group of Companies
Home Innovations for Better Living