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**Subject:**

FW: Letter of Objection re Planning Application File No. 19T-16V001

**From:** Caputo, Mary  
**Sent:** Friday, June 17, 2016 2:18 PM  
**To:** 'ZhouR'; Racco, Sandra  
**Cc:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** RE: Letter of Objection re Planning Application File No. 19T-16V001

<b>C 7</b>
<b>COMMUNICATION</b>
CW (PH) - <u>June 21 / 16</u>
ITEM - <u>2</u>

Thank you Wayne and Xue,

I have copied the Clerks Department.

**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:** ZhouR [<mailto:rofizhl@hotmail.com>]  
**Sent:** June-17-16 2:07 PM  
**To:** Racco, Sandra; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Cc:** Caputo, Mary; Peverini, Mauro; Uyeyama, Grant; MacKenzie, John; Abrams, Jeffrey; Furfaro, Cindy  
**Subject:** RE: Letter of Objection re Planning Application File No. 19T-16V001

City of Vaughan Planning Staff.

We reside at 75 Maverick Cres, Vaughan. We are writing this letter to voice my opposition to the Re Zoning By Law Amendment Application (file number Z.16.016) before the city. The City of Vaughan's position in the past was to always protect these lands. We expect the City Planning Department to advise Council of the Eco-Sensitive features of these lands and the environmental damage that will result if development is granted. Vaughan Council must remain true to its word that it is committed to protecting environmentally sensitive lands.

The residents object to this proposed development because it also is contrary to the Vaughan Official Plan of 2010. The proposed 106 town houses are not compatible with the existing homes that are in the area.

The TRCA is in the process of writing reports and recommendations on the studies that have been submitted by the applicant. We expect that City staff and Council will take the proper time necessary to review these recommendations and implement these recommendations made by the TRCA.

We find it hard to understand that with all the illegal activity that has been taking place on these lands in the past (chopping of trees and destroying a woodlot) that the city would reward this applicant with rezoning. These lands should be rehabilitated as ruled in the OMB case PL011168 issued on November 18, 2003. It states that, "the woodlots with moderate to high environmental function were to be protected, maintained, and rehabilitated to ensure that the ecological function would endure. No development or site alteration in the woodlot was permitted." We need to know why these lands were not monitored and made revisited to make sure that the rehabilitation took place.

We must remember that it is the responsibility of the municipality to protect and conserve environmentally sensitive lands. We urge you to take the right steps moving forward and deny this re-zoning application at the Draft Plan of Subdivision (file 19T-16V001).

We hope the city has the best interests of the residents moving forward.

Please accept this letter and include it in the agenda package for the June 21, 2016 Public Hearing

Thank you,

Wayne Li and Xue Zhou

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From: [Sandra.Racco@vaughan.ca](mailto:Sandra.Racco@vaughan.ca)

To: [rofizhl@hotmail.com](mailto:rofizhl@hotmail.com)

CC: [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca); [Mary.Caputo@vaughan.ca](mailto:Mary.Caputo@vaughan.ca);

[MAURO.PEVERINI@vaughan.ca](mailto:MAURO.PEVERINI@vaughan.ca); [Grant.Uyeyama@vaughan.ca](mailto:Grant.Uyeyama@vaughan.ca); [John.Mackenzie@vaughan.ca](mailto:John.Mackenzie@vaughan.ca);

[Jeffrey.Abrams@vaughan.ca](mailto:Jeffrey.Abrams@vaughan.ca); [Cindy.Furfaro@vaughan.ca](mailto:Cindy.Furfaro@vaughan.ca)

Subject: RE: Letter of Objection re Planning Application File No. 19T-16V001

Date: Fri, 1 Apr 2016 17:48:08 +0000

Dear Wen Yue and Xue,

Thank you for your e-mail and do very much appreciate your comments.

Please note though 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, a recent OMB decision was released over an appeal made by the landowner which in turn, 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* (I have enclosed a copy of the OMB decision for your review).

And now, an application for a Draft Plan of Subdivision has come forward and will be dealt with at the April 5<sup>th</sup>, 2016 Public Hearing Committee meeting at 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.

I encourage you and your neighbours to attend this meeting and voice your concerns. You will also be receiving a letter in the mail shortly from my office detailing the chronology of the OMB case and the decision. The planner who is assigned to this application is Mary Caputo. Should you have further questions regarding this application, please feel free to contact Mary or myself.

Looking forward to seeing you on the 5<sup>th</sup> of April....have a good weekend!!!

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

*"For the Community"*

To subscribe to Councillor Racco's e-newsletter, please click [here](#).  
Visit Racco's Community Forum on Facebook or [www.4myCommunity.ca](http://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"*



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**From:** ZhouR [<mailto:rofizhl@hotmail.com>]  
**Sent:** Friday, April 01, 2016 9:43 AM  
**To:** Racco, Sandra; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** Letter of Objection re Planning Application File No. 19T-16V001

Dear Sandra,

Please see our objections regarding the planning application file no. 19T-16V001 PAC No. PAC.15.125.

Thank you for considering our comments.

Wenyue Li and Xue Zhou

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