

Home Address: 91 Maverick Crescent, Vaughan, ON, L6A 4L1

April 4, 2016

Development Planning Department  
Vaughan City Hall, Council Chamber  
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COMMUNICATION	
CW (PH) -	April 5/16
ITEM -	5

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

Dear Sir or Madam,

**Subject:**

**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 our 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 due to following reasons:

**1- Protection of valuable open green space**

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 such as **Block 76 in Registered Plan 65M -3972** which currently includes trees and considered as buffering space (although some of them have already been cut), the Proposed Development Plan would damage the root system of these 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.

**2- Detrimental impact upon residential amenities**

According to pre-hearing conference which took place on February 26, 2016, it was suggested that the appropriated designation should be low density. However, the Proposed Development Plan shows building townhouses.

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. 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

In addition, although Low-Rise Residential is suggested in proposed plan, the new town houses will overlook Maverick Crescent house as the open space in west side is higher than Lots 48 to 53 in Maverick Crescent. This altitude deferential negatively impacts privacy and light both.

Block 76 in Registered Plan 65M-3972, as green buffering space, also plays an important role in keeping this privacy.

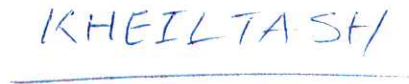
We wish the council to balance the demand for housing provision with the need to avoid town cramming and to support sustainable development. We would be grateful if the council would take our objections into consideration when deciding this application.

Yours sincerely,

**Elham Shekarabi-Ahari**

A handwritten signature in blue ink, appearing to read 'Shekarabi' with a stylized flourish at the end.

**Babak Kheiltash**

A handwritten signature in blue ink, appearing to read 'KHEILTASH' in all caps, underlined.