

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; m.mellen@rogers.com; jimk@sympatico.ca; i.deluca@capreit.net; toberfeld@rogers.com; harryxiao@yahoo.com; josephbarrotta@gmail.com; nello@sympatico.ca; nfalzon@yahoo.ca; 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"

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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: 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; m.mellen@rogers.com; jimk@sympatico.ca; i.deluca@capreit.net; toberfeld@rogers.com; harryxiao@yahoo.com; josephbarrotta@gmail.com; nello@sympatico.ca; nfalzon@yahoo.ca; 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

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 5th, 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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"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]