

COMMITTEE OF THE WHOLE (PUBLIC HEARING) – FEBRUARY 28, 2012

COMMUNICATIONS

<u>Distributed February 24, 2012</u>	<u>Item No.</u>
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C18. Mr. John Vavaroutsos, Chief Business Development Officer, Wired Messenger Inc., 107 Stanton Avenue, Woodbridge L4H 0W2, dated February 24, 2012	4
C19. Mirchamp, dated February 24, 2012	5

Disclaimer Respecting External Communications

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Please note there may be further Communications.

COMMITTEE OF THE WHOLE (PUBLIC HEARING) – FEBRUARY 28, 2012

C20.	Mr. Philip Simoes and Ms. Michelle Cawood, dated February 23, 2012	4
C21.	Ms. Lorraine H., dated February 26, 2012	5
C22.	Ms. Andrea and Ms. Virginia Rubino, dated February 26, 2012	4
C23.	Mr. Nigel Franklin, Senior Vice President, Supply Chain, Carillion Canada, 7077 Keele Street, 4 th Floor, Concord L4K 0B6, dated February 24, 2012	2
C24.	Mr. Steven A. Zakem, Aird & Berlis LLP, Barristers and Solicitors, Brookfield Place, 181 Bay Street, Suite 1800, Toronto M5J 2T9, dated February 27, 2012	5

<u>Provided February 28, 2012 (at the meeting)</u>	<u>Item No.</u>
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C25.	Mr. Michael Levine, President, 245 Drumlin Circle Holdings Inc., 245 Drumlin Circle, Concord L4K 3E4, dated February 13, 2012	2
C26.	Mr. Adam Wachtel, 270 Drumlin Circle, Suite 3, Concord L4K 3E2, dated February 21, 2012	2
C27.	Ms. Judith Kennedy, dated February 27, 2012	4
C28.	Ms. Anjum Chaudhry, dated February 27, 2012	4
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C31.	Ms. Linda Scozzese, dated February 28, 2012	5

<u>Received February 28, 2012 (at the meeting)</u>	<u>Item No.</u>
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C32.	Petition submitted by Ms. Paula Simoes, dated February 11, 2012	4
C33.	Ms. Silvana Galloro, Secretary, Concord West Ratepayers Association, 7777 Keele Street, Unit 8, P.O. Box 79001, Concord L4K 1Y0	2

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Please note there may be further Communications.

From: Joseph Vescio [mailto:vesciosells@gmail.com]
Sent: Monday, February 06, 2012 10:33 PM
To: DevelopmentPlanning@vaughan.ca
Subject: file op.11.011 & z.11.042

<u>C</u>	<u>1</u>
COMMUNICATION	
CW (PH) -	<u>FEB 28/12</u>
ITEM -	<u>4</u>

To Whom it may concern

To stop the development or RA3 apartment residential on this site, no more apartments in vaughan this brings high traffic to the zone drugs prostitution and other crime to the area stop apartments we need housing detached semi town homes make this area looking like a great community and also abstruted the view from home owners STOP APARTMENTS IN VAUGHAN

I will do my hardest to STOP APARTMENTS IN VAUGHAN MY COMMUNITY

STOP APARTMENTS IN VAUGHAN
MY COMMUNITY

JOSEPH VESCIO

416 981 2232

From: Isa Buccieri [mailto:ibuccieri@yahoo.ca]
Sent: Wednesday, February 08, 2012 10:45 AM
To: DevelopmentPlanning@vaughan.ca
Subject: Applicant Ozner Corporation (South) File Numbers OP.11.011&Z.11.042 Related File DA.11.113

<u>C 2</u> COMMUNICATION CW (PH) - <u>FEB 28/12</u> ITEM - <u>4</u>

This is further to your Notice of a Public Meeting Public Hearing February 28, 2012
7:00 P.M.
Property: South-east corner of Weston Rd. & Retreat Blvd. north of Major Mackenzie
Dr. City Of Vaughan

I hereby strongly oppose the two Amendments presented to the City of Vaughan as follows:

1) To amend Official Plan Amendment (OPA) #600 as amended by OPA#650 (Vellore Village Distric Centre Plan) to redesignate the subject lands from
Low Rise Residential to *****High Density Residential-
Commercial!!!!!!!!!!!!!!
and

2) To amend the City Zoning By-Law 1-88, specifically to rezone the subject lands from
RT1 Residential Townhouse Zone and C3 Local Commercial Zone to
RA3 Apartment Residential Zone to permit apartment residential uses.

When we purchased our home year 2005, we were informed by Lormel that townhouses were being built at the captioned intersection.
Should I have known this the captioned amendments I will have not purchased my home as my home not too far away from two apartments.

WHY THIS CHANGE & WHO IS BEHIND THIS CHANGE - I STRONGLY
OPPOSE THIS CHANGE, AS THE VALUE OF MY HOME WILL BE DECREASED.

Hopefully your office will be receiving many many oppositions.

Yours truly

Isabellla Buccieri

From: Anna Yoon [mailto:anna.yoon@hafa.ca]

Sent: Wednesday, February 08, 2012 12:03 PM

To: Bevilacqua, Maurizio; Ciafardoni, Joy; DeBuono, Michelle; Rosati, Gino; Barbieri, Enza; Di Biase, Michael; Panicali, Adele; Schulte, Deb; Ciampa, Gina; DeFrancesca, Rosanna; Tamburini, Nancy; fantij@parl.gc.ca; fantij@parl.gc.ca; Abrams, Jeffrey; DevelopmentPlanning@vaughan.ca; gsorbara.mpp.co@liberal.ola.org; gsorbara.mpp@liberal.ola.org

Cc: kchampion@yrmg.com

Subject: A big NO!!!! to OP. 11.012 & Z.11.043 - DA. 11.114 Amendment from Medium density to High density and rezone!

We the people do not want the amendmant and application approved.

We do not want to rezone and redesignate the lands in question.

Thanks

<u>C 3</u> COMMUNICATION CW (PH) - <u>FEB 28/12</u> ITEM - <u>5</u>

From: Vito Totino [mailto:v.totino@gmail.com]
Sent: Wednesday, February 08, 2012 7:30 PM
To: DevelopmentPlanning@vaughan.ca
Subject: RE: Proposed Condos on Weston Road, File # OP 11.011 & Z 11.042

C 4 COMMUNICATION CW (PH) - <u>FEB 28/12</u> ITEM - <u>4</u>

Hello,

My name is Vito Totino and my wife and I live in ward 3. We purchased a home two years ago on the west side of Weston road north of Major Mackenzie. When we purchased we looked at the community plans and noted that there were no condo developments slated for future development. When we received the notice the other day about the proposal for two 12 storey condominiums to be built on Weston road north of Major Mackenzie we were completely shocked and disappointed. We feel that the infrastructure will not support the addition of a minimum of 379, more likely close to 1000, new citizens in this small area. That means at least 400 more cars, more likely 800, trying to exit the only exit on Retreat Blvd and making their way onto an already congested Weston Road or Major Mackenzie drive in the rush hours. The originally proposed town houses would have been a much more reasonable choice. Also we will be losing the proposed plaza that was to go on one of the two lots that will now be occupied by the proposed condominiums. This means we will have to lose the added convenience that the plaza would have given us.

Perhaps a more reasonable compromise would be a low rise condominium complex with commercial space at street level. A comparable condominium can be found in Maple at the corner of Keele and McNaughton.

We hope that council takes all of this into consideration and disallow the application as is presented.

Thank you,

Vito Totino

From: Mark margiotta [mailto:mr margiotta@hotmail.com]

Sent: Thursday, February 09, 2012 4:54 PM

To: DevelopmentPlanning@vaughan.ca

Cc: Antonella Margiotta; frank michielli; Irena Stiplos; Sandra Battigaglia; fab marotta

Subject: Notice of Public meeting Feb 28,2012

c 5
COMMUNICATION
CW (PH) - FEB 28/12
ITEM - 4

To whom it may concern.

As a tax payer in Vaughan residing very close to this area in which these 2- 10 story buildings that were recently rezoned I'm opposed to this amendment. I will not be able to attend on this date due to work, and if there is anyway you can confirm my concern to the council it will greatly be appreciated. I really think this area is a busy and a beautiful area, and now with the Walmart there (and few other projects that are happening that we are unaware of) I'm sure the city of Vaughan you will destroy that area in many ways. I hope my opinion is taking seriously and look forward to your response.

Mark Margiotta
416-803-3108

C 6
COMMUNICATION
CW (PH) - FEB 28/12
ITEM - 4

From: Zhu, Lydia [mailto:lydia.zhu@hbc.com]
Sent: Friday, February 10, 2012 11:35 AM
To: DevelopmentPlanning@vaughan.ca
Cc: Gu, Kevin
Subject: comments regarding File# OP.11.011 & Z.11.042 (DA.11.113)

Hi,

We received a letter regarding Ozner Corp.'s application to amend original plan from 'Low-Rise Residential' to 'High Density Residential-Commercial' (File# OP.11.011 & Z.11.042; Related file# DA.11.113). As residents in the area, both my husband and I strongly object on the amendment/decision.

The following is our concerns:

1. More residents means more cars. The traffic around Weston Rd/Major Mac area is already jammed especially heading to Highway 400. The High Density Residential-Commercial building will make it getting worse.
2. More cars also will increase the air pollution and noise in the area. For long term, it will impact the health of all residents around. I believe none of the current or future resident will agree to lose quiet and clean living environment.
3. More residents also will give the community more pressure on public facilities/utilities and raise concern on public safety.
4. In addition, during the development of building high rise will cause more pollution and noise than low-rise. That will definitely impact current residents.

Thanks,
Kevin Gu and Lydia Zhu

From: chad royer [mailto:chadroyer2000@yahoo.ca]
Sent: Sunday, February 12, 2012 9:27 PM
To: DevelopmentPlanning@vaughan.ca
Subject: NOTICE OF A PUBLIC MEETING: OP.11.011 & Z.11.042

C	7
COMMUNICATION	
CW (PH) -	FEB 28/12
ITEM -	4

FILE NAME: NOTICE OF A PUBLIC MEETING
FILE NUMBER: OP.11.011 & Z.11.042
RELATED FILE: DA.11.113

Dear Sir/Madam,

As the residents in the involved area, we object to the development of two 12-story apartment buildings at the site of southeast corner of Weston Road and Retreat Boulevard, north of Major Mackenzie Drive, City of Vaughan. We would not have purchased our current house had we known there would be two 12-story apartment buildings in this low-rise residential area.

We believe the development of two apartment buildings in this low-rise residential area will cause the following consequences:

- (1) Negatively impacting the landmark.
- (2) Increasing traffic.
- (3) Devaluing the nearby houses.
- (3) Upsetting the families who have purchased their houses in that area.

We appeal for the City of Vaughan to refuse the application of developing the apartment buildings in that low-rise residential area.

Sincerely yours,

Cathy & Chad

From: cc3979@rogers.com [<mailto:cc3979@rogers.com>]
Sent: Monday, February 13, 2012 1:53 PM
To: DevelopmentPlanning@vaughan.ca
Subject: Re: Op.11.011 and Z.11.042

C 8
COMMUNICATION
CW (PH) - FEB 28/12
ITEM - 4

Hello,

As a resident in the area, I wanted to voice my concern on the proposed changes to the zoning. Due to the potential increased traffic volume as well as impact on the future type of residential planned for this area, I would highly object the change to have this area turn into apartment residential use. I cannot make it to the February 28th meeting, but would like to receive updates.

Thanks,

Connie

Delivered by Hand

February 13, 2012

Mr. Daniel Woolfson
Development Planning Department
City of Vaughan
2141 Major Mackenzie Drive,
Vaughan, Ontario
L6A 1T1

VAUGHAN

C 9
COMMUNICATION
CW (PH) - FEB 28/12
ITEM - 2

FEB 14 2012

RECEIVED BY
DEVELOPMENT PLANNING

RE: Letter of Objection
Proposed Public Meeting
Zoning By-law Amendment Application Z.11.045
Hydro Corridor North of 275 Drumlin Circle
Anmajosuti Investments Ltd

Further to our recent discussion regarding the Formal Public Meeting to be held on February 28, 2012 to consider a Zoning By-law Amendment application by Anmajosuti Investments Limited to permit a gravel parking area and open storage of trucks and trailers within the hydro corridor zoned PB1(S) Parkway Belt Linear Facilities Zone as an ancillary use to the adjacent industrial land use zoned EM1 Prestige Employment Area Zone I am sending this letter of objection as the proposed use is not appropriate at this location.

Please note that we are the registered owners of two buildings situated at the northeast corner of Steeles Avenue West and Keele Street. We have owned this property, 2180 Steeles Avenue since 1983 and recently constructed a new 4 storey office building situated at 7077 Keele Street in 2007. In addition we are the owners of 36 Bessemer Court since 1981.

Our current objection is based on the following facts:

- the subject lands are adjacent to lands zoned EM1;
- although the list of permitted EM1 employment uses are extensive and includes warehousing, manufacturing, processing or assembly of materials, etc the Zoning By-law specifically indicates in Section 6.2.1a) that all EM1 uses are to be located within a wholly enclosed building and with no outside storage;
- the proposed use of the subject lands as a gravel parking area and open storage of trucks and trailers as an ancillary use to the adjacent industrial land use zoned EM1 Prestige Employment Area does not comply with the adjacent zoning;

-the proposed use is more in keeping with the EM2 list of permitted uses which specifically permits accessory outside storage;

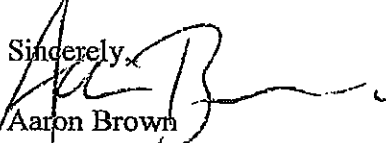
Please note that we may have additional concerns/objections once we have read the planning staff report that will be considered at the Formal Public Meeting to be held on February 28th.

For the above noted reasons the proposed rezoning application is not appropriate, is undesirable for the neighbourhood and does not represent good planning.

I would appreciate being placed on the mailing list for this development application so that we are formally advised of any further planning staff reports regarding this proposal.

I would also be pleased to meet with you to further discuss our above noted concerns.

Sincerely,



Aaron Brown
Executive Vice President
Norstar Group of Companies

7077 Keele Street
Suite 102
Concord, ON
L4K 0B6
Tel: (905) 738-0754 ext. 1212
Fax: (416) 736-8289
abrown@norstarcan.com
www.concordian.ca

c.c. Councillor Sandra Rocco

From: Kyle Ames
Sent: Monday, February 20, 2012 12:17 AM
To: DevelopmentPlanning@vaughan.ca
Subject: OP.11.012 & Z.11.043

C 10
COMMUNICATION
CW (PH) - FEB 28/12
ITEM - 5

To Whom It May Concern,

I wanted to express our opinions of my family and my community about the new development plans on the north side of Rutherford and east Weston Road known as municipally as 3660 Rutherford Road (File numbers OP.11.012 and Z.11.043). We have major concerns about this new development. The following are our concerns:

- 1 This area is already congested with too many people and too many cars
- 2 St. Emily School already has approx. 1100 students and is busting on its seams – where will all the kids from this development go??
- 3 Traffic going on to the 400 in the morning is insane – too many cars already and now they want to add more
- 4 The development area is so tight – I can't believe they want to fit in apartment buildings and townhomes in that little area
- 5 The apartment buildings will ultimately lower the value of our homes in this area – especially on Coyote Way, Comdel, Plover and Signet among others
- 6 They are building plazas in the surrounding areas and this community is already too busy and too congested

Please do not put my email address on your website for privacy reasons. Please take these points seriously and understand that this is so unfair to our little community.

Thanks

COMMUNICATION

CW (PH) - FEB 28/12

ITEM - 4

From: P.S ONORATI [mailto:ps.onorati@rogers.com]

Sent: Monday, February 20, 2012 6:51 PM

To: DevelopmentPlanning@vaughan.ca

Cc: Schulte, Deb; Bevilacqua, Maurizio; Di Biase, Michael; Rosati, Gino; DeFrancesca, Rosanna

Subject: The decline of Woodbridge

Development Planning Department: (re: P.11.011 & Z.11.042 RELATED FILE: DA.11.113)

I am writing to voice my concern in regards to the proposed apartment building that will be developed on the corner of Major Mackenzie and Weston Road as well, as the proposed low rise on Major Mackenzie at the same intersection. Firstly, I believe that such large developments affect a great deal of Woodbridge's population and yet, only communities in the immediate surroundings in regards to the 12 story building were advised of this project and no one was advised of the low rises. I believe all this information should have been disclosed to all residents of Woodbridge since it affects our families, children and properties; all residents should and must be informed and have the chance to voice their concerns.

Many residents moved to Woodbridge because of its upscale living. The community features beautiful homes and amenities which make the neighborhood a beautiful, safe and convenient place to live. Apartment buildings anywhere in Woodbridge would ruin the reputation of this city. It would no longer be a place to raise a family. Apartment buildings would increase population and congestion not only making our roads full of traffic (especially when considering the proposed sites are situated on a nearby one lane road-Major Mackenzie) but congesting our community; with 379 units at 2 to 4 people each, the population of our community would instantly rise to approximately 758 to 1516 more people and that's not to mention that 379 apartments at one or two cars per unit increases the amount of cars on the road instantly to an additional 379 to 758 cars increasing traffic and pollution. Add this to the projected population of the low rises and the congestion of people and cars would move our community from a place to raise a family, to a community resembling downtown Toronto -congestion, pollution and increased crime rate. There is no place for apartment complexes of any size in Woodbridge.

The complexes would also be an eye sore for many residents. We want our children to play outside in a quiet community with a backdrop of homes, parks and schools not cars, traffic, pollution and apartment complexes. Considering the high property taxes that residents pay to live in such a community, it would be unjustified to maintain such costs when the community no longer lives up to its accomplished reputation.

I am very concerned as to the negative affects these complexes will have on our neighbourhood. Congestion, pollution, traffic and eyesores have already plagued many cities in Ontario, let's not make Woodbridge fall victim to this as well. Keep Woodbridge a quiet, safe place to raise a family and move the apartment complexes to cities already haunted with their negative effects.

Thank you,

S. Onorati

COMMUNICATION

CW (PH) - FEB 28/12

ITEM - 4

From: Ed Fariello [mailto:edfariello@gmail.com]

Sent: Tuesday, February 21, 2012 12:00 PM

To: DevelopmentPlanning@vaughan.ca

Subject: 12-storey buildings at Weston Rd. and Retreat Blvd. (file numbers OP.11.011 & Z.11.042)

Dear Mr. Mark Johnson,

I'm a resident of the Major Mack and Weston Rd. area and have been notified of a public meeting on Feb.28 in regards to an application to facilitate the development of two, 12-storey building with a total of 379 units at Weston Rd and Retreat Blvd.(file numbers OP.11.011 & Z.11.042).

I'm concerned about a number of things in regards to this proposed development, including infrastructure capacity for schools, parks, community centres, etc. I'm particularly concerned with traffic issues now that a new WalMart is coming to East side of that very same area on Cityview Blvd and Major Mack.

From a development point of view, I have a hard time imagining that dramatically increasing the density of an area that lacks a good transit system and is so close to exits to the HWY400 and yet far from the new subway station at HWY 7 & Jane St. is a good idea for the City. It is also hard to imagine how to properly accommodate the needs of 379 new families in terms of roads, schools, parks, libraries, community centres, etc given that the original municipal structure in the area was presumably built and/or planned without such a high density development in mind.

Could you please let me know how the City has planned to address infrastructure and traffic issues if this application is approved?

Sincerely,
Edson Fariello

From: T Orlando
Sent: Thursday, February 16, 2012 12:20 PM
To: DevelopmentPlanning@vaughan.ca
Subject: File #'s: OP.11.011 and Z.11.042

C 13
COMMUNICATION
CW (PH) - FEB 28/12
ITEM - 4

I am writing to oppose the above mentioned planning applications for the South-east corner of Weston Road and Retreat Blvd, north of Major Mackenzie Drive.

We all purchased a home in this sub-division because it was presented to us to be a single family home subdivision.

The development of two, 12 storey apartment buildings, with a total of 379 units, would increase traffic, noise, possibly vandalism, and loss of privacy to the homes nearest to the proposed site development.

A Wal-Mart is currently under construction, which is already going to create a lot more traffic than what we had hoped for, and now this?

If we were aware of this plan at time of purchase, we definitely would have decided to live elsewhere.

Therefore I extremely oppose this application.

T Orlando
80 Tiana Crt
Vaughan, Ontario

(Note: do not wish to publicize my name and/or email address on your website, therefore please remove. Thank you.)

From: Camille and Ryan Rai [mailto:camilleandryan@hotmail.com]

Sent: Saturday, February 11, 2012 2:42 PM

To: DevelopmentPlanning@vaughan.ca

Subject: Additional Information File numbers: OP.11.012 & Z.11.043 Related file: DA.11.114

Importance: High

C 14
COMMUNICATION
CW (PH) - FEB 28/12
ITEM - 5

Dear Mark Johnson,

I would like additional information regarding File numbers: OP.11.012 & Z.11.043 Related file: DA.11.114. In addition, I would like to have a copy of the Vaughan Zoning by-law 1-88 sent to me to this email address.

Who is the builder? Who will be the property management company?

I would like to know what the target demographic is for the high density housing - senior, subsidized housing or single family?
What will the average monthly rent be per unit? What neighboring schools would these residents children be going to - which public? Which catholic?

Have there been any traffic studies conducted? Has the traffic flow been investigated and how will the increased number of potential cars be accommodated?

Are sidewalks going to be created and paid for by the builder?

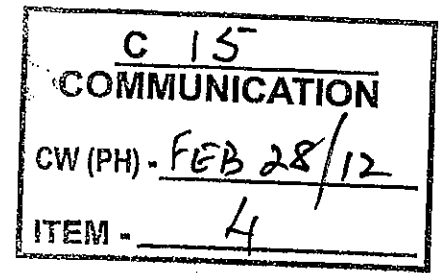
Have environmental studies been conducted including the capacity to run utilities such as sewer, electricity and water?

Have you received any response regarding the above rezoning by other residents? Do you know of any current petition circulating on these matters that you could provide details on?

Are there any other public records you can share on the matter? Has this zoning request been applied for before? Have there been any other zoning requests on this plot prior? Has the city denied any similar zoning requests - and can you provide details to the outcome or publications?

Thank you in advance for your response. If we need to discuss anything over the phone please reply with the topics and a contact number to reach you at.

Camille and Ryan Rai



From: T Orlando
Sent: Tuesday, February 21, 2012 5:33 PM
To: Abrams, Jeffrey
Cc: Mayor and Members of Council
Subject: File #'s: OP.11.011 and Z.11.042

Please include my following email as a written submission to the February 28, 2012
Public Hearing:

I am writing to oppose the above-mentioned planning applications for the South-east corner of Weston Road and Retreat Blvd, north of Major Mackenzie Drive.

We all purchased a home in this sub-division because it was presented to us to be a single family home subdivision.

The development of two, 12-storey apartment buildings, with a total of 379 units, would:

1. increase traffic -- Wal-Mart currently under construction; Home Outfitters & Future Shop to follow in the future (according to Smart Centres' website);
2. increase in noise level;
3. possible increase in vandalism;
4. loss of privacy to the homes nearest to the proposed site (as I'm sure the apartment units will be able to look down into the existing homeowners' backyards).

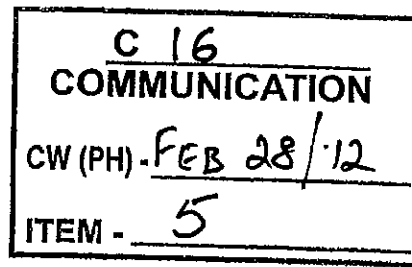
The Wal-Mart, *and future stores to follow*, are going to create a lot more traffic than what we had hoped for, and now this?

If we were made aware of this plan at time of purchase, we definitely would have decided to purchase a home elsewhere.

Therefore I extremely oppose this application.

T Orlando
80 Tiana Crt
Vaughan, Ontario

(Note: do not wish to publicize my name or email address, Thank you.)



64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
T. 905.669.4055
F. 905.669.0097
klmplanning.com

February 24, 2012

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

Attention: Mr. John MacKenzie
Commissioner of Planning

Dear John:

Re: PUBLIC MEETING – February 28, 2012
West Rutherford Properties Ltd.
3660 Rutherford Road
OP.11.012, Z.11.043, DA.11.114

My client, Vellore Corners Ltd. (Humboldt Properties) is the owner of the shopping centre located on the north east corner of Rutherford Road and Weston Road. The West Rutherford Properties Ltd lands adjoin my client's lands to the east.

At this time my client's concerns are as follows:

1. My client has an existing driveway with full turning movements to Rutherford Road in proximity to the east property line. This access driveway serves passenger vehicles and truck traffic making deliveries to the retail and commercial establishments in the shopping centre. West Rutherford Properties Ltd is proposing a driveway adjacent to the one on my client's lands. My client is concerned that the driveways will be too close to one another and will result in traffic movement conflicts. My client wants to ensure that his existing driveway access is not compromised by traffic movements from the West Rutherford Properties lands.
2. My client wants to be assured that the buildings on the West Rutherford Properties site are not located any closer to Rutherford Road than the existing No Frills building located on the east part of the Vellore Corners property.
3. My client has concerns with potential noise issues. First of all my client has loading areas servicing his buildings facing the proposed residential development. Secondly, there is existing roof mounted HVAC equipment that may be a factor for residents in

the proposed high rise apartment development. Have all potential noise issues been addressed? Will all necessary mitigation measures be taken care of on the applicants lands?

My client is prepared to meet with City staff and the applicant to further discuss his concerns. Please advise me of any future meetings dealing with the subject applications.

Yours very truly,
KLM Planning Partners Inc.



Roy Mason
Vice President

cc: Mr. Jeffrey Abrams, City Clerk
Mr. Mark Johnson, Development Planning
Mr. Robert Singer, Humboldt Properties

From: Pat Ciulla [mailto:pat.ciulla@sympatico.ca]
Sent: Sunday, February 26, 2012 10:43 PM
To: Abrams, Jeffrey; Mayor and Members of Council
Cc: pat.ciulla@sympatico.ca; nadia.ciulla@sympatico.ca
Subject: Public Hearing Feb 28 2012 Re: file # OP.11.011 & Z.11.042

C 17
COMMUNICATION
CW (PH) - FEB 28/12
ITEM - 4

From: Pasquale (Pat) and Nadia Ciulla
143 Isaiah Drive
Woodbridge, Ontario, L4H0C6

February 26, 2012

Members of City of Vaughan Council & Jeffrey Abrams
2141 Major Mackenzie Drive
Vaughan, Ontario, L6A1T1

Re: Application to develop two 12-storey apartment buildings at Weston Rd and Retreat Blvd. Application # OP.11.011 & Z.11.042. Related file: Da.11.113

Dear City Council and Jeffrey Abrams:

I am writing to you to express my deepest disappointment with this application to facilitate the development of the two, 12-storey apartment buildings with a total of 379 units to be considered for development at the intersection of Weston Rd and Retreat Blvd. in Woodbridge.

When I purchased this home just over one year ago, there were no plans at the time of building high rise buildings. My spouse and I looked at potential areas with no high rise building proposed to be built. We purchased our home knowing that this land was approved and to be used for low rise townhomes and commercial use. If there was any indication of these apartments, we would not have purchased.

My concerns are with the traffic in the neighbourhood. There are lots of homes still being built in the area and traffic is already an issue. With an additional 379 units, this will be a bigger issue in the area. My next concern is with the value of our homes. This is extremely concerning because of the uncertainties on how much these apartments could depreciate the values of the homes. Lastly, my concern of the uncertainties of who will purchase these apartments and who they will rented to.

Please understand I and truly disappointed and appalled with this consideration. **Please include this letter as a written submission for the Tuesday February 28, 2012 public hearing.**

Regards,

Pasquale (Pat) Ciulla and Nadia Ciulla

From: John Vavaroutsos [<mailto:john@wiredmessenger.com>]
Sent: Friday, February 24, 2012 1:50 AM
To: DevelopmentPlanning@vaughan.ca
Subject: File Number: OP.11.011 & Z.11.042
Importance: High

C 18
COMMUNICATION
CW (PH) - <u>FEB 28/12</u>
ITEM - <u>4</u>

Development Planning Department,

It has been brought to my attention that the Ozner Corporation made an application to amend the zoning requirements so they can build two 12 storey apartment buildings in my community. This email is my formal request that this application for amendments to the "Official Plan (O. Reg. 543/06)" and "Zoning By-Law (O. Reg. 545/06)" be declined. It is also to raise a concern for the lack of communication of such a significant applications for amendments.

We purchased our home based on the City of Vaughan's current and planned future zoning. We selected to invest and live in this community since it had (and was planning for) a balance of single dwelling, attached, town, and commercial areas. Rezoning from "Low-Rise Residential" to "High Density Residential-Commercial", and rezoning from "Residential Townhouse" to "Apartment Residential" to allow the addition of two extremely tall buildings and high density housing in the proposed location are extremely detrimental for the following reasons:

- Significantly conflicts with the current residential landscape and building uniformity
- Impacts and disrupts the quality of life that the City of Vaughan had original communicated (through the Vellore Village District Centre Plan)
- Punishes the citizens and home owners who believed the City of Vaughan zoning plans and in good faith made the decision to purchase high value homes within the community
- Buildings will immediately stand out, and will not conform to the community vision that the City of Vaughan had zoned for
- It will bring a concentrated density within a community that was never zoned/planned or is prepared to support
- Impact citizen privacy, as these proposed building where not part of the original City of Vaughan plan and therefore the current surrounding dwellings and landscape were not constructed in a way to prevent the abuse of individual home owner privacy from high buildings
- Generate significant noise (the area was not zoned for that many dwellings in such a small piece of land)
- Impact traffic, significantly increasing congestion in an area already suffering from gridlock
- Impede/block sunlight
- Cast extreme shadows on surrounding homes
- Impact community site lines
- Will be a visual detraction (since there are no other buildings of that size in the area)
- The extreme difference between these 2 buildings and the surrounding area will result in a depreciation of property values within the area

This application for rezoning challenges the effort, process, resources and time that the City of Vaughan made to create a balanced community plan. Such a significant modification to that plan should be declined until a comprehensive study be made on how it would impact both current and future citizens/community and detail what amendments to the community will be made to accommodate these changes.

Further, I raise the concern that no communication/notification was made to the residents of the community who would be impacted by such a significant change to the zoning by-law. I have canvassed the community and no one is aware of this application to modify the by-laws.

I request that both applications for rezoning be declined for the above reasons. If this applications were to continue, then I request them suspended to allow for appropriate communication to the surrounding homes and citizens and allow for adequate time to voice community concerns.

Thank you,

John Vavaroutsos

Chief Business Development Officer

Wired Messenger Inc.

Email: john@wiredmessenger.com

Office: 905-752-0440 ex. 224

Cell: 416-274-7409

Fax: 905-752-0439

Join my network of colleagues on LinkedIn:

<http://www.linkedin.com/in/johnvavaroutsos>

From: Mirchamp [mailto:mirchamp@rogers.com]
Sent: Friday, February 24, 2012 2:48 PM
To: DevelopmentPlanning@vaughan.ca
Subject: File #OP.11.012 & Z.11.043

Related file DA.11.114

Attn: Mark Johnson

With regards to the applicant, West Rutherford Properties Ltd., application to develop 21 block townhouse dwelling units within 3 separate blocks and two 12 storey apartment buildings with a total of 272 units, this is to inform you we are not in agreement with this application. A petition of signatures from residents opposed to this application is currently being circulated.

For your information and records.

<u>C 19</u>
COMMUNICATION
CW (PH) - <u>FEB 28/12</u>
ITEM - <u>5</u>

From: Phil [mailto:simao11@rogers.com]
Sent: Thursday, February 23, 2012 1:47 PM
To: DevelopmentPlanning@vaughan.ca
Subject: Comments Re OP.11.011 & Z.11.042

C 20	
COMMUNICATION	
CW (PH) -	FEB 28/12
ITEM -	4

We would like to express our opposition to the proposed application to facilitate the development of two 12 storey apartment buildings at the location of Weston Road and Retreat Boulevard.

We moved into our home in June 2011 and were aware that the area was still under development. Commercial space, townhouses, a school and a community park made us feel that this would be the perfect neighbourhood. We intentionally left Toronto to get away from the tall structures and high density living.

With the addition of 379 units, we can anticipate at least one or more vehicles that will come with each of the units. A significant rise in vehicles will increase traffic safety concerns. With the future development of a school just a block away from the planned site, we need to consider the overall well-being of the children in our community.

No other buildings of that structure exist in or around the Vellore community. A building of that size will take away the bright living that the people in this neighbourhood have selected and highly value. It is inappropriate to have two 12 storey buildings towering over single family dwellings, at the corner of a quiet residential street.

We are highly disturbed with the news of this proposal. Please consider this letter and do not approve the amendment to re-designate the subject lands from Low-Rise Residential to High Density Residential-Commercial.

Thank you for your time and consideration.

Philip Simoes & Michelle Cawood
61 Retreat Boulevard
Vaughan, ON
L4H 0C1

From: lorraine h [mailto:lorraine.h2008@gmail.com]
Sent: Sunday, February 26, 2012 6:48 PM
To: DevelopmentPlanning@vaughan.ca
Subject: OP.11.012 & Z.11.043 Notice of Public Meeting

<u>C 21</u> COMMUNICATION CW (PH) - <u>FEB 28/12</u> ITEM - <u>5</u>
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To Committee of the whole:

We received the notice public meeting regarding File # OP.11.012 & Z.11.043. We do not agree with this building plan as it will create more traffic congestion for the existing neighborhood. This is by far the roadway most commonly used to reach HWY 400.

During peak hours, this thoroughfare is already densely congested. Any addition in housing units will only make the situation far worse.

Any highrise development will also not be in keeping with the landscape of the existing neighborhood.

Thank you for addressing our concerns.

Concerned neighborhood residents

From: Rogers [mailto:tml13@rogers.com]
Sent: Sunday, February 26, 2012 2:16 PM
To: DevelopmentPlanning@vaughan.ca
Subject: Re file number OP.11.011 & Z.11.042

C	22
COMMUNICATION	
CW (PH) -	FEB 28/12
ITEM -	4

To whom it may concern,

We recently received a letter in the mail from the city of Vaughan regarding the application to rezone the south-east corner of Weston Rd. and Retreat Blvd. to high density residential-commercial. We strongly oppose the rezoning of this land for that purpose. It has always been our understanding that Vellore Park was a low rise community. All the commercial/retail development along Major Mackenzie Dr. and Cityview Blvd. will greatly increase traffic congestion in the area and the addition of these two condos with 379 units will only make the problem worse. This development will be of no benefit to the residents of our subdivision and will only surround us with traffic gridlock. This development simply makes no sense in our area.

We wish that our home address, email address and telephone number not be made public.

Andrea & Virginia Rubino
127 Lormel Gate



carillion

February 24, 2012

DELIVERED BY HAND

Mr. Daniel Woolfson
Development Planning Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1



FEB 24 2012

RECEIVED BY
DEVELOPMENT PLANNING

C	23
COMMUNICATION	
CW (PH) -	FEB 28/12
ITEM -	2

Dear Mr. Woolfson:

Re: Letter of Objection to Zoning-By Amendment Application Z.11.045 (Applicant Anmajosuti Investments Ltd.)
Re: Hydro Corridor North of 275 Drumlin Circle

I am sending this letter of objection, on behalf of Carillion Canada, to the above zoning by-law amendment application by Anmajosuti Investment Ltd. to permit a gravel parking area and the open storage of trucks and trailers within the hydro corridor located north of 275 Drumlin Circle.

Carillion Canada is the principal tenant of 7077 Keele Street, located at the northeast corner of Steeles Avenue West and Keele Street. This location serves as our Canadian headquarters; at present, over 300 employees are based at the Keele Street location.

Carillion Canada objects to the zoning by-law amendment application on the basis that:

- o the subject lands are adjacent to lands zoned as EM1 (Prestige Employment Area);
- o EM1 zoning does not permit outside storage;
- o the applicant's request for gravel parking and outside storage would be an eyesore and aesthetically inconsistent with the Keele Street zoning as an EM1 Prestige Employment Area;
- o gravel from the applicant's requested parking lot would likely track onto the cul-de-sac adjacent to the east end of our parking lot resulting in a potential driving hazard.

Please do not hesitate to contact me if you wish to discuss further our above noted concerns.

Yours truly,

Nigel Franklin
Senior Vice President, Supply Chain

Carillion Canada
CARILLION and the logo are trademarks of Carillion plc

Carillion Canada
7077 Keele Street, 4th Floor
Concord, Ontario
Canada L4K 0B6

Tel: 905-532-5200
Fax: 905-532-5299

A Carillion company

AIRD & BERLIS LLP

Barristers and Solicitors

Steven A. Zakem
Direct: 416.865.3440
E-mail: szakem@airdberlis.com

C 24 COMMUNICATION CW (PH) - FEB 28/12 ITEM 5
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February 27, 2012

Our File No. 81486

BY EMAIL

Mr. John MacKenzie
Commissioner of Planning
City of Vaughan
Development Planning Department
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear MacKenzie,

**Re: Committee of the Whole (Public Hearing) – February 28, 2012
West Rutherford Properties Ltd.
3660 Rutherford Road
File No. OP.11.012, Z.11.043, DA.11.114**

We act on behalf of Loblaw Properties Limited the supplier of the No Frills store located in the existing shopping centre on the north east corner of Rutherford Road and Weston Road.

We share the concerns expressed by the landlord of the No Frills store, Vellore Corners Ltd. (Humbold Properties) in the attached February 24, 2012 letter from Roy Mason, KLM Planning Partnerships Inc., agent for the landlord.

Please advise the undersigned of any future meetings dealing with the subject applications and provide notice of the adoption of the above-noted Official Plan Amendment and Zoning By-law Amendment. Thank you very much.

Yours truly,

AIRD & BERLIS LLP


Steven A. Zakem

SAZ/ee

Encl.

cc. Mr. Steve Thompson, Loblaw Properties Ltd.
Mr. Jeffrey A. Abrams, City Clerk
Mr. Robert Singer, Humbold Properties



64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
T. 905.669.4055
F. 905.669.0097
klmplanning.com

February 24, 2012

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

Attention: Mr. John MacKenzie
Commissioner of Planning

Dear John:

Re: PUBLIC MEETING – February 28, 2012
West Rutherford Properties Ltd.
3660 Rutherford Road
OP.11.012, Z.11.043, DA.11.114

My client, Vellore Corners Ltd. (Humbold Properties) is the owner of the shopping centre located on the north east corner of Rutherford Road and Weston Road. The West Rutherford Properties Ltd lands adjoin my client's lands to the east.

At this time my client's concerns are as follows:

1. My client has an existing driveway with full turning movements to Rutherford Road in proximity to the east property line. This access driveway serves passenger vehicles and truck traffic making deliveries to the retail and commercial establishments in the shopping centre. West Rutherford Properties Ltd is proposing a driveway adjacent to the one on my client's lands. My client is concerned that the driveways will be too close to one another and will result in traffic movement conflicts. My client wants to ensure that his existing driveway access is not compromised by traffic movements from the West Rutherford Properties lands.
2. My client wants to be assured that the buildings on the West Rutherford Properties site are not located any closer to Rutherford Road than the existing No Frills building located on the east part of the Vellore Corners property.
3. My client has concerns with potential noise issues. First of all my client has loading areas servicing his buildings facing the proposed residential development. Secondly, there is existing roof mounted HVAC equipment that may be a factor for residents in

the proposed high rise apartment development. Have all potential noise issues been addressed? Will all necessary mitigation measures be taken care of on the applicants lands?

My client is prepared to meet with City staff and the applicant to further discuss his concerns. Please advise me of any future meetings dealing with the subject applications.

Yours very truly,
KLM Planning Partners Inc.

A handwritten signature in black ink, appearing to be 'RM' with a stylized flourish extending to the right.

Roy Mason
Vice President

cc: Mr. Jeffrey Abrams, City Clerk
Mr. Mark Johnson, Development Planning
Mr. Robert Singer, Humboldt Properties

Delivered by Hand

February 13, 2012

Mr. Daniel Woolfson
Development Planning Department
City of Vaughan
2141 Major Mackenzie Drive,
Vaughan, Ontario
L6A 1T1

<u>C 25</u> COMMUNICATION CW (PH) - <u>FEB 28/12</u> ITEM - <u>2</u>
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FEB 27 2012

RECEIVED BY
DEVELOPMENT PLANNING

RE: Letter of Objection
Proposed Public Meeting
Zoning By-law Amendment Application Z.11.045
Hydro Corridor North of 275 Drumlin Circle
Anmajosuti Investments Ltd

Further to my receipt of a notice of Formal Public Meeting to be held on February 28, 2012 to consider a Zoning By-law Amendment application by Anmajosuti Investments Limited to permit a gravel parking area and open storage of trucks and trailers within the hydro corridor zoned PB1(S) Parkway Belt Linear Facilities Zone as an ancillary use to the adjacent industrial land use zoned EM1 Prestige Employment Area Zone I am sending this letter of objection as the proposed use is not appropriate at this location.

Please note that we are the registered owners of 245 Drumlin Circle located adjacent to 275 Drumlin Circle and backing onto the hydro corridor in question.

Our current objection is based on the following facts:

- the subject lands are adjacent to lands zoned EM1;
- although the list of permitted EM1 employment uses are extensive and includes warehousing, manufacturing, processing or assembly of materials, etc the Zoning By-law specifically indicates in Section 6.2.1a) that all EM1 uses are to be located within a wholly enclosed building and with no outside storage;
- the proposed use of the subject lands as a gravel parking area and open storage of trucks and trailers as an ancillary use to the adjacent industrial land use zoned EM1 Prestige Employment Area does not comply with the adjacent zoning;

-the proposed use is more in keeping with the EM2 list of permitted uses which specifically permits accessory outside storage;

Please note that we may have additional concerns/objections once we have read the planning staff report that will be considered at the Formal Public Meeting to be held on February 28th.

For the above noted reasons the proposed rezoning application is not appropriate, is undesirable for the neighbourhood and does not represent good planning.

I would appreciate being placed on the mailing list for this development application so that we are formally advised of any further planning staff reports regarding this proposal.

I would also be pleased to meet with you to further discuss our above noted concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Levine". The signature is fluid and cursive, with the first name "Michael" written in a larger, more prominent script than the last name "Levine".

Michael Levine
President
245 Drumlin Circle Holdings Inc.
245 Drumlin Circle
Concord, ON
L4K 3E4
Tel: (905) 738-5768 ext. 224
Fax: (905) 660-3008
mlevine@zynpak.com

C <u>26</u>
COMMUNICATION
CW (PH) - <u>FEB 28/12</u>
ITEM - <u>2</u>



FEB 27 2012

February 21 2012

Mr. Daniel Woolfson
Development Planning Department
City of Vaughan
2141 Major Mackenzie Drive,
Vaughan, Ontario
L6A 1T1

RECEIVED BY
DEVELOPMENT PLANNING

RE: Letter of Objection
Proposed Public Meeting
Zoning By-law Amendment Application Z.11.045
Hydro Corridor North of 275 Drumlin Circle
Anmajosuti Investments Ltd

Please take note of our position regarding the Formal Public Meeting to be held on February 28, 2012 to consider a Zoning By-law Amendment application by Anmajosuti Investments Limited to permit a gravel parking area and open storage of trucks and trailers within the hydro corridor zoned PB1(S) Parkway Belt Linear Facilities Zone as an ancillary use to the adjacent industrial land use zoned EM1 Prestige Employment Area Zone I am sending this letter of objection as the proposed use is not appropriate at this location.

Please note that we are the registered owners of one buildings situated at the Southeast corner of Drumlin Circle and Tandem Rd. We have owned this property, We have owned this property for 4 years and have been working from here for twenty years

Our current objection is based on the following facts:

- the subject lands are adjacent to lands zoned EM1;
- although the list of permitted EM1 employment uses are extensive and includes warehousing, manufacturing, processing or assembly of materials, etc the Zoning By-law specifically indicates in Section 6.2.1a) that all EM1 uses are to be located within a wholly enclosed building and with no outside storage;
- the proposed use of the subject lands as a gravel parking area and open storage of trucks and trailers as an ancillary use to the adjacent industrial land use zoned EM1 Prestige Employment Area does not comply with the adjacent zoning;
- the proposed use is more in keeping with the EM2 list of permitted uses which specifically permits accessory outside storage;

Please note that we may have additional concerns/objections once we have read the planning staff report that will be considered at the Formal Public Meeting to be held on February 28th.

For the above noted reasons the proposed rezoning application is not appropriate, is undesirable for the neighbourhood and does not represent good planning.

I would appreciate being placed on the mailing list for this development application so that we are formally advised of any further planning staff reports regarding this proposal.

I would also be pleased to meet with you to further discuss our above noted concerns.

Sincerely,

Adam Wachtel

270 Drumlin Circle, Suite 3
Concord Ontario
L4K 3E2

From: Judith Kennedy [mailto:judken@rogers.com]
Sent: Monday, February 27, 2012 11:01 PM
To: DevelopmentPlanning@vaughan.ca
Subject: File OP.11.011 Zoning BY-LAW AMENDMENT File Z11.042

<u>C 27</u> COMMUNICATION CW (PH) - <u>FEB 28/12</u> ITEM - <u>4</u>
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I have been a homeowner in the Vellore Village neighbourhood for past 4 years. During this time I have noticed a gradual increase in traffic on the local residential streets in Vellore Village as well as congestion on the main roads such as Major Mackenzie and Weston Rd. The neighbourhood of Vellore is locked in by the 400 highway to the east which restricts east west traffic movement and results in traffic being pushed into Vellore Village. It is my opinion that two 12 storey apartment buildings will substantially increase traffic and decrease quality of life in my neighbourhood. The addition of two 12 story apartment buildings in combination with other large developments in the area (Walmart and the Vaughan Hospital) will draw traffic to the neighbourhood making it undesirable and polluted residential/commercial area. A neighbourhood plagued with such issues could see property values drop as others will not want to make this community home.

The original proposal to build low rise building is a better fit for this area.

I would appreciate correspondence regarding the ongoing proposal. I can be reached at email judken@rogers.com

Thank you.

Sincerely

Judith Kennedy

From: anjum chaudhry [mailto:amifchaudhry@yahoo.com]
Sent: Monday, February 27, 2012 7:23 PM
To: DevelopmentPlanning@vaughan.ca
Subject: OznerCorporation (south)

C 28
COMMUNICATION
CW (PH) - FEB 28/12
ITEM - 4

Development Planning, City of Vaughan
File No. OP.11.011 & Z.11.042
Related File No. DA.11.113
Att. Mr. Mark Johnson

I anjum chaudhry, resident of , 277 wardlaw place, woodbridge, Ont, L4H 3J5 cannot attend public hearing for the above project.

Please note as a resident of this neighbourhood I do not support any high rise specially this twelve storey apartment buildings.

Regards

Anjum Chaudhry

C 29
COMMUNICATION
CW (PH) - FEB 28/12
ITEM - 4

From: Jessie Menna [mailto:jmenna@toronto.ca]
Sent: Monday, February 27, 2012 3:22 PM
To: Johnson, Mark
Cc: DeFrancesca, Rosanna
Subject: Concerns re. Official Plan Amendment File OP.11.011. Zoning By-Law Amendment File Z.11.042, Ozner Corp., Ward 3

Dear Mr. Mark Johnson,

I am writing this e-mail to express my concerns with respect to the potential building of high density residential/commercial at the corner of Weston Road and Retreat Blvd.

I am a resident of Ward 3 since April 2011. I've come to know it as a quiet community/area which is one of the reasons we moved from our Maple home (adjacent to Canada's Wonderland). With the construction of Wal-Mart and other commercial buildings along Cityview, this will gradually change. Residents will experience an increase in traffic, congestion and noise/air pollution simply because we are located/sandwiched between Cityview and Weston.

It's bad enough we will have to deal with the congestion due to the new Wal-Mart. Why would the City give consideration to high density apartment buildings in the same vicinity/close proximity as Wal-Mart? We don't need to populate our area with apartment buildings that could easily be built in other more appropriate areas, not in the middle of a community with many young families simply looking for a decent and safe neighbourhood for our children. I'm also confident that the value of our home will depreciate as others have. The more populated an area becomes, the more potential for increased environmental pollution and crime. Have all these factors been seriously considered?

It is my firm belief that the proposed development should strongly be reconsidered due to its drawbacks.

Thank you.

Jessie Menna
Human Resources Consultant
Strategic Recruitment & Employment Services
City of Toronto
Metro Hall, 55 John Street, 9th Floor
Toronto, ON M5V 3C6
Tel: (416) 392-4741
Fax: (416) 392-9926
jmenna@toronto.ca

From: reema awal [mailto:reemaawal@hotmail.com]
Sent: Monday, February 27, 2012 8:26 PM
To: Johnson, Mark
Subject: OP.11.011&Z.11.042

C 30
COMMUNICATION
CW (PH) - FEB 28/12
ITEM - 4

Hi Mark,

I am writing this mail in regards to the proposal submitted by Ozner Corporation who has proposed to build apartment buildings at Retreat Blvd and Weston Road. I am not sure about how other residents feel about this development however, I am totally against this project. I feel it will have a negative impact on the residents who are currently living in this neighbourhood. Since I live at Retreat Drive; my biggest worry is traffic and parking issues. People of the buildings will start parking on the street especially on Retreat and this will take away our parking spots on the road.

As I have seen in GTA areas which have buildings close to neighbourhoods, public park their cars on the street especially, on the weekend as apartment buildings have restricted parking lots and hours.

When I booked my house with Lormel in May 2010, we were told that there will be a plaza on that land. My decision to buy the house on Retreat Blvd was based on the information provided to me by Lormel regarding surroundings of my house. If I had known that there are buildings on this street then my choice of street or area would have been different. At present I feel I was misinformed.

In addition to that, the current infrastructure such as schools, parks and community center has been developed keeping the current needs of the residents. I wonder how will this accommodate the needs of 379 more houses. It is not fair to the residing people who bought the house keeping the existing environment in mind. It is also not fair to the people who will come in these apartment who will also face challenges.

I am not sure of any advantages to us of this development. So, I request you to please consider these concerns into consideration. I would like to know more about it. Unfortunately, due to my working hours I would not be able to attend this meeting however, my husband would be there. I am writing to you to convey how I feel about this project.

Regards,

Reema

From: Linda [<mailto:linda.scozzese@rogers.com>]
Sent: Tuesday, February 28, 2012 5:00 PM
To: Abrams, Jeffrey; Mayor and Members of Council
Cc: Linda Scozzese
Subject: Public Meeting February 28, 2012

C 31
COMMUNICATION
CW (PH) - FEB 28/12
ITEM - 5

Good afternoon to all.

I am a resident of Vaughan, specifically in the southwest corner of Weston and Rutherford Roads. I have lived here for the past 8 years and have watched the city grow exponentially before my eyes.

Although I am unable to attend the public meeting held tonight regarding the proposed development on 3660 Rutherford Road, I am asking if you can include my email as a written submission for the February 28, 2012 Public hearing.

I am concerned about the development being proposed for the following reasons:

- Traffic is already unbearable. There is already congestion coming out from the highway 400 ramp, Vaughan Mills and all the various businesses and current residents. Imagine what these proposed high density residences will do!
- There are numerous accidents that have occurred at Weston and Rutherford Roads and surrounding area. One of them involved an officer who was seriously injured last year. This will create more havoc in an area that already needs attention.
- Our city infrastructure needs to be better planned out. Roads need to be built FIRST before all the development. It will be harder later due to congestion, plus buildings/fencing/etc can get in the way.
- There aren't enough alternate routes in Vaughan. If you get stuck in traffic on a main road, you won't find an alternate street to go through to avoid traffic (as you would in the city of Toronto). Many people already cut through the Swiss Chalet plaza and so forth on the other corners. This should not be the case as there should be roads!!!

Please let me know if you have questions. Thank you.

Sincerely,

Linda Scozzese
160 Windrose Court
Woodbridge, Ontario
L4L 9S8
Res. (905)265-2332
Bus. (416)345-5804

PETITION BY THE RESIDENTS IN THE CITY OF VAUGHAN ³²

COMMUNICATION

To: The Council of the City of Vaughan, province of Ontario

CW (PH) - FEB 28/12

Re: Applicant- Ozner Corporation (South)

File numbers OP.11.011 & Z.11.042

Related file: DA.11.113

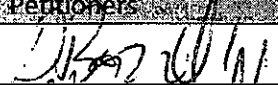
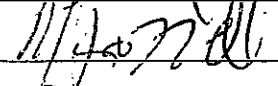
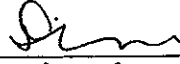

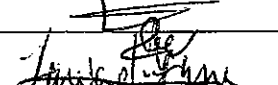
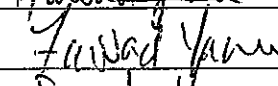
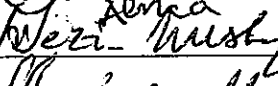
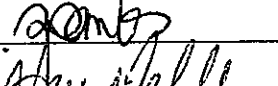
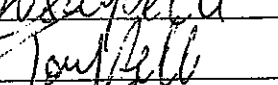
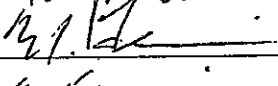
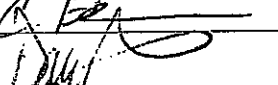
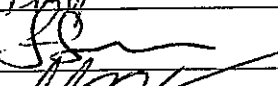




ITEM - 4

We, the undersigned persons residents of the city of Vaughan, in the province of Ontario, hereby petition council to:

Object to the approval of the applications as set in the Notice for Public Meeting letter, dated February 02, 2012, and such meeting to take place Feb 28, 2012.

Signature of Petitioners	Printed Name	Street Address	Date
	NASER DADER	115 Isaiah Dr W	Feb 11, 2012
	PAULA SIMOES	11 11	Feb 11, 2012
	BRIAN POLLITT	123 ISAAH DR.	FEB 11/12
	SHEEBA POLLITT	" "	FEB. 11/12
	PAUL SCOTT	129 ISAAH DR	FEB 11/12
	Carol Scott	11	Feb 11/12
	Louisa Eleftheriou	135 Isaiah Dr.	Feb 11/12
	Stephen Chodas	" "	Feb 11/12
	Martha Eleftheriou	73 Isaiah Drive	Feb 11/12
	Michael DiMascolo	73 Isaiah Drive	Feb 11/12
	Carmine Milani	139 Isaiah Drive	Feb 11/12
	Sandra Milani	139 Isaiah Dr.	Feb 11/12
	PAT CIULLA	143 Isaiah Dr	Feb 11/12
	Nadia Ciulla	143 Isaiah Dr	Feb 11/12
	Isabel & Rui Terra	147 Isaiah Dr.	Feb. 11/12

Signature Of Petitioners	Printed Name	Street Address	Date
	J. J. J.	71 Locust 6th	11/02/2012
	M. J. J.	134 ISAIAH DR	11-02/12
	J. J. J.	128 Isaiah Dr	11-02/12
	E. J. J.	134 Isaiah Dr	11/02/12
	J. J. J.	" "	11/02/12
	Bharti Manuja	119 Isaiah Dr.	11/02/2012
	Jitendra Manuja	119 Isiah Dr.	11/02/12
	T. Navarash Mundlo	122 Isiah Dr	11/02/12
	T. P. Narasani	122 Isaiah Drive	11/02/12
	Adlina Lote	118 Isaiah drive	11/02/12
	MITHAT COTA	118 Isaiah drive	11/02/12
	LORSTH PICILLO	114 ISAIAH DR.	Feb. 11, 2012
	L. Pic. / Co	114 Isaiah Dr.	Feb 11, 2012
	LANA ROGOSLOVSKA	106 ISAIAH DR	Feb 11 2012
	Vlad Rogozovsky	106 ISAIAH DR	Feb. 11 2012
	J. J. J.	98 ISAIAH DR?	1-3
	MARI SA MARI	94 ISAIAH DR	FEB 11-2012
	VICOLA PACE	94 ISAIAH DR	FEB 11-2012
	L. J. J.	98 Isaiah Dr.	Feb 11
	TONY TRISCI	49 ISAIAH DR.	FEB. 11
	M. J. J.	49 ISAIAH DR	Feb 11
	M. J. J.	" "	Feb. 11
	MEDEDVIC DRAGUTH	49 TIARA CR	FEB 23/12
	A. J. J.	26 Isaiah Dr	Feb 23/12
	Angela Carabetta	111 Isaiah Dr	Feb 26/12
	FRANCO CARABETTA	" "	" " "

Signature of Petitioners	Printed Name	Street Address	Date
	Danny Bozzelli	48 Isaiah Drive	Feb 26/2012
	Maria Bozzelli	48 Isaiah Drive	Feb 26/2012
DINESH CHUGH		81 ISAIAH DR	Feb. 26/2012
Vaishali Chugh		"	Feb. 26/2012
		Mohammad	Feb/26/12
	Fawad Yama	Soudabeh	Feb/26/12
Fawad Yama	Fawad Yama	80 Isaiah	Feb. 26, 12
Sarah Yama	Sarah Yama	80 Isaiah	Feb. 26, 12
Jay Crillo	Antonio Crillo	81 ISAHIAH	Feb. 26/12
Grace Crillo	Grace Crillo	81 ISAHIAH	Feb. 26/12
Carla Vucan	Clara	22 Giovanni Way	Feb 26/12
	GEZIM NGLISHAJ	57 ISAIAH DRIVE	26-FEB-2012
M. Cannello	MARIONNELLO	45 ISAIAH DR	26-Feb-2012
M. Cannello	MARUZIO KNNELLO	45 ISAIAH DR	26-Feb-12
PRATIK RATHA	PRATIK RATHA	41 ISAIAH DR	26-Feb-12
Vandana	VANDANA RATHA	41 ISAIAH DR.	26-Feb-12
	Sandra Santos	46 ISAIAH DR.	Feb 26 12
	Mary Pelle	16 ISAIAH DR	Feb-26/12
	Tony Pelle	16 ISAIAH DR	Feb 26/12.
	M. FERRARI	12 ISAIAH	FEB. 26/12
	C. FERRARI	12 ISAIAH	FEB. 26/12
	DANNY STIRIE	6 ISAIAH DR.	FEB 26/12
	DANNY STIRIE	6 ISAIAH DR.	FEB 26/12
	ALBERCO GOMES	2 ISAIAH DR	FEB 26/12
	Paula Gomes	2 ISAIAH DR.	Feb 26/12
	Jose Madal	1 ISAIAH DR	Feb 26/12

[illegible]



CONCORD WEST RATEPAYERS ASSOCIATION (since 1985)

7777 Keele Street, Unit 8, Box 79001,
Concord, City of Vaughan, Ontario, L4K 1Y0
concord.west.ra@gmail.com
www.concordwest.ca

C 33
COMMUNICATION
CW (PH) - FEB 28/12
ITEM - 2

February 28, 2012

Regarding today's Committee of the Whole (Public Meeting), File Number Z.11.045, Applicant: Anmajosuti Investments Ltd.

Dear Mayor Bevilacqua and all members of the Vaughan City Council:

Our community would like to put forward the following objection(s) to the amendment of the City's Zoning By-law 1-88 to permit a gravel parking area and open storage of trucks and trailers.

Keele Street is the gateway into our community and Vaughan City Hall. We don't want trucks and trailers defining the very entrance of "our" community. The suggested space for zoning is clearly visible from Keele Street, since the area is below the street elevation. This area needs to communicate Prestige, as the area zoning, not "dumping" ground. This area must have extraordinary Streetscape. Its beautification must be defined by "visual elements of a street, including the road, adjoining buildings, street furniture, trees and open spaces," etc. that combine to represent the existing area; which is commerce and finance: not parking for trucks and trailers.

Concord West is the immediate neighbouring residential area and has worked tirelessly with the City to design a great Landscape/Streetscape for our area and it doesn't include gravel parking area or open storage of trucks and trailers. In fact the suggested space for zoning has been an eye sore for this community and just recently got the cooperation on its clean up and removal of garbage and debris.

Lastly, we will not support further truck and trailer traffic in our community. We do not need more reasons for truck traffic. Keele Street is backed up north, south, west and east.

We would appreciate your consideration with our objections and concerns for our area. Please do not amend the City's Zoning By-law.

Silvana Galloro, Secretary, CWRA

Cc. John Mackenzie, Commissioner of Planning and Jeffrey A. Abrams, City Clerk ✓