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

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 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.

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



"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; 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