

Ms.Liberata D'Aversa  
102 Whitfield Ave.  
Toronto, Ontario.  
M9L 1G7

<u>C 8</u>
COMMUNICATION
CW (PH) - <u>SEPT 4/12</u>
ITEM - <u>3</u>

September 4th, 2012

City of Vaughan Planning Dept.,  
C/O Mr. Clement Messere  
2141 Major Mackenzie Drive  
Vaughan, ON  
L6A 1T1

FAX: 905.832.6080

EMAIL: developmentplanning@vaughan.ca

Dear Mr. Clement,

**RE: File: OP.12.003 AND Z.12.008 –Mr.John Duca**

I am the property owner at 5317 Hwy 7, and am writing to state an objection with the proposed development by Mr. John Duca , at 5289 and 5309 Highway 7, and in particular the Condominium Townhouse Block at our eastside property line.

I outline my primary concerns with regard to the proposed development, in its present form, as follows:

- Compatibility with adjacent lands,
- Impacts resulting from the intensified density,
- Impacts with "change of zoning" on our property and surrounding properties,
- Appropriateness of the subject site for intensified density,
- Ability of the existing and proposed services to satisfy both the proposed development and the future development of my property,

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**CLERK'S DEPT.**

- Impact resulting from shadowing of the proposed buildings abutting my eastside property line, in particular to ensure *"the private enjoyment"* of my 2nd floor residential component of my property,
- Consideration of existing vehicular and pedestrian access points ( over 65 years) that are not appropriately defined, detailed, or formalized on subject proposed development site,
- Functionality with the abutting property as to the east and south,
- Understanding how "full-moves" access are provided on the proposed development site,
- Traffic Impact Study,
- Shadow Model and Impact Study,
- Noise Impact Study to ensure *"the quiet enjoyment"* of the 2nd floor residential component of my property,

Further, prior to granting an endorsement for the proposed development I require an explanation identifying the extenuating circumstances on the subject property necessitating the proposed *"down designation"* or zoning change from Commercial to 100% Residential and steps taken to not preclude the future development of our lands and to not cause undue hardship to our property and its commercial component vitality, and market value.

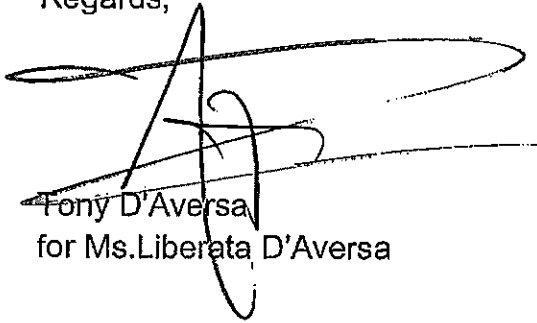
I expect and look forward to the planning rationale that would clearly explain why such should be permitted on the subject property. No such documentation has been submitted that I am aware of, and it is strongly recommended that planning consultant formulate such supporting documents.

In consideration of the above, I respectfully request that any approvals for the proposed Condominium townhouse development be deferred by the City of Vaughan until such time that the issues outlined above are clearly investigated and satisfied.

I trust that the City of Vaughan will ensure under the "Planning Act" that the rights of the property owners be considered and respected, as failure to do so will preclude the future development of these lands and most importantly cause undue hardship to our property and the commercial component vitality. In such event, I shall hold the City of Vaughan liable for all and/ or any damages that are directly related to this matter.

In advance I thank you for your time and consideration, and look forward in working with you and Mr. John Duca in finding a mutually agreed solution.

Regards,

A handwritten signature in black ink, appearing to be 'Tony D'Aversa', written over the printed name. The signature is stylized with a large, sweeping loop at the top and a vertical stroke that crosses the horizontal lines of the name.

Tony D'Aversa  
for Ms.Liberata D'Aversa

**Britto, John**

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**From:** Messere, Clement  
**Sent:** Tuesday, September 04, 2012 4:02 PM  
**To:** Britto, John  
**Subject:** FW: IMPORTANT: Letter of objection File: OP.12.003 and Z.12.008- John Duca  
**Attachments:** Amended.letter Liberata D and Joihn duca.pdf

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**From:** Panaro, Doris  
**Sent:** Tuesday, September 04, 2012 4:01 PM  
**To:** Messere, Clement  
**Subject:** FW: IMPORTANT: Letter of objection File: OP.12.003 and Z.12.008- John Duca

FYI

**Doris Panaro**

City of Vaughan • Development Planning Department •  
P-[905] 832-8565 X 8208 • F-[905] 832- 6080 • [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca)

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**From:** TONY D'AVERSA- Bigpaper Inc. [<mailto:tony.daversa@wrapnsnap.com>]  
**Sent:** Tuesday, September 04, 2012 3:25 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** IMPORTANT: Letter of objection File: OP.12.003 and Z.12.008- John Duca

CITY OF VAUGHAN PLANING DEPT,  
Attn: Mr. Clement Messere

PLEASE FIND ATTACHED OBJECTION LETTER FOR ABOVE APPLICATION FILE AND KINDLY  
ACKNOWLEDGE RECEIPT OF DOCUMENT.

AS WELL, A COPY WAS ALSO FAXED TO 905.832.6080.

CHEERS,  
TONY DAVERSA  
905.266.0714

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