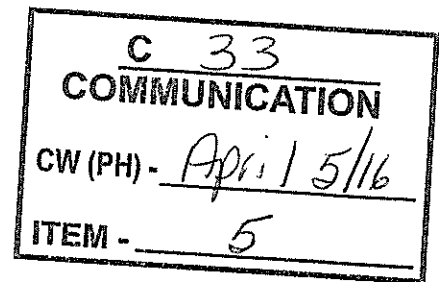


318 Golden Orchard Road,
Maple, ON
L6A 0N5

April 5, 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 be 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.

Thank you.

Yours sincerely,



Rovena, Yuan Wu

From: Caputo, Mary
Sent: April-05-16 4:39 PM
To: Clerks@vaughan.ca
Subject: FW: The Proposed Development Plan on open space lands at 230 Grand Trunk Avenue
Attachments: CCF05042016.pdf

From: Caputo, Mary
Sent: April-05-16 4:35 PM
To: 'rovenawu@hotmail.com'
Cc: Racco, Sandra
Subject: RE: The Proposed Development Plan on open space lands at 230 Grand Trunk Avenue

Hi Rovenawu,

Thank you for your e-mail. By way of this e-mail I have copied the City's Clerks Department for official record.

Thank you,

Mary Caputo Hons. B.A.
Senior Planner - OMB
905-832-8585 ext. 8215 | mary.caputo@vaughan.ca

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



From: Panaro, Doris
Sent: April-05-16 4:33 PM
To: Caputo, Mary
Cc: Squadrilla, Dorianne
Subject: FW: The Proposed Development Plan on open space lands at 230 Grand Trunk Avenue

Mary, FYI

Doris Panaro
Administrative Clerk
905-832-8585 ext. 8208 | doris.panaro@vaughan.ca

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



From: wu yuan [<mailto:rovenawu@hotmail.com>]

Sent: April-05-16 4:30 PM

To: DevelopmentPlanning@vaughan.ca

Cc: Racco, Sandra

Subject: The Proposed Development Plan on open space lands at 230 Grand Trunk Avenue

Dear Sir/Madam,

Please kindly take a few minutes to read the attached signed letter.

Thanks & best regards.

Rovena