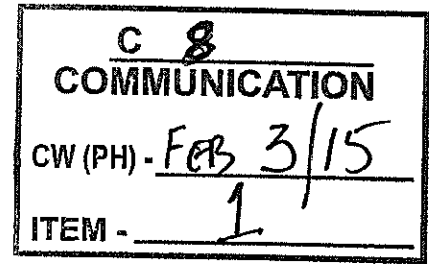


The Sugamosto Family
134 Hayhoe Avenue
Woodbridge, Ontario
L4L 1S4
905-850-6096
mariasugamosto@yahoo.com



John MacKenzie
Commissioner of Planning
Planning Department
City of Vaughan

February 2 2015

RE: Planning Applications Z.14.038

Dear Mr. MacKenzie,

We are writing to voice our objections to the application (Z.14.038) by 2357847 Ontario Inc. to amend the City's Zoning By-laws to develop properties at 8204 and 8210 Pine Valley Drive.

We are located at the corner of Pine Valley Drive and Hayhoe Avenue, about 600m from the proposed development. We have owned this property and lived here for the last 26 years. The communities on the west side of Pine Valley have a special character that has drawn us here and kept us here. The lots are zoned for single detached homes and many lots are relatively large. Both the building form and lot size create a character that is highly desired by residents of these communities.

We strongly object to the proposed amendments to the 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 is of a form and density that will negatively impact the character of communities along the west side of Pine Valley. It will also create a dangerous policy precedent and economic incentive that could further degrade these communities. 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 consistency of building form, spaciousness, and integrity of the overall community.

Please contact us 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