
Subject: FW: Dufferin Vistas Ltd. File No. 19T-16V001

From: Caputo, Mary

Sent: March-24-16 11:36 AM

To: 'Maria Liberatore'

Cc: Furio Liberatore; Abrams, Jeffrey; maurizio.bevilaqua@vaughan.ca; MacKenzie, John

Subject: RE: Dufferin Vistas Ltd. File No. 19T-16V001

C 7
COMMUNICATION
CW (PH) - April 5/16
ITEM - 5

Hi Maria,

Thank you Maria for your 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

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From: Maria Liberatore [<mailto:maria.liberatore@rogers.com>]

Sent: March-24-16 11:09 AM

To: Caputo, Mary; Abrams, Jeffrey; MacKenzie, John; maurizio.bevilaqua@vaughan.ca

Cc: Furio Liberatore

Subject: Dufferin Vistas Ltd. File No. 19T-16V001

To: Maurizio Bevilaqua, John Mackenzie, Mary Caputo, Jeffrey Abrams

Re: File No. 19T – 16V001 PAC No. PAC.15.125

I, Maria Liberatore, along with my husband Furio Liberatore and children Loris and Emilio Liberatore are concerned residents of Princess Isabella Court.

We have received notice of the upcoming Public Meeting to discuss the application of Dufferin Vistas Ltd. We are **adamantly opposed** to this development for the following reasons:


1. The natural habitat we enjoy would be destroyed, displacing animals and trees as they would not be able to survive this change. We have enjoyed viewing deer, beavers, raccoons, coyotes, squirrels and other wildlife on a daily basis. My children were devastated to hear that there is the possibility of all these trees being cut down and the ravine being filled to accommodate development. They referred to the movie "The Lorax" and referenced the sadness everyone felt when the trees were cut and animals starved to death. Children realize what's happening; it brings anxiety and sadness to their own lives. We have a moral responsibility to ensure their future has enough viable green space and natural habitat.

2. We have elected our members of council, parliament and other city officials to protect our interests of maintaining an environmentally sound living space and city. Every time we watch the news there are more efforts being made to protect the environment globally, but locally it does not always make a top priority. We would hope the interests of the developers would not supersede what is right and just for our communities.
3. We already have issues with grading and rain water control, we had to fix issues out of pocket because our home builder would not do so. We fear that the development of more homes would not adequately deal with water management and fear flooding (as we had in the past) and more out of pocket expenses to fix developers mistakes and oversights.
4. When filling a ravine of this size, we fear that tampering the ground to ensure stability would damage the structure of our homes. What measures and liabilities are the developers and builders ensuring and willing to incur when such damages occur? We have seen this take place with our parents in a development in Woodbridge, their foundations were cracked when tampering took place 500 metres away...and this proposal is in our backyard! So surely damages are imminent.
5. The plan when we bought our home seven years ago did not show this development, or the recently approved development of condominiums that have been approved on the corner of Rutherford and Dufferin. We are already anticipating massive traffic congestion, and thousands of people flooding existing retail and grocery stores. 8 High Rise Condos have been approved with little public input so close to our neighbourhoods, tearing out farm land and wooded areas. Residents were completely blindsided and felt so let down at the Public Meeting held for those condos that we are distraught at the possibility of it happening again with this proposal. We are concerned that the City will continue to allow more growth and remove more natural green space that we have come to love and enjoy.
6. The proposal of townhouses is not well matched to the existing development as we would have towns backing onto our lots that are significantly larger.
7. The proposal would significantly decrease our property value and have a detrimental effect on our investment into our homes. In a time where salaries are stagnated, residents look to their homes as part of their investment strategy. Truly we were born and raised in Vaughan, and would like to continue in generations to come to enjoy this city, but it is moving in a direction that we are more and more concerned with.
8. Traffic would considerably increase and cause congestion, environmental deterioration, unsafe conditions for our children to play. What studies have taken place to ensure we can accommodate this increase in traffic flow?

We hope to have the opportunity to discuss these concerns with you at the upcoming meeting on April 5th. Thank you for your consideration of this letter and please feel free to contact us with any updates or questions regarding our concerns.

Sincerely,
The Liberatore Family: Furio, Maria, Loris and Emilio

Maria 

 Please consider the environment before printing this email