



January 30, 2015

***Delivered By Facsimile Transmission (905-832-8585)
and By Email (DevelopmentPlanning@vaughan.ca)***

Planning Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attention: Mr. John Mackenzie, Commissioner of Planning

Dear Sir;

Re: Pebble Creek Developments Inc. ("Applicant"),
4650 Regional Road 7 (north of Regional Road 7 and west of Pine Valley Drive) ("Property").
Official Plan Amendment Application File OP.14.004
Zoning By-law Amendment File Z.14.025
Draft Subdivision File 19T-14V006

We act as solicitors for Anna Gabriele, owner of 59 Sylvadene Parkway, and Mauro D'Addese and Anna Vinzi, owners of 61 Sylvadene Parkway. My clients' respective properties are situated directly adjacent to the subject Property at its North perimeter.

My clients advise that they have not had a request for input or consultation as to the proposed development. This is a serious concern of my clients especially in light of the intensification of the development and the serious impacts on the community and the environment.

My clients specifically object to the development applications above and hereby request that their objections be recorded and further to be notified of future proceedings with respect to the above matters.

My clients are specifically are concerned with the following:

- 1) The proposed development's intensification and minimal setbacks to the rear and the natural areas which it abuts and crosses, are not proper. There ought to be greater setbacks to the

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ITEM - 3

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north and west boundaries. A sufficient and significant landscape and natural state buffer is required between the existing residential and the proposed townhouse blocks.

- 2) My clients recommends that the current landscaping proposed at these north and west perimeters shall include more significant noise and sightlines abatement measures and screening of the townhouse units and further additional plantings of mature trees and shrubs within this buffer area.
- 3) My clients further propose additional north and west boundaries' setbacks of the rear and side yards from the townhouse buildings. In the present submission the townhouse buildings are crammed up along these boundaries. A greater and more adequate setback and landscape buffer is proposed.
- 4) Also, my clients have serious concerns with the negative impacts on the environment including Jersey Creek and the floodplain lands. No information as to the abatement measures and the comments from the applicable authorities, including TRCA and MNR, has been provided.
- 5) Given the single road access there will be impacts on traffic as well, onto Highway 7 and also through Ravine Court to Pine Valley Drive.
- 6) The proposed townhouse units are not in keeping with the general lot sizes on the adjacent properties in the local nearby community on Sylvadene Parkway and on Ravine Court and the adjacent surrounding residential areas.

For the above reasons this development does not follow proper planning principles and my clients hereby object to it in its present submission. Input from the community was not requested nor canvassed, which would have been beneficial for this development. My clients have serious concerns with this development's negative impacts on the environment and the community and its lack of proper planning principles.

Yours truly,
RQ PARTNERS LLP

Per:


Domenic Rotundo
/ei

cc. Council, City of Vaughan
Jeffrey A. Abrams, City Clerk, City of Vaughan
Mary Caputo, Senior Planner, Planning Department