

The Sugamosto Family
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John MacKenzie
Commissioner of Planning
Planning Department
City of Vaughan

February 1 2015

RE: Planning Applications OP.14.007 & Z.14.028

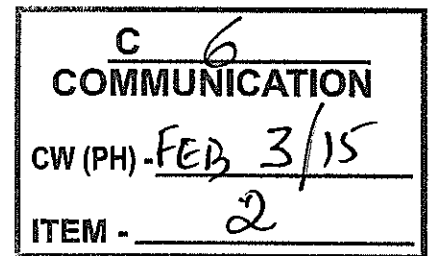
Dear Mr. MacKenzie,

We are writing to voice our objections to the application (OP.14.007 & 5.14.028) by Rocco Tatangelo, Joseph Falletta, and Ravinder Singh Minhas to amend the City's Official Plan and Zoning By-laws to develop properties at 61, 71, and 83 Hayhoe Avenue.

Our family has owned property and lived at 134 Hayhoe for the last 26 years. This community has a special character that has drawn us here and kept us here. The lots in our community are predominantly zoned R1V, with some zoned R1. They are relatively large, have considerable space between houses, offer a great deal of privacy, and are beautifully landscaped. Our house, in particular, is at the corner of Hayhoe and Pine Valley and it makes a positive, aesthetic contribution to the character of both streets. Further, we have views along both Hayhoe and Pine Valley, which have similar single dwelling homes.

In general, we strongly object to the proposed amendments to the Official Plan and Zoning By-laws and the proposed development itself on the basis that they are radically inconsistent with Policies of the Official Plan. Further, the proposed development of 12 semi-detached dwellings in half the space of three existing lots will negatively impact the character of both Pine Valley and Hayhoe communities. It will also create a dangerous policy precedent and economic incentive that could further degrade our community. We are also greatly concerned about the negative impact that both proposed and further potential developments will have on property values, given that perception of value is based partly on the spaciousness and integrity of the overall community. Finally, the proposed development calls for a concentration of access points along Pine Valley Drive that could create a significant road hazard, particularly if vehicles are required to back out. Vehicles using these access points will also impede the flow of traffic.

In particular, first, we agree with the integrated approach of the City's Official Plan and its strategy of managing growth to maintain and create a vibrant, beautiful, prosperous, and sustainable city. We agree that the strategy of directing growth to predefined intensification areas and corridors is key to achieving the City's vision, which includes protecting the character of existing communities.



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We also strongly support the particular provisions of the Official Plan that protect the integrity of existing communities.

Second, we have no objection to intensification through infilling as a secondary and limited strategy to manage growth. However, we vigorously oppose infilling that is radically inconsistent with the Official Plan, has a negative impact on an existing community, and creates a precedent and economic incentive for more development that would further degrade a community.

The proposed development achieves none of the Plan's objectives nor is it consistent with any developmental criteria when these are taken as an integrated whole. Yes, the proposed development achieves intensification. But the development is inconsistent with a main objective of intensification, which is to protect the stability and character of existing communities. Further, the proposed development is inconsistent with every provision in the Plan that specifies how intensification in general and infilling in particular are to be achieved. Specifically, the proposal calls for 12 units within 6 buildings on less than half the space of the original properties, which is at least 4 times the density of both the original and nearby lots. Further, the proposed buildings are of a form that is incompatible with buildings in the neighborhood. Rather than enhancing the character of Pine Valley, they will create a predominant, negative visual impact to residents of the Pine Valley community as well as the Hayhoe community because of the proposed development's proximity to the Hayhoe community and its location along the main access to Hayhoe Avenue. For us, we came here and have remained not just because of our own property but also because of the integrity of the community as a whole.

To be clear, we are not opposed to semi-detached dwellings or areas of greater housing density in the city. We are, however, opposed to development that is inconsistent with the character of an existing community, creates a negative impact to it, and is radically inconsistent with both the vision and specific provisions of the Official Plan.

Please contact me if you need any further information or if clarification is required. Thank you for attention to this serious matter.

Sincerely,

Maria Sugamosto
Christian Sugamosto
Jonathan Sugamosto
(emailed copy)