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

From: Racco, Sandra
Sent: April-03-16 10:15 PM
To: 'Domi Papoi'
Cc: DevelopmentPlanning@vaughan.ca; Caputo, Mary; Peverini, Mauro; Uyeyama, Grant; MacKenzie, John; Abrams, Jeffrey; Furfaro, Cindy
Subject: RE: 230 Grand Trunk Avenue - File No. : 19T-16V001 PAC No. : PAC.15.125
Attachments: 230 Grand Trunk Avenue PL111184 Papoi.pdf; PL111184-MAR-09-2016 (2).pdf

Dear Mr. & Mrs. Papoi,

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.

Respectfully yours,

Sandra Young Racco, B. Mus.Ed., A.R.C.T.
 Councillor, Concord/North Thornhill
 City of Vaughan

"For the Community"

To subscribe to Councillor Racco's e-newsletter, please click [here](#).

Visit [Racco's Community Forum](#) on Facebook.

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: Domi Papoi [mailto:dpapoi@gmail.com]

Sent: Sunday, April 03, 2016 6:53 PM

To: Racco, Sandra; DevelopmentPlanning@vaughan.ca

Subject: RE: 230 Grand Trunk Avenue - File No. : 19T-16V001 PAC No. : PAC.15.125

April 3, 2016

Development Planning Department

Vaughan City Hall, Council Chamber

2141 Major Mackenzie Drive

Vaughan ON L6A 1T1

For the attention of Sandra Yeung Racco, Councillor, North Thornhill/Concord and

Mary Caputo, Senior Planner of the Development Planning Department

RE: Dufferin Vistas Ltd.

230 Grand Trunk Avenue

File No. : 19T-16V001 PAC No. : PAC.15.125 (the "Proposed Development Plan")

OMB Case No. PL111184 – VOP2010 Appellant 21

Dear Sir or Madam,

We wish to make you aware of a number of strong objections that we have with regards to the Proposed Development Plan on open space lands at 230 Grand Trunk Avenue (the "**Open Space Lands**"). As an immediate neighbor to the site of the Proposed Development Plan, we are of the view that the Proposed

Development Plan will have a serious impact on our standard of living and does not comply with the Oak Ridges Moraine Conservation Plan, Ontario Provincial Policy Statement, and Vaughan City Plan Policies.

1. Protection of valuable open space under Oak Ridge Moraine Conservation Plan

The Oak Ridge Moraine Conservation Act, 2001: “The decisions of provincial ministers, ministries and agencies made under the Planning Act or the Condominium Act, 1998 or in relation to a prescribed matter, are required to confirm with the Oak Ridges Moraine Conservation Plan. The Oak Ridges Moraine Conservation Act, 2001 establishes the following objectives for the Oak Ridges Moraine Conservation Plan: “... protecting the ecological and hydrological integrity of the Oak Ridges Moraine Area...”

The Oak Ridges Moraine is an environmentally sensitive and geological landform. One of the goals of the Oak Moraine Conservation Plan is to protect and restore natural and open space connections under the Oak Ridges Moraine. The Open Space Lands are located in an area which is protected by the Oak Ridges Moraine Conservation Plan and also were designated by Vaughan City as Valley/Open Space Lands

The Proposed Development Plan doesn't respect the objectives of the Oak Ridges Moraine Conservation Plan to protect the ecological and hydrological integrity of the Oak Ridges Moraine Area; to the contrary it would lead to the loss of valuable green space and loss of open space connections required by the Oak Ridges Moraine provide important groundwater recharge and habitat to species that require open areas to complete their life cycles.

2. Non-compliance with the Ontario Provincial Policy Statement

The Ontario Provincial Policy Statement 2014, 1.1.3: “It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces...”

Green open space is in scarce supply in our area and this woodland site and the trees on it provide a valuable contribution to the neighborhood scene and adjoining neighborhood park and are an amenity for local residents.

A lot of trees are so close to the Open Space Land, so the Proposed Development Plan would damage the root system of trees. The trees concerned and the Open Space Lands are a wildlife haven for many birds and animals and significantly to the amenity of our area. The Proposed Development Plan is a direct contravention of the Ontario Provincial Policy Statement.

3. Detrimental impact upon residential amenities

City of Vaughan Official Plan 2010 – Volume 1 Policies, 9.1.2.1: “That new development will respect and reinforce the existing and planned context within which it is situated. More specifically, the built form of new developments will be designed to achieve the following general objectives: a. in Community Areas, new development will be designed to respect and reinforce the physical character of the established neighborhood within which it is located...”

The Proposed Development Plan doesn't respect the character of the surroundings. The layout and design of the surroundings close to the Open Space Lands are detached two-garage houses (i.e. 40 ft. Lot Homes). The Proposed Development Plan doesn't respect local context, because the Proposed Development Plan intends to build townhouses which will be much smaller than the neighboring properties. In addition, the Proposed

Development Plan will be in the middle of two areas having existing 40 ft. Lot detached homes. Therefore, the Proposed Development Plan doesn't respect the character and amenity of adjoining residential properties.

We wish the council to balance the demand for housing provision with the need to avoid town cramming and to support sustainable development. We would be grateful if the council would take our objections into consideration when deciding this application.

Yours sincerely:

Codruta Papoi and Domokos Papoi

85 Maverick Crescent, Vaughan, ON, L6A 0Y5

April 3, 2016

Development Planning Department
Vaughan City Hall, Council Chamber
2141 Major Mackenzie Drive
Vaughan ON L6A 1T1

For the attention of Sandra Yeung Racco, Councillor, North Thornhill/Concord

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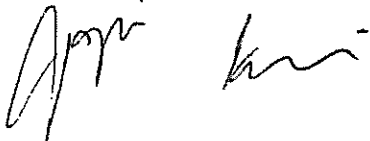
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The block contains two handwritten signatures in black ink. The first signature on the left is a stylized, cursive 'C' followed by 'P' and 'P'. The second signature on the right is a more fluid, cursive 'D' followed by 'P' and 'P'.