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

From: Racco, Sandra
Sent: April-05-16 12:32 AM
To: 'Kevin Sun'
Cc: DevelopmentPlanning@vaughan.ca; Caputo, Mary; Peverini, Mauro; Uyeyama, Grant; MacKenzie, John; Abrams, Jeffrey; Furfaro, Cindy
Subject: RE: Dufferin Vistas Ltd - 230 Grand Trunk Avenue
Attachments: PL111184-MAR-09-2016 (2).pdf

Dear Mr. Sun,

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.

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

"For the Community"

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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: Kevin Sun [<mailto:kevinsun01@gmail.com>]

Sent: Monday, April 04, 2016 11:38 PM

To: DevelopmentPlanning@vaughan.ca; Racco, Sandra

Subject: RE: Dufferin Vistas Ltd - 230 Grand Trunk Avenue

Dear Sir/Madam,

Please see attached file.

Thanks.

Home Address: 67 Maurier Blvd., Maple

April 1, 2016

Development Planning Department
Vaughan City Hall, Council Chamber
2141 Major Mackenzie Drive
Vaughan ON L6A 1T1
Email: developmentplanning@vaughan.ca; sandra.racco@vaughan.ca

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

Dear Sir or Madam,

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

We wish to make you aware of a number of strong objections that we have with regard 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 the Oak Ridges Moraine Conservation Plan

The ***Oak Ridges 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 conform 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: (a) 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 Ridges 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 Conservation Plan. The Open Space Lands located within 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 Lands, 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,

Wan Jun Sun 