

**Subject:**

FW: FW: Plan of Subdivision File# 19T-16V001

**From:** Caputo, Mary  
**Sent:** Tuesday, March 22, 2016 9:51 AM  
**To:** 'salvatore mirasola'  
**Cc:** Committee of the Whole Public Hearing; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** RE: FW: Plan of Subdivision File# 19T-16V001

<b>C 3</b>
<b>COMMUNICATION</b>
CW (PH) - <u>April 5/16</u>
ITEM - <u>5</u>

Hello Salvatore,

By way of this e-mail I have copied the clerks department for official record.

Thank you,

**Mary Caputo** Hons. B.A.  
**Senior Planner - OMB**  
905-832-8585 ext. 8215 | [mary.caputo@vaughan.ca](mailto:mary.caputo@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



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**From:** salvatore mirasola [<mailto:sammira59@LIVE.CA>]  
**Sent:** March-21-16 6:43 PM  
**To:** frank huo; Francis Chan; Caputo, Mary  
**Cc:** [frank.huo6@gmail.com](mailto:frank.huo6@gmail.com); [m.mellen@rogers.com](mailto:m.mellen@rogers.com); [jimk@sympatico.ca](mailto:jimk@sympatico.ca); [yousif.abachi@gmail.com](mailto:yousif.abachi@gmail.com); [i.deluca@capreit.net](mailto:i.deluca@capreit.net); [toberfeld@rogers.com](mailto:toberfeld@rogers.com); [harryxiao@yahoo.com](mailto:harryxiao@yahoo.com); [dr.asianova1@gmail.com](mailto:dr.asianova1@gmail.com); [marina\\_dykhthan@hotmail.com](mailto:marina_dykhthan@hotmail.com); [hfalzon@yahoo.ca](mailto:hfalzon@yahoo.ca); [nelloe@sympatico.ca](mailto:nelloe@sympatico.ca); [josephbarrotta@gmail.com](mailto:josephbarrotta@gmail.com); [fmbellec@yahoo.com](mailto:fmbellec@yahoo.com); [percaccio@hotmail.com](mailto:percaccio@hotmail.com)  
**Subject:** Re: FW: Plan of Subdivision File# 19T-16V001

[mary.caputo@vaughan.ca](mailto:mary.caputo@vaughan.ca)

We live adjacent to the proposed development site and are writing to strongly object to this development asking that the city refuse this planning application from Dufferin Vistas Ltd. regarding CASE NO(S): PL111184

I am greatly concerned that the proposal, if it goes ahead, will have significant and detrimental effect on the environment and the local community.

The proposed siting of the development is particularly ill-considered: it is on a greenfield valley adjoining our existing homes.

The town home blocks will sit adjacent to our properties and will lead to increased traffic congestion, pollution and noise.

Concerned resident  
Sam and Enza Mirasola

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**From:** frank huo <[frankhuo6@gmail.com](mailto:frankhuo6@gmail.com)>

**Sent:** March 21, 2016 4:57 PM

**To:** Francis Chan

**Cc:** [frank.hu06@gmail.com](mailto:frank.hu06@gmail.com); [m.mellen@rogers.com](mailto:m.mellen@rogers.com); [jimk@sympatico.ca](mailto:jimk@sympatico.ca); [yousif.abachi@gmail.com](mailto:yousif.abachi@gmail.com); [i.deluca@capreit.net](mailto:i.deluca@capreit.net); [toberfeld@rogers.com](mailto:toberfeld@rogers.com); [harryxiao@yahoo.com](mailto:harryxiao@yahoo.com); [dr.asianova1@gmail.com](mailto:dr.asianova1@gmail.com); [marina\\_dykhthan@hotmail.com](mailto:marina_dykhthan@hotmail.com); [sammira59@live.ca](mailto:sammira59@live.ca); [hfalzon@yahoo.ca](mailto:hfalzon@yahoo.ca); [nelloe@sympatico.ca](mailto:nelloe@sympatico.ca); [josephbarrotta@gmail.com](mailto:josephbarrotta@gmail.com); [fmbellec@yahoo.com](mailto:fmbellec@yahoo.com); [percaccio@hotmail.com](mailto:percaccio@hotmail.com)

**Subject:** Re: FW: Plan of Subdivision File# 19T-16V001

add a couple of more people in our street, update the email list

please send email to city planner - [mary.caputo@vaughan.ca](mailto:mary.caputo@vaughan.ca) about your concerns and complains

thanks

Frank

On Sun, Mar 20, 2016 at 8:18 PM, Francis Chan <[FChan@aecon.com](mailto:FChan@aecon.com)> wrote:

For your information

*Francis Chan*

11 princess Isabella Court, Vaughan  
L6A 4B3

Cell: [289-221-2703](tel:289-221-2703)

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**From:** Caputo, Mary [<mailto:Mary.Caputo@vaughan.ca>]

**Sent:** Thursday, March 17, 2016 2:59 PM

**To:** Francis Chan

**Subject:** RE: Plan of Subdivision File# 19T-16V001

Hi Francis,

It is available on the OMB's website but it's a little difficult to find so I attached a copy for your ease of reference.

Thank you,

**Mary Caputo** Hons. B.A.

**Senior Planner - OMB**

[905-832-8585](tel:905-832-8585) ext. 8215 | [mary.caputo@vaughan.ca](mailto:mary.caputo@vaughan.ca)

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**From:** Francis Chan [<mailto:FChan@aecon.com>]  
**Sent:** March-17-16 2:24 PM  
**To:** Caputo, Mary  
**Subject:** RE: Plan of Subdivision File# 19T-16V001

Hi Mary,

Where we can find this Ontario Municipal Board Decision?

Thank you,

*Francis Chan* P.Eng., C.Eng., MICE  
Aecon Infrastructure  
20 Carlson Court, Suite 800  
Toronto, Ontario, Canada. M9W 7K6  
Fax: 416-293-2790  
Cell: 289-221-2703

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**From:** Caputo, Mary [<mailto:Mary.Caputo@vaughan.ca>]  
**Sent:** Thursday, March 17, 2016 1:40 PM  
**To:** Francis Chan  
**Subject:** RE: Plan of Subdivision File# 19T-16V001

Hi Francis,

They do not require an Official Plan amendment since the Ontario Municipal Board Decision permits Low Rise Residential on the lands.

They have not submitted a Zoning By-law Amendment application and are required to submit one.

Thank you.

**Mary Caputo** Hons. B.A.

**Senior Planner - OMB**  
905-832-8585 ext. 8215 | [mary.caputo@vaughan.ca](mailto:mary.caputo@vaughan.ca)

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**From:** Francis Chan [<mailto:FChan@aecon.com>]  
**Sent:** March-17-16 1:06 PM  
**To:** Caputo, Mary  
**Subject:** RE: Plan of Subdivision File# 19T-16V001

Hi Mary,

Have the owner submitted the Official Plan Amendment application and Zoning By-law amendment application?

What are the file numbers?

Best Regards,

*Francis Chan*

11 princess Isabella Court, Vaughan  
L6A 4B3

Cell: 289-221-2703

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**From:** Caputo, Mary [<mailto:Mary.Caputo@vaughan.ca>]  
**Sent:** Wednesday, March 16, 2016 12:16 PM  
**To:** Francis Chan  
**Cc:** Nalli, Augusto; Pearce, Andrew  
**Subject:** RE: Plan of Subdivision File# 19T-16V001

Hi Francis,

Thank you for your e-mail, the application is currently under initial review by City Departments. By way of this e-mail I have copied our Development Engineering and Infrastructure Planning Department to review your inquiry below.

Thank you,

**Mary Caputo** Hons. B.A.

**Senior Planner - OMB**  
905-832-8585 ext. 8215 | [mary.caputo@vaughan.ca](mailto:mary.caputo@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

[vaughan.ca](http://vaughan.ca)



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**From:** Francis Chan [mailto:FChan@aecon.com]  
**Sent:** March-16-16 11:58 AM  
**To:** Caputo, Mary  
**Subject:** RE: Plan of Subdivision File# 19T-16V001

Hi Mary,

Have the owner submitted the environmental, drainage and grading plans?

We are very concerned about the environmental impacts result from this townhouse development.

This development will increase the storm water runoff and sanitary sewer flow volume.

Will the existing drainage/sewer systems be able to accommodate the additional flow from the new 105 townhouse units? Where will the storm water and sanitary sewers connect to?

Are the new storm/sanitary pipes passing through the environmental protection zone at the east or south end of the proposed development? The construction of the sewers will damage the wildlife habitats permanently. The noise and vibration from the fill compaction will also damage the wildlife habitats in the adjacent environmental protection zone.

Best Regards,

*Francis Chan*

11 princess Isabella Court, Vaughan  
L6A 4B3

Cell: 289-221-2703

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**From:** Caputo, Mary [mailto:Mary.Caputo@vaughan.ca]  
**Sent:** Thursday, March 03, 2016 1:54 PM  
**To:** Francis Chan  
**Subject:** RE: Plan of Subdivision File# 19T-16V001

Hi Francis,

The notice sign will be installed shortly as confirmed by the Owner, they were revising the contact information.

The application was deemed complete and can be processed for review. Please be aware that a Notice of Public Hearing will be sent out to the surrounding residents once it has been scheduled to proceed to a Public Hearing meeting.

Thank you,

**Mary Caputo** Hons. B.A.

**Senior Planner - OMB**

905-832-8585 ext. 8215 | [mary.caputo@vaughan.ca](mailto:mary.caputo@vaughan.ca)

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[vaughan.ca](http://vaughan.ca)



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**From:** Francis Chan [<mailto:FChan@aecon.com>]

**Sent:** March-03-16 11:56 AM

**To:** Caputo, Mary

**Subject:** RE: Plan of Subdivision File# 19T-16V001

Hi Mary,

Thank you for your answers.

We noticed the notification sign for this subdivision application had been removed on Feb 18.

What is the current status of this application?

Best Regards,

*Francis Chan*

11 Princess Isabella Court, Vaughan. L6A 4B3

Cell: [289-221-2703](tel:289-221-2703)

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**From:** Caputo, Mary [<mailto:Mary.Caputo@vaughan.ca>]

**Sent:** Wednesday, February 17, 2016 1:15 PM

**To:** Francis Chan

**Subject:** RE: Plan of Subdivision File# 19T-16V001

Hello Francis,

Thank you for your e-mail.

- a. Yes the applicant has submitted a Draft Plan of Subdivision application which is a Planning Act Application;
- b. Yes, a PAC meeting was held in November.
- c. No, the Owner has not submitted a Zoning By-law Amendment Application
- d. And e. a formal review of the application and area in context has not yet occurred, the Application is currently incomplete and has not been processed.

Thank you,

**Mary Caputo** Hons. B.A.

**Senior Planner - OMB**

905-832-8585 ext. 8215 | [mary.caputo@vaughan.ca](mailto:mary.caputo@vaughan.ca)

**City of Vaughan | Development Planning Department**

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

[vaughan.ca](http://vaughan.ca)



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**From:** Francis Chan [<mailto:FChan@aecon.com>]

**Sent:** February-17-16 12:40 PM

**To:** Caputo, Mary

**Subject:** Plan of Subdivision File# 19T-16V001

Hi Mary,

Thank you for answering my question yesterday. I had discussed this townhouse development with my neighbours last night. Before we send you our concerns, we would like to understand the process.

- a. Is this a planning application process?
- b. Has the Pre-Application consultation meeting been held?
- c. Has the owner of the property or Dufferin Vistas Ltd submitted the rezoning application?
- d. Are there any current City of Vaughan By-Laws that would allow an environmentally sensitive Agricultural zone surrounded by open space environmental protection zone and single family detached zone be rezoned to Townhouse Zone?
- e. Would townhouses be allowed backing directly to existing single family houses?

We have been enjoying the privacy and environment at the back of our houses. The proposed townhouse development is sitting on a deep valley with trees and wildlife. I would like to share with you two interesting pictures

Best Regards,

*Francis Chan*

11 princess Isabella Court, Vaughan  
L6A 4B3

Cell: [289-221-2703](tel:289-221-2703)

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