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

From: Racco, Sandra
Sent: April-04-16 9:06 PM
To: 'Nick Shlepov'
Cc: Caputo, Mary; Peverini, Mauro; Uyeyama, Grant; MacKenzie, John; Abrams, Jeffrey; Furfaro, Cindy
Subject: RE: Objection - 230 Grand Trunk Avenue; File No. : 19T-16V001 PAC No.: PAC.15.125 (the "Proposed Development Plan"); OMB Case No. PL111184 – VOP2010 Appellant 21
Attachments: PL111184-MAR-09-2016 (2).pdf

Dear Mr. Shlepov,

Thank you for your comments and I do appreciate where you are coming from 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 circumstance, the original landowner (Eugene (deceased) & Lillian Iacobelli) appealed the proposed Vaughan Official Plan 2010 pertaining to this parcel of land and when they sold the land, the new owner, Dufferin Vistas Ltd., continued with the appeal process. Between the time of the pre-hearing and the actual hearing date, a settlement was reached between Dufferin Vistas, the TRCA and the City of Vaughan.

As your Local Councillor, I fought and argued hard to preserve the *Natural Area* however, I'm only one vote and unfortunately the majority of council members agreed with the reached settlement and gave direction for our legal counsel to proceed. And thus, the result of the OMB decision 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*.

And now, the applicant is coming forward with an application for a Draft Plan of Subdivision which will be dealt with tomorrow night (Tuesday, April 5th) during the Public Hearing Committee meeting scheduled for 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.

The planner assigned to this application is Mary Caputo. Should you have further questions regarding this application or the process, please feel free to contact Mary directly.

I look forward to seeing you tomorrow evening.

Have a good night!!!

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: Nick Shlepov [mailto:nick@shlepov.com]

Sent: Monday, April 04, 2016 2:58 PM

To: Racco, Sandra

Subject: Objection - 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 Ms. Racco,

I email you on behalf of our family residing at 81 Maverick Crescent, Vaughan in regards to the proposed development plan of area known as 230 Grand Trunk Avenue. We strongly disagree with the proposed plan and based on a number of talks to our neighbors it would be an understatement to say that we are very concerned.

First of all, I truly believe that the whole approach to the entire case from the beginning was mostly directed to dividing people but not bringing them together. I understand that it would be very naive to believe that the City of Vaughan would review it's opinion about the subject lands (especially, taking into account that the OMB decision is final). However, the development of the case and the proposed plan shows that the approach of ignoring current resident's interests remains the same.

All of us, people living at Maverick Crescent did the best due diligence we could before buying our houses. We checked not just with the builder, we checked with the City, and the answers were always the same. The land behind our properties was protected, it was environmentally significant for the City and the York Region. It was a crucial information which clearly impacted our decisions. Responsibly enjoying the nature was a serious reason to buy these particular homes.

It is very well known for all of us what happened then. After cutting down trees, bulldozing the land, removing the soil, creating brutal conditions for all live-beings, the protected land was deliberately damaged by the owner. Then the City of Vaughan and the TRCA mysteriously changed their minds and opinion on the lands. Then it became a matter of time and after the OMB decision the land became unprotected. To be absolutely clear, during a series of talks to our neighbors I have heard the only opinion: the City gave up on citizens for interests of a corporation with well-known beneficiaries. Sad but sounds true.

As for the the proposed plan, it clearly and not surprisingly does not comply with 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 and more lot detached homes. Therefore, the Proposed Development Plan doesn't respect the character and amenity of adjoining residential properties.

Hopefully, the Council this time will try 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. It is understandable for any corporation to be focused on an extra dollar only. Probably, it should not be the mail priority for the authorities elected by people to protect their interests.

Faithfully yours,

Nick Shlepov

81 Maverick Cres, Vaughan