

**COMMITTEE OF THE WHOLE (2) – FEBRUARY 9, 2021****COMMUNICATIONS****Distributed February 8, 2021**

	<b><u>Item</u></b>
C1. Mr. Furio Liberatore, Princess Isabella Court, dated February 5 2021	5
C2. Mr. Mark Pulla, Lady Bianca Court, dated February 8, 2021	5
C3. Ms. Marina Dykhtan, Princess Isabella Court, dated February 5, 2021	5
C4. Mr. Raymond Su, Maverick Crescent, dated February 6, 2021	5
C5. Mr. Francis Chan, Princess Isabella Court, Maple, dated February 6, 2021	5
C6. Ms. Winnie Chan, Princess Isabella Court, Maple, dated February 6, 2021	5
C7. Susan Poch, Mel Raskin, Robert Raskin and Michael Raskin, Princess Isabella Court, Vaughan, dated February 8, 2021	5
C8. Mr. Serguei Lifchits, Maverick Crescent, Maple, dated February 8, 2021	5
C9. Mr. Eric R. Levin, Lady Bianca Court, Maple, dated February 8, 2021	5
C10. Mr. Frank Huo, Princess Isabella Court, dated February 6, 2021	5
C11. Yoon-Hyun Choi, Lady Bianca Court, Maple, dated February 6, 2021	5
C12. Mr. Sergey Polak, Princess Isabella Court, Vaughan dated February 7, 2021	5
C13. Mr. Nello DiCostanzo, 33 Princess Isabella Court dated February 8, 2021	5
C14. Mr. Sarb Nijjar, 1 Princess Isabella Court dated February 7, 2021	5
C15. Papoi Family, Maverick Crescent, Vaughan dated February 7, 2021	5
C16. Mr. Robert Aaron Kenedy, Giorgia Crescent, Maple dated February 7, 2021	5
C17. Mr. John Senisi, Maverick Crescent, Maple dated February 7, 2021	5
C18. Mr. Glenn Lucas, Lucas & Associates, White Oaks Drive, Barrie dated February 8, 2021	5

**Disclaimer Respecting External Communications**

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**Please note there may be further Communications.**

February 5, 2021

**Communication : C1  
Committee of the Whole (2)  
February 9, 2021  
Item # 5**

Mayor M. Bevilacqua & Council  
Vaughan City Hall  
2141 Major Mackenzie Dr.  
Vaughan, ON L6A 1T1

Mayor Bevilacqua and Members of Council,

Re: DUFFERIN VISTAS LTD. ZONING BY-LAW AMENDMENT FILE Z.16.016  
DRAFT PLAN OF SUBDIVISION FILE 19T-16V001 230 GRAND TRUCK  
AVENUE

My Name is Furio Liberatore and I reside at ■ Princess Isabella Court. My family and I have lived here for 11 years.

I am sending this letter to you on behalf of The Friends of Grand Trunk Ravine.

I write to you all today to register our objection to Item #5 on the Agenda for Committee of the Whole dated Tuesday, February 9 at 1 PM re: DUFFERIN VISTAS LTD. ZONING BY-LAW AMENDMENT FILE Z.16.016 DRAFT PLAN OF SUBDIVISION FILE 19T-16V001 230 GRAND TRUCK AVENUE VICINITY OF DUFFERIN STREET AND RUTHERFORD ROAD.

Bottom line, Dufferin Vistas is asking Council to waive the requirement for a two-year pause on minor variance applications, so he can build bigger, taller houses with two-car garages – when they had already signed a deal with the City regarding roof height, building depth and garages.

The Staff report is recommending the exemption. The first thing I thought when I read that was: you've got to be kidding me! I Object to item 5 on the agenda for the following reasons:

The application for the minor variance should not be up for discussion as the modifications are not minor. This application is re zoning a residential area. This application will affect 32 homes that back onto other residential homes and a critical wildlife corridor connecting two Significant Woodlands on the Oak Ridges Moraine;

There is no need to add 2 meters to the height of a house; this is almost the equivalent to adding a full storey (3 metres). Changing the setbacks to allow for construction of bigger homes and garages on smaller lots is not beneficial for the community. These additions will infringe on the privacy of the abutting lots, and reduce greenspace.

The City of Vaughan Planning Dept should have notified the Residents before making their recommendation. These types of decisions shouldn't be made without the input of Residents. These types of acts are leading the residents to believe that the City of Vaughan Planning Staff are not being truly transparent with the planning process, and couldn't care less about residents and their opinions. These acts are suppressing public input and public engagement.

Sometime in early 2018, the City and Toronto Region Conservation Authority reached an agreement with Dufferin Vistas on a site specific zoning by-law amendment, after conducting secret negotiations with the developer. The roof heights, single-car garages and building depth were all part of the deal! Now, the developer wants to make more money, at our expense. Our lawyer says Council should only grant this exemption if the variances requested are necessitated by "unanticipated" circumstances. There is nothing unanticipated to consider, Staff didn't mention it in their report. The Ontario Municipal Board issued its zoning decision in 2018 – nearly three years ago!

This application has been in process for years. The residents that back onto this property have invested endless hours and are on record for correspondence requests involving this application.

The Applicant has not met the requirements as per LPAT PL160978 Decision dated October 26, 2018. There are still outstanding studies and documents that have not been produced. The developer has asked for several extensions for these studies and documents. We are going on two and a half years waiting for these studies.

Why are variances being considered on a decision that has been made at LPAT, and after the developer signed a "deal" with the City?

I am asking that Members of Council defer this decision until the City of Vaughan Planning Dept has notified all residents on record requesting correspondence, so the residents can be included in the planning process.

Thank you,

Furio Liberatore

p: [REDACTED]

e: [REDACTED]

Monday, February 8, 2021

Communication : C2  
Committee of the Whole (2)  
February 9, 2021  
Item # 5

Mayor Bevilacqua and Members of Council,

My Name is Mark Pulla and I reside at 1401 Lady Bianca Court, and my family and I have been living here for 2 years.

I write to you all today in objection to Item #5 on the Agenda for Committee of the Whole dated Tuesday, February 9 at 1 PM.

DUFFERIN VISTAS LTD. ZONING BY-LAW AMENDMENT  
FILE Z.16.016 DRAFT PLAN OF SUBDIVISION FILE 19T-  
16V001 230 GRAND TRUCK AVENUE VICINITY OF  
DUFFERIN STREET AND RUTHERFORD ROAD

I object to item 5 on the agenda for the following reasons:

The application for the minor variance should not be up for discussion as the modifications are not minor. This application is re-zoning a residential area. This application will affect 32 homes that back onto other residential homes.

Adding 2 Meters to the height of a house, is the equivalent to adding a full storey. Changing the setbacks to allow for construction of bigger homes and garages on smaller lots is not beneficial for the community. These additions will infringe on the privacy of the abutting lots.

Has the City Of Vaughan Planning Dept notified the Residents of this request of Council? These types decisions shouldn't be made without the input of Residents. These types of acts are leading the residents to believe that the City of Vaughan Planning is not being truly transparent with the planning process. These acts are suppressing public input and public engagement. Changes are being made to this application without public input.

This application has been in process for years. The residents that back onto this property have invested endless hours and are on record for correspondence requests involving this application.

The Applicant has not met the requirements as per LPAT PL160978 Decision dated October 26, 2018. There are still outstanding studies and documents that have not been produced. The developer has asked for several extensions for these studies and documents. We are going on two and a half years waiting for these studies.

Why are Variances being considered on a decision that has been made at LPAT?

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Britto, John](#)  
**Subject:** FW: DUFFERIN VISTAS LTD. ZONING BY-LAW AMENDMENT FILE Z.16.016 DRAFT PLAN OF SUBDIVISION FILE 19T-16V001 230 GRAND TRUCK AVENUE  
**Date:** Monday, February 8, 2021 9:18:59 AM

**Communication C3**  
**Committee of the Whole (2)**  
**February 9, 2021**  
**Item # 5**

**From:** Marina Dykhtan [REDACTED]  
**Sent:** Friday, February 05, 2021 7:13 PM  
**To:** Clerks@vaughan.ca; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>  
**Subject:** [External] Re: DUFFERIN VISTAS LTD. ZONING BY-LAW AMENDMENT FILE Z.16.016 DRAFT PLAN OF SUBDIVISION FILE 19T-16V001 230 GRAND TRUCK AVENUE

February 5, 2021

Mayor M. Bevilacqua & Council  
Vaughan City Hall  
2141 Major Mackenzie Dr.  
Vaughan, ON L6A 1T1

Mayor Bevilacqua and Members of Council,

Re: DUFFERIN VISTAS LTD. ZONING BY-LAW AMENDMENT FILE  
Z.16.016 DRAFT PLAN OF SUBDIVISION FILE 19T-16V001 230  
GRAND TRUCK AVENUE

Mayor Bevilacqua and Members of Council,

My name is Marina Dykhtan and I reside at [REDACTED] Princess Isabella Court, and my family and I have been living here for 12 years.

I write to you all today in objection to Item #5 on the Agenda for Committee of the Whole dated Tuesday, February 9 at 1 PM.

DUFFERIN VISTAS LTD. ZONING BY-LAW AMENDMENT FILE Z.16.016  
DRAFT PLAN OF SUBDIVISION FILE 19T-16V001 230 GRAND TRUCK  
AVENUE VICINITY OF DUFFERIN STREET AND RUTHERFORD ROAD

I object to item 5 on the agenda for the following reasons:

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Adding 2 Meters to the height of a house, is the equivalent to adding a full storey. Changing the setbacks to allow for



construction of bigger homes and garages on smaller lots is not beneficial for the community. These additions will infringe on the privacy of the abutting lots.

Has the City of Vaughan Planning Dept notified the Residents of this request of Council? These types decisions shouldn't be made without the input of Residents. These types of acts are leading the residents to believe that the City of Vaughan Planning is not being truly transparent with the planning process. These acts are suppressing public input and public engagement. Changes are being made to this application without public input.

This application has been in process for years. The residents that back onto this property have invested endless hours and are on record for correspondence requests involving this application.

The Applicant has not met the requirements as per LPAT PL160978 Decision dated October 26, 2018. There are still outstanding studies and documents that have not been produced. The developer has asked for several extensions for these studies and documents. We are going on two and a half years waiting for these studies.

Why are Variances being considered on a decision that has been made at LPAT?

I am asking that Members of Council defer this decision until the City of Vaughan Planning Dept has notified all residents on record requesting correspondence, so the residents can be included in the planning process.

You must understand that this type of conduct by the City is highly appalling in the eyes of the residents who are directly affected by it?

Thank you,

rina Dykhtan  
Princess Isabella Court  
ughan

[REDACTED]

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Britto, John](#)  
**Subject:** FW: [External] Re: DUFFERIN VISTAS LTD. ZONING BY-LAW AMENDMENT FILE Z.16.016 DRAFT PLAN OF SUBDIVISION FILE 19T-16V001 230 GRAND TRUCK AVENUE  
**Date:** Monday, February 8, 2021 9:21:01 AM

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**Communication : C4  
Committee of the Whole (2)  
February 9, 2021  
Item # 5**

**From:** Raymond Su [REDACTED]  
**Sent:** Saturday, February 06, 2021 10:30 AM  
**To:** Clerks@vaughan.ca; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>  
**Cc:** David Donnelly <david@donnellylaw.ca>; Alexandra Whyte <alexandra@donnellylaw.ca>; njaved@thestar.ca; Richard Lorello [REDACTED]; KEEP VAUGHAN GREEN <keepvaughangreen@gmail.com>; Robert kenedy [REDACTED]  
**Subject:** [External] Re: DUFFERIN VISTAS LTD. ZONING BY-LAW AMENDMENT FILE Z.16.016 DRAFT PLAN OF SUBDIVISION FILE 19T-16V001 230 GRAND TRUCK AVENUE

February 6, 2021

Mayor M. Bevilacqua & Council  
Vaughan City Hall  
2141 Major Mackenzie Dr.  
Vaughan, ON L6A 1T1

Mayor Bevilacqua and Members of Council,

Re: DUFFERIN VISTAS LTD. ZONING BY-LAW  
AMENDMENT FILE Z.16.016 DRAFT PLAN OF  
SUBDIVISION FILE 19T-16V001 230 GRAND TRUCK  
AVENUE

My Name is Zhilin (Raymond) Su and I reside at [REDACTED] Maverick Cr. My family and I have lived here for 11 years.

I am sending this letter to you on behalf of The Friends of Grand Trunk Ravine.

I write to you all today to register our objection to Item #5 on the Agenda for Committee of the Whole dated Tuesday, February 9 at 1

PM re: DUFFERIN VISTAS LTD. ZONING BY-LAW AMENDMENT  
FILE Z.16.016 DRAFT PLAN OF SUBDIVISION FILE 19T-16V001  
230 GRAND TRUCK AVENUE VICINITY OF DUFFERIN STREET  
AND RUTHERFORD ROAD.

Bottom line, Dufferin Vistas is asking Council to waive the requirement for a two-year pause on minor variance applications, so he can build bigger, taller houses with two-car garages – when they had already signed a deal with the City regarding roof height, building depth and garages.

The Staff report is recommending the exemption. The first thing I thought when I read that was: you've got to be kidding me! I Object to item 5 on the agenda for the following reasons:

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Sometime in early 2018, the City and Toronto Region Conservation Authority reached an agreement with Dufferin Vistas on a site specific zoning by-law amendment, after conducting secret negotiations with the developer. The roof heights, single-car garages and building depth were all part of the deal! Now, the developer wants to make more money, at our expense. Our lawyer says Council should only grant this exemption if the variances requested are necessitated by "unanticipated" circumstances. There is nothing unanticipated to consider, Staff didn't mention it in their report. The Ontario Municipal



Board issued its zoning decision in 2018 – nearly three years ago!

This application has been in process for years. The residents that back onto this property have invested endless hours and are on record for correspondence requests involving this application.

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Why are variances being considered on a decision that has been made at LPAT, and after the developer signed a “deal” with the City?

I am asking that Members of Council defer this decision until the City of Vaughan Planning Dept has notified all residents on record requesting correspondence, so the residents can be included in the planning process.

Thank you,

Zhilin (Raymond) Su

p: [REDACTED]

e: [REDACTED]

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Britto, John](#)  
**Subject:** FW: RE: DUFFERIN VISTAS LTD. ZONING BY-LAW AMENDMENT FILE Z.16.016 DRAFT PLAN OF SUBDIVISION  
FILE 19T-16V001 230 GRAND TRUCK AVENUE  
**Date:** Monday, February 8, 2021 9:22:37 AM

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**Communication : C5**  
**Committee of the Whole (2)**  
**February 9, 2021**  
**Item # 5**

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**From:** Francis Chan [REDACTED]  
**Sent:** Saturday, February 06, 2021 11:00 AM  
**To:** Clerks@vaughan.ca; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>  
**Subject:** [External] RE: DUFFERIN VISTAS LTD. ZONING BY-LAW AMENDMENT FILE Z.16.016 DRAFT PLAN OF SUBDIVISION FILE 19T-16V001 230 GRAND TRUCK AVENUE

February 5, 2021

Mayor M. Bevilacqua & Council  
Vaughan City Hall  
2141 Major Mackenzie Dr.  
Vaughan, ON L6A 1T1

Mayor Bevilacqua and Members of Council,

**Re: DUFFERIN VISTAS LTD. ZONING BY-LAW AMENDMENT FILE Z.16.016 DRAFT  
PLAN OF SUBDIVISION FILE 19T-16V001 230 GRAND TRUCK AVENUE**

My Name is Francis Chan and I reside at [REDACTED] Princess Isabella Court, Maple, and my family and I have been living here for 11 years.

I write to you all today in objection to Item #5 on the Agenda for Committee of the Whole dated Tuesday, February 9 at 1 PM.

DUFFERIN VISTAS LTD. ZONING BY-LAW AMENDMENT FILE Z.16.016 DRAFT PLAN OF  
SUBDIVISION FILE 19T-16V001 230 GRAND TRUCK AVENUE VICINITY OF DUFFERIN STREET  
AND RUTHERFORD ROAD

I object to item 5 on the agenda for the following reasons:

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Adding 2 Meters to the height of a house, is the equivalent to adding a full storey. Changing the setbacks to allow for construction of bigger homes and garages on smaller lots is not beneficial for the community. These additions will infringe on the privacy of the abutting lots.

Has the City of Vaughan Planning Dept notified the Residents of this request of Council? These types decisions shouldn't be made without the input of Residents. These types of acts are leading the residents to believe that the City of Vaughan Planning is not being truly transparent with the planning process. These acts are suppressing public input and public engagement. Changes are being made to this application without public input.

This application has been in process for years. The residents that back onto this property have invested endless hours and are on record for correspondence requests involving this application.

The Applicant has not met the requirements as per LPAT PL160978 Decision dated October 26, 2018. There are still outstanding studies and documents that have not been produced. The developer has asked for several extensions for these studies and documents. We are going on two and a half years waiting for these studies.

Why are Variances being considered on a decision that has been made at LPAT?

I am asking that Members of Council defer this decision until the City of Vaughan Planning Dept has notified all residents on record requesting correspondence, so the residents can be included in the planning process.

Thank you,

Francis Chan

Phone: [REDACTED]

Email: [REDACTED]

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Britto, John](#)  
**Subject:** FW: [External] DUFFERIN VISTAS LTD. ZONING BY-LAW AMENDMENT FILE Z.16.016 DRAFT PLAN OF SUBDIVISION FILE 19T-16V001 230 GRAND TRUCK AVENUE  
**Date:** Monday, February 8, 2021 9:22:48 AM

**Communication : C6**  
**Committee of the Whole (2)**  
**February 9, 2021**  
**Item # 5**

**From:** Winnie Chan [REDACTED]  
**Sent:** Saturday, February 06, 2021 12:10 PM  
**To:** Clerks@vaughan.ca; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>  
**Subject:** [External] DUFFERIN VISTAS LTD. ZONING BY-LAW AMENDMENT FILE Z.16.016 DRAFT PLAN OF SUBDIVISION FILE 19T-16V001 230 GRAND TRUCK AVENUE

February 6, 2021

Mayor M. Bevilacqua & Council  
Vaughan City Hall  
2141 Major Mackenzie Dr.  
Vaughan, ON L6A 1T1

Mayor Bevilacqua and Members of Council,

**Re: DUFFERIN VISTAS LTD. ZONING BY-LAW AMENDMENT FILE Z.16.016 DRAFT PLAN OF SUBDIVISION FILE 19T-16V001 230 GRAND TRUCK AVENUE**

My Name is Winnie Chan and I reside at [REDACTED] Princess Isabella Court, Maple, and my family and I have been living here for 11 years.

I write to you all today in objection to Item #5 on the Agenda for Committee of the Whole dated Tuesday, February 9 at 1 PM.

DUFFERIN VISTAS LTD. ZONING BY-LAW AMENDMENT FILE Z.16.016 DRAFT PLAN OF SUBDIVISION FILE 19T-16V001 230 GRAND TRUCK AVENUE VICINITY OF DUFFERIN STREET AND RUTHERFORD ROAD

I object to item 5 on the agenda for the following reasons:

The application for the minor variance should not be up for discussion as the modifications are not minor. This application is re zoning a residential area. This application will affect 32 homes that back onto other residential homes.

Adding 2 Meters to the height of a house, is the equivalent to adding a full storey. Changing the setbacks to allow for construction of bigger homes and garages on smaller lots is not beneficial for the community. These additions will infringe on the privacy of the abutting lots.

Has the City of Vaughan Planning Dept notified the Residents of this request of Council? These types decisions shouldn't be made without the input of Residents. These types of acts are leading the residents to believe that the City of Vaughan Planning is not being truly transparent with the planning process. These acts are suppressing public input and public engagement. Changes are being made to this application without public input.

This application has been in process for years. The residents that back onto this property have invested endless hours and are on record for correspondence requests involving this application.

The Applicant has not met the requirements as per LPAT PL160978 Decision dated October 26, 2018. There are still outstanding studies and documents that have not been produced. The developer has asked for several extensions for these studies and documents. We are going on two and a half years waiting for these studies.

Why are Variances being considered on a decision that has been made at LPAT?

I am asking that Members of Council defer this decision until the City of Vaughan Planning Dept has notified all residents on record requesting correspondence, so the residents can be included in the planning process.

Thank you,

Winnie Chan

Phone: [REDACTED]

Email: [REDACTED]

Monday, February 8, 2021

Mayor Bevilacqua and Members of Council,

Our names Susan Poch, Mel Raskin, Robert Raskin and Michael Raskin and we reside at ■■■ Princess Isabella Court in Vaughan. We been living here for 11 years.

We write to you all today in objection to Item #5 on the Agenda for Committee of the Whole dated Tuesday, February 9 at 1 PM.

DUFFERIN VISTAS LTD. ZONING BY-LAW AMENDMENT FILE Z.16.016 DRAFT PLAN OF SUBDIVISION FILE 19T-16V001 230 GRAND TRUCK AVENUE VICINITY OF DUFFERIN STREET AND RUTHERFORD ROAD

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Has the City Of Vaughan Planning Dept notified the Residents of this request of Council? These types decisions shouldn't be made without the input of Residents. These types of acts are leading the residents to believe that the City of Vaughan Planning is not being truly transparent with the planning process. These acts are suppressing public input and public engagement. Changes are being made to this application without public input.

This application has been in process for years. The residents that back onto this property have invested endless hours and are on record for correspondence requests involving this application.

The Applicant has not met the requirements as per LPAT PL160978 Decision dated October 26, 2018. There are still outstanding studies and documents that have not been produced. The developer has asked for several extensions for these studies and documents. We are going on two and a half years waiting for these studies.

Why are Variances being considered on a decision that has been made at LPAT? Until the Applicant complies with his undertaking to produce the studies earlier referred to, and which remain outstanding, we respectfully submit that it would be inappropriate to give credence to his request until he complies to the undertakings he earlier gave.

I am asking that Members of Council defer this decision until the City of Vaughan Planning Dept has notified all residents on record requesting correspondence, so the residents can be included in the planning process.

Thank you,



Susan Poch *SPoch*  
Mel Raskin *meRaskin*  
Robert Raskin *Raskin*  
Michael Raskin *michael Raskin*

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Britto, John](#)  
**Subject:** FW: [External] DUFFERIN VISTAS LTD. ZONING BY-LAW AMENDMENT FILE Z.16.016 DRAFT PLAN OF SUBDIVISION FILE 19T-16V001 230 GRAND TRUCK AVENUE VICINITY OF DUFFERIN STREET AND RUTHERFORD ROAD  
**Date:** Monday, February 8, 2021 9:19:14 AM

**Communication : C8**  
**Committee of the Whole (2)**  
**February 9, 2021**  
**Item # 5**

**From:** Serguei Lifchits [REDACTED] >

**Sent:** Friday, February 05, 2021 8:54 PM

**To:** Clerks@vaughan.ca; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>

**Subject:** [External] DUFFERIN VISTAS LTD. ZONING BY-LAW AMENDMENT FILE Z.16.016 DRAFT PLAN OF SUBDIVISION FILE 19T-16V001 230 GRAND TRUCK AVENUE VICINITY OF DUFFERIN STREET AND RUTHERFORD ROAD

Monday, February 8, 2021

Mayor Bevilacqua and Members of Council,

My Name is Serguei Lifchits and I reside at [REDACTED] Maverick Cres, Maple, ON, L6A 4L1, and my family and I have been living here for 10 years.

I write to you all today in objection to Item #5 on the Agenda for Committee of the Whole dated Tuesday, February 9 at 1 PM.

DUFFERIN VISTAS LTD. ZONING BY-LAW AMENDMENT FILE Z.16.016 DRAFT PLAN OF SUBDIVISION FILE 19T-16V001 230 GRAND TRUCK AVENUE VICINITY OF DUFFERIN STREET AND RUTHERFORD ROAD

I object to item 5 on the agenda for the following reasons:

The application for the minor variance should not be up for discussion as the modifications are not minor. This application is re zoning a residential area. This application will affect 32 homes that back onto other residential homes.

Adding 2 Meters to the height of a house, is the equivalent to adding a full storey. Changing the setbacks to allow for construction of bigger homes and garages on smaller lots is not beneficial for the community. These additions will infringe on the privacy of the abutting lots.

Has the City Of Vaughan Planning Dept notified the Residents of this request of Council? These types decisions shouldn't be made without the input of Residents. These types of acts are leading the residents to believe that the City of Vaughan

Planning is not being truly transparent with the planning process. These acts are suppressing public input and public engagement. Changes are being made to this application without public input.

This application has been in process for years. The residents that back onto this property have invested endless hours and are on record for correspondence requests involving this application.

The Applicant has not met the requirements as per LPAT PL160978 Decision dated October 26, 2018. There are still outstanding studies and documents that have not been produced. The developer has asked for several extensions for these studies and documents. We are going on two and a half years waiting for these studies.

Why are Variances being considered on a decision that has been made at LPAT?

I am asking that Members of Council defer this decision until the City of Vaughan Planning Dept has notified all residents on record requesting correspondence, so the residents can be included in the planning process.

Thank you,  
Serguei Lifchits

**Communication : C9  
Committee of the Whole (2)  
February 9, 2021  
Item # 5**

Monday, February 8, 2021

Mayor Bevilacqua and Members of Council,

My Name is Eric R. Levin and I reside at [REDACTED] Lady Bianca Court, Maple, Ont, and my family and I have been living here for 4 years.

I write to you all today in objection to Item #5 on the Agenda for Committee of the Whole dated Tuesday, February 9 at 1 PM.

DUFFERIN VISTAS LTD. ZONING BY-LAW AMENDMENT FILE Z.16.016 DRAFT PLAN OF SUBDIVISION FILE 19T-16V001 230 GRAND TRUCK AVENUE VICINITY OF DUFFERIN STREET AND RUTHERFORD ROAD

I object to item 5 on the agenda for the following reasons:

The application for the minor variance should not be up for discussion as the modifications are not minor. This application is re zoning a residential area. This application will affect 32 homes that back onto other residential homes.

Adding 2 Meters to the height of a house, is the equivalent to adding a full storey. Changing the setbacks to allow for construction of bigger homes and garages on smaller lots is not beneficial for the community. These additions will infringe on the privacy of the abutting lots.

Has the City Of Vaughan Planning Dept notified the Residents of this request of Council? These types decisions shouldn't be made without the input of Residents. These types of acts are leading the residents to believe that the City of Vaughan Planning is not being truly transparent with the planning process. These acts are suppressing public input and public engagement. Changes are being made to this application without public input.

This application has been in process for years. The residents that back onto this property have invested endless hours and are on record for correspondence requests involving this application.

The Applicant has not met the requirements as per LPAT PL160978 Decision dated October 26, 2018. There are still outstanding studies and documents that have not been produced. The developer has asked for several extensions for these studies and documents. We are going on two and a half years waiting for these studies.

Why are Variances being considered on a decision that has been made at LPAT?

I am asking that Members of Council defer this decision until the City of Vaughan Planning Dept has notified all residents on record requesting correspondence, so the residents can be included in the planning process.

Thank you,

Eric R. Levin

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Britto, John](#)  
**Subject:** FW: [External] objection to Item #5 on the Agenda for Committee of the Whole dated Tuesday, February 9  
**Date:** Monday, February 8, 2021 9:26:05 AM

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**Communication : C10**  
**Committee of the Whole (2)**  
**February 9, 2021**  
**Item # 5**

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**From:** frank huo [REDACTED]  
**Sent:** Saturday, February 06, 2021 8:17 PM  
**To:** Clerks@vaughan.ca; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>  
**Subject:** [External] objection to Item #5 on the Agenda for Committee of the Whole dated Tuesday, February 9

Dear Mayor Bevilacqua and Members of Council,

My Name is Frank Huo and I reside at [REDACTED] Princess Isabella CRT and my family and I have been living here for 12 years.

I write to you all today in objection to Item #5 on the Agenda for Committee of the Whole dated Tuesday, February 9 at 1 PM.

DUFFERIN VISTAS LTD. ZONING BY-LAW AMENDMENT FILE Z.16.016 DRAFT PLAN OF SUBDIVISION  
FILE 19T-16V001 230 GRAND TRUCK AVENUE VICINITY OF DUFFERIN STREET AND RUTHERFORD  
ROAD

I object to item 5 on the agenda for the following reasons:

The application for the minor variance should not be up for discussion as the modifications are not minor. This application is re zoning a residential area. This application will affect 32 homes that back onto other residential homes.

Adding 2 Meters to the height of a house, is the equivalent to adding a full storey. Changing the setbacks to allow for construction of bigger homes and garages on smaller lots is not beneficial for the community. These additions will infringe on the privacy of the abutting lots.

Has the City Of Vaughan Planning Dept notified the Residents of this request of Council? These types decisions shouldn't be made without the input of Residents. These types of acts are leading the residents to believe that the City of Vaughan Planning is not being truly transparent with the planning process. These acts are suppressing public input and public engagement. Changes are being made to this application without public input.

This application has been in process for years. The residents that back onto this property have

invested endless hours and are on record for correspondence requests involving this application.

The Applicant has not met the requirements as per LPAT PL160978 Decision dated October 26, 2018. There are still outstanding studies and documents that have not been produced. The developer has asked for several extensions for these studies and documents. We are going on two and a half years waiting for these studies.

Why are Variances being considered on a decision that has been made at LPAT?

I am asking that Members of Council defer this decision until the City of Vaughan Planning Dept has notified all residents on record requesting correspondence, so the residents can be included in the planning process.

Thank you,

Frank Huo  
Residents of [REDACTED] Princess Isabella, Vaughan



**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Britto, John](#)  
**Subject:** FW: Minor Variance 230 Grand Truck Ave  
**Date:** Monday, February 8, 2021 9:27:38 AM

**Communication : C11**  
**Committee of the Whole (2)**  
**February 9, 2021**  
**Item # 5**

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**From:** Yoon Choi [REDACTED]  
**Sent:** Saturday, February 06, 2021 8:56 PM  
**To:** Clerks@vaughan.ca; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>  
**Subject:** [External] Fw: Minor Variance 230 Grand Truck Ave

Monday, February 8, 2021

Mayor Bevilacqua and Members of Council,

My Name is Yoon-Hyun Choi and I reside at [REDACTED] Lady Bianca Crt Maple, On L6A 4B3, and my family and I have been living here for 4 years.

I write to you all today in objection to Item #5 on the Agenda for Committee of the Whole dated Tuesday, February 9 at 1 PM.

DUFFERIN VISTAS LTD. ZONING BY-LAW AMENDMENT FILE Z.16.016 DRAFT PLAN OF SUBDIVISION  
FILE 19T-16V001 230 GRAND TRUCK AVENUE VICINITY OF DUFFERIN STREET AND RUTHERFORD  
ROAD

I object to item 5 on the agenda for the following reasons:

The application for the minor variance should not be up for discussion as the modifications are not minor. This application is re zoning a residential area. This application will affect 32 homes that back onto other residential homes.

Adding 2 Meters to the height of a house, is the equivalent to adding a full storey. Changing the setbacks to allow for construction of bigger homes and garages on smaller lots is not beneficial for the community. These additions will infringe on the privacy of the abutting lots.

Has the City Of Vaughan Planning Dept notified the Residents of this request of Council? These types decisions shouldn't be made without the input of Residents. These types of acts are leading the residents to believe that the City of Vaughan Planning is not being truly transparent with the planning process. These acts are suppressing public input and public engagement. Changes are being made to this application without public input.

This application has been in process for years. The residents that back onto this property have invested endless hours and are on record for correspondence requests involving this application.

The Applicant has not met the requirements as per LPAT PL160978 Decision dated October 26, 2018. There are still outstanding studies and documents that have not been produced. The developer has asked for several extensions for these studies and documents. We are going on two and a half years waiting for these studies.

Why are Variances being considered on a decision that has been made at LPAT?

I am asking that Members of Council defer this decision until the City of Vaughan Planning Dept has notified all residents on record requesting correspondence, so the residents can be included in the planning process.

Thank you,

**Best Regards**

**Yoon Choi**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Britto, John](#)  
**Subject:** FW: [External] Re: DUFFERIN VISTAS LTD. ZONING BY-LAW AMENDMENT FILE Z.16.016 DRAFT PLAN OF SUBDIVISION FILE 19T-16V001 230 GRAND TRUCK AVENUE  
**Date:** Monday, February 8, 2021 9:32:20 AM

**Communication : C12**  
**Committee of the Whole (2)**  
**February 9, 2021**  
**Item # 5**

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**From:** Sergey Polak [REDACTED]  
**Sent:** Sunday, February 07, 2021 6:15 AM  
**To:** Clerks@vaughan.ca; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>  
**Subject:** [External] Re: DUFFERIN VISTAS LTD. ZONING BY-LAW AMENDMENT FILE Z.16.016 DRAFT PLAN OF SUBDIVISION FILE 19T-16V001 230 GRAND TRUCK AVENUE

Monday, February 8, 2021

Mayor Bevilacqua and Members of Council,

My Name is Sergey Polak and I reside at [REDACTED] Princess Isabella Court, Vaughan, L6A4B3, and my family and I have been living here for 12 years.

I write to you all today in objection to Item #5 on the Agenda for Committee of the Whole dated Tuesday, February 9 at 1 PM.

DUFFERIN VISTAS LTD. ZONING BY-LAW AMENDMENT FILE Z.16.016 DRAFT PLAN OF SUBDIVISION FILE 19T-16V001 230 GRAND TRUCK AVENUE VICINITY OF DUFFERIN STREET AND RUTHERFORD ROAD

I object to item 5 on the agenda for the following reasons:

The application for the minor variance should not be up for discussion as the modifications are not minor. This application is re zoning a residential area. This application will affect 32 homes that back onto other residential homes.

Adding 2 Meters to the height of a house, is the equivalent to adding a full storey. Changing the setbacks to allow for construction of bigger homes and garages on smaller lots is not beneficial for the community. These additions will infringe on the privacy of the abutting lots.

Has the City Of Vaughan Planning Dept notified the Residents of this request of Council? These types decisions shouldn't be made without the input of Residents. These types of acts are leading the residents to believe that the City of Vaughan Planning is not being truly transparent with the planning process. These acts are suppressing public input and public engagement. Changes are being made to this application without public input.

This application has been in process for years. The residents that back onto this property have invested endless hours and are on record for correspondence requests involving this application.

The Applicant has not met the requirements as per LPAT PL160978 Decision dated October 26, 2018. There are still outstanding studies and documents that have not been produced. The developer has asked for several extensions for these studies and documents. We are going on two and a half years waiting for these studies.

Why are Variances being considered on a decision that has been made at LPAT?

I am asking that Members of Council defer this decision until the City of Vaughan Planning Dept has notified all residents on record requesting correspondence, so the residents can be included in the planning process.

Regards,  
Sergey Polak

**Communication : C13  
Committee of the Whole (2)  
February 9, 2021  
Item # 5**

Monday, February 8, 2021

Mayor Bevilacqua and Members of Council,

My Name is Nello DiCostanzo and I reside at [REDACTED] Princess Isabella Court, and my family and I have been living here for 12 years.

I write to you all today in objection to Item #5 on the Agenda for Committee of the Whole dated Tuesday, February 9 at 1 PM.

DUFFERIN VISTAS LTD. ZONING BY-LAW AMENDMENT FILE Z.16.016 DRAFT PLAN OF SUBDIVISION FILE 19T-16V001 230 GRAND TRUCK AVENUE VICINITY OF DUFFERIN STREET AND RUTHERFORD ROAD

I object to item 5 on the agenda for the following reasons:

The application for the minor variance should not be up for discussion as the modifications are not minor. This application is re zoning a residential area. This application will affect 32 homes that back onto other residential homes.

Adding 2 Meters to the height of a house, is the equivalent to adding a full storey. Changing the setbacks to allow for construction of bigger homes and garages on smaller lots is not beneficial for the community. These additions will infringe on the privacy of the abutting lots.

Has the City Of Vaughan Planning Dept notified the Residents of this request of Council? These types decisions shouldn't be made without the input of Residents. These types of acts are leading the residents to believe that the City of Vaughan Planning is not being truly transparent with the planning process. These acts are suppressing public input and public engagement. Changes are being made to this application without public input.

This application has been in process for years. The residents that back onto this property have invested endless hours and are on record for correspondence requests involving this application.

The Applicant has not met the requirements as per LPAT PL160978 Decision dated October 26, 2018. There are still outstanding studies and documents that have not been produced. The developer has asked for several extensions for these studies and documents. We are going on two and a half years waiting for these studies.

Why are Variances being considered on a decision that has been made at LPAT?

I am asking that Members of Council defer this decision until the City of Vaughan Planning Dept has notified all residents on record requesting correspondence, so the residents can be included in the planning process.

Thank you,  
Nello DiCostanzo

February 7, 2021

Mayor M. Bevilacqua & Council  
Vaughan City Hall  
2141 Major Mackenzie Dr.  
Vaughan, ON L6A 1T1

**Communication : C14  
Committee of the Whole (2)  
February 9, 2021  
Item # 5**

Mayor Bevilacqua and Members of Council,

My Name is Sarb Nijjar and I reside at ■ Princess Isabella Court and my family and I have been living here for 11 years.

I write to you all today in objection to Item #5 on the Agenda for Committee of the Whole dated Tuesday, February 9 at 1 PM.

DUFFERIN VISTAS LTD. ZONING BY-LAW AMENDMENT FILE Z.16.016 DRAFT PLAN OF SUBDIVISION FILE 19T-16V001 230 GRAND TRUCK AVENUE VICINITY OF DUFFERIN STREET AND RUTHERFORD ROAD

I object to item 5 on the agenda for the following reasons:

The application for the minor variance should not be up for discussion as the modifications are not minor. This application is re zoning a residential area. This application will affect 32 homes that back onto other residential homes.

Adding 2 Meters to the height of a house, is the equivalent to adding a full storey. Changing the setbacks to allow for construction of bigger homes and garages on smaller lots is not beneficial for the community. These additions will infringe on the privacy of the abutting lots.

Has the City Of Vaughan Planning Dept notified the Residents of this request of Council? These types of decisions shouldn't be made without the input of Residents. These types of acts are leading the residents to believe that the City of Vaughan Planning is not being truly transparent with the planning process. These acts are suppressing public input and public engagement. Changes are being made to this application without public input.

This application has been in process for years. The residents that back onto this property have invested endless hours and are on record for correspondence requests involving this application.

The Applicant has not met the requirements as per LPAT PL160978 Decision dated October 26, 2018. There are still outstanding studies and documents that have not been produced. The developer has asked for several extensions for these studies and documents. We are going on two and a half years waiting for these studies.

Why are Variances being considered on a decision that has been made at LPAT?



I am asking that Members of Council defer this decision until the City of Vaughan Planning Dept has notified all residents on record requesting correspondence, so the residents can be included in the planning process.

Thank you,

Sarb Nijjar

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Britto, John](#)  
**Subject:** FW: [External] Objection  
**Date:** Monday, February 8, 2021 9:36:23 AM

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**Communication : C15  
Committee of the Whole (2)  
February 9, 2021  
Item # 5**

**From:** Coco Papoi <cpapoi@gmail.com>  
**Sent:** Sunday, February 07, 2021 7:19 PM  
**To:** Clerks@vaughan.ca; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>  
**Cc:** COCO PAPOI, Salesperson [REDACTED] Domi Papoi [REDACTED]  
**Subject:** [External] Objection

Mayor Bevilacqua and Members of Council,

We reside at [REDACTED] Maverick Cres in Vaughan. We have been at this address since 2010.

We are sending this email to all of you in objection to Item #5 on the Agenda for Committee of the Whole meeting of February 9th at 1 PM.

DUFFERIN VISTAS LTD. ZONING BY-LAW AMENDMENT FILE Z.16.016 DRAFT PLAN OF SUBDIVISION  
FILE 19T-16V001 230 GRAND TRUNK AVENUE VICINITY OF DUFFERIN STREET AND RUTHERFORD  
ROAD

We object to item 5 on the agenda for the following reasons:

The application for the minor variance should not be up for discussion as the modifications are not minor. This application is rezoning a residential area. This application will affect 32 homes that back onto existing residential homes.

Adding 2 meters to the height of a house is the equivalent to adding a full storey. Changing the setbacks to allow for construction of bigger homes and garages on smaller lots is not beneficial for the community. These additions will infringe on the privacy of the abutting lots.

Has the City Of Vaughan Planning Dept notified the Residents of this request of Council? These types of decisions should not be made without the input of residents. These types of acts are leading the residents to believe that the City of Vaughan Planning is not being truly transparent with the planning process. These acts are suppressing public input and public engagement. Changes are being made to this application without public input.

This application has been in process for years. The residents that back onto this property have invested endless hours and are on record for correspondence requests involving this application.

The Applicant has not met the requirements as per LPAT PL160978 Decision dated October 26, 2018. There are still outstanding studies and documents that have not been produced. The developer has asked for several extensions for these studies and documents. We are going on two and a half years waiting for these studies. Why are variances being considered on a decision that has been made at LPAT?

I am asking that Members of Council defer this decision until the City of Vaughan Planning Dept has notified all residents on record requesting correspondence, so the residents can be included in the planning process.

Thank you.

Papoi Family

■ Maverick Cres, Vaughan

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Britto, John](#)  
**Subject:** FW: DUFFERIN VISTAS LTD. ZONING BY-LAW AMENDMENT FILE Z.16.016 DRAFT PLAN OF SUBDIVISION FILE 19T-16V001 230 GRAND TRUCK AVENUE  
**Date:** Monday, February 8, 2021 9:36:37 AM

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**Communication : C16  
Committee of the Whole (2)  
February 9, 2021  
Item # 5**

**From:** Robert A Kenedy [REDACTED]  
**Sent:** Sunday, February 07, 2021 8:41 PM  
**To:** Council@vaughan.ca; Clerks@vaughan.ca  
**Cc:** Furio Liberatore [REDACTED]; Mackenzie Ridge Rate Payers Association <mackenzieridgerpa@gmail.com>  
**Subject:** [External] Re: DUFFERIN VISTAS LTD. ZONING BY-LAW AMENDMENT FILE Z.16.016 DRAFT PLAN OF SUBDIVISION FILE 19T-16V001 230 GRAND TRUCK AVENUE

Mayor Bevilacqua and Members of Council,

Re: DUFFERIN VISTAS LTD. ZONING BY-LAW AMENDMENT FILE Z.16.016 DRAFT PLAN OF SUBDIVISION FILE 19T-16V001 230 GRAND TRUCK AVENUE

I am writing to register my objection to Item #5 on the Agenda for Committee of the Whole dated Tuesday, February 9 at 1 PM re: DUFFERIN VISTAS LTD. ZONING BY-LAW AMENDMENT FILE Z.16.016 DRAFT PLAN OF SUBDIVISION FILE 19T-16V001 230 GRAND TRUCK AVENUE VICINITY OF DUFFERIN STREET AND RUTHERFORD ROAD.

Dufferin Vistas is asking Council to waive the requirement for a two-year pause on minor variance applications, so they can build bigger, taller houses with two-car garages – when they had already signed a deal with the City regarding roof height, building depth and garages.

The Staff report is recommending the exemption. I Object to item 5 on the agenda for the following reasons:

The application for the minor variance should not be up for discussion as the modifications are not minor. This application is re zoning a residential area. This application will affect 32 homes that back onto other residential homes and a critical wildlife corridor connecting two Significant Woodlands on the Oak Ridges Moraine.

There is no need to add 2 meters to the height of a house; this is almost the equivalent to adding a full storey (3 metres). Changing the setbacks to allow for construction of bigger homes and garages on smaller lots is not beneficial for the

community. These additions will infringe on the privacy of the abutting lots and reduce greenspace.

The City of Vaughan Planning Dept should have notified the Residents before making their recommendation. These types of decisions shouldn't be made without the input of Residents. These types of acts are leading the residents to believe that the City of Vaughan Planning Staff are not being truly transparent with the planning process and are disregarding residents' input. These acts are not including public input and public engagement.

In early 2018, the City and Toronto Region Conservation Authority reached an agreement with Dufferin Vistas on a site specific zoning by-law amendment, after conducting secret negotiations with the developer. The roof heights, single-car garages and building depth were all part of the deal! Now, the developer wants to make more money, at our expense. Our lawyer says Council should only grant this exemption if the variances requested are necessitated by "unanticipated" circumstances. There is nothing unanticipated to consider, Staff didn't mention it in their report. The Ontario Municipal Board issued its zoning decision in 2018 – nearly three years ago!

This application has been in process for years. The residents that back onto this property have invested endless hours and are on record for correspondence requests involving this application.

The Applicant has not met the requirements as per LPAT PL160978 Decision dated October 26, 2018. There are still outstanding studies and documents that have not been produced. The developer has asked for several extensions for these studies and documents. We are going on two and a half years waiting for these studies.

Why are variances being considered on a decision that has been made at LPAT, and after the developer signed a "deal" with the City?

I am asking that Members of Council defer this decision until the City of Vaughan Planning Dept has notified all residents on record requesting correspondence, so the residents can be included in the planning process.

--

Robert Aaron Kenedy

■ Georgia Cres

Maple, ON L6A 4R2

Associate Professor

Department of Sociology

238 McLaughlin College

York University  
4700 Keele Street  
Toronto, Ontario M3J 1P3  
CANADA

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**From:** Furio Liberatore [REDACTED] >  
**Sent:** Friday, February 5, 2021 5:47 PM  
**To:** city clerks <[clerks@vaughan.ca](mailto:clerks@vaughan.ca)>; Maurizio Bevilacqua <[maurizio.bevilacqua@vaughan.ca](mailto:maurizio.bevilacqua@vaughan.ca)>; Regional Councillor Mario Ferri <[mario.ferri@vaughan.ca](mailto:mario.ferri@vaughan.ca)>; Gino Rosati <[gino.rosati@vaughan.ca](mailto:gino.rosati@vaughan.ca)>; Linda Jackson <[linda.jackson@vaughan.ca](mailto:linda.jackson@vaughan.ca)>; Marilyn Iafrate <[marilyn.iafrate@vaughan.ca](mailto:marilyn.iafrate@vaughan.ca)>; [tony.carella@vaughan.ca](mailto:tony.carella@vaughan.ca) <[tony.carella@vaughan.ca](mailto:tony.carella@vaughan.ca)>; [rosanna.defrancesca@vaughan.ca](mailto:rosanna.defrancesca@vaughan.ca) <[rosanna.defrancesca@vaughan.ca](mailto:rosanna.defrancesca@vaughan.ca)>; Sandra Racco <[sandra.racco@vaughan.ca](mailto:sandra.racco@vaughan.ca)>; [alan.shefman@vaughan.ca](mailto:alan.shefman@vaughan.ca) <[alan.shefman@vaughan.ca](mailto:alan.shefman@vaughan.ca)>  
**Cc:** David Donnelly <[david@donnellylaw.ca](mailto:david@donnellylaw.ca)>; Alexandra Whyte <[alexandra@donnellylaw.ca](mailto:alexandra@donnellylaw.ca)>; [njaved@thestar.ca](mailto:njaved@thestar.ca) <[njaved@thestar.ca](mailto:njaved@thestar.ca)>; Richard Lorello [REDACTED]; KEEP VAUGHAN GREEN <[keepvaughangreen@gmail.com](mailto:keepvaughangreen@gmail.com)>; Robert A Kenedy [REDACTED] >  
**Subject:** Re: DUFFERIN VISTAS LTD. ZONING BY-LAW AMENDMENT FILE Z.16.016 DRAFT PLAN OF SUBDIVISION FILE 19T-16V001 230 GRAND TRUCK AVENUE

February 5, 2021

Mayor M. Bevilacqua & Council  
Vaughan City Hall  
2141 Major Mackenzie Dr.  
Vaughan, ON L6A 1T1

Mayor Bevilacqua and Members of Council,

Re: DUFFERIN VISTAS LTD. ZONING BY-LAW AMENDMENT FILE  
Z.16.016 DRAFT PLAN OF SUBDIVISION FILE 19T-16V001 230 GRAND  
TRUCK AVENUE

My Name is Furio Liberatore and I reside at [REDACTED] Princess Isabella Court. My family and I have lived here for 11 years.

I am sending this letter to you on behalf of The Friends of Grand Trunk Ravine.

I write to you all today to register our objection to Item #5 on the Agenda for Committee of the Whole dated Tuesday, February 9 at 1 PM re: DUFFERIN VISTAS LTD. ZONING BY-LAW AMENDMENT FILE Z.16.016 DRAFT PLAN

OF SUBDIVISION FILE 19T-16V001 230 GRAND TRUCK AVENUE VICINITY  
OF DUFFERIN STREET AND RUTHERFORD ROAD.

Bottom line, Dufferin Vistas is asking Council to waive the requirement for a two-year pause on minor variance applications, so he can build bigger, taller houses with two-car garages – when they had already signed a deal with the City regarding roof height, building depth and garages.

The Staff report is recommending the exemption. The first thing I thought when I read that was: you've got to be kidding me! I Object to item 5 on the agenda for the following reasons:

The application for the minor variance should not be up for discussion as the modifications are not minor. This application is re zoning a residential area. This application will affect 32 homes that back onto other residential homes and a critical wildlife corridor connecting two Significant Woodlands on the Oak Ridges Moraine;

There is no need to add 2 meters to the height of a house; this is almost the equivalent to adding a full storey (3 metres). Changing the setbacks to allow for construction of bigger homes and garages on smaller lots is not beneficial for the community. These additions will infringe on the privacy of the abutting lots, and reduce greenspace.

The City of Vaughan Planning Dept should have notified the Residents before making their recommendation. These types of decisions shouldn't be made without the input of Residents. These types of acts are leading the residents to believe that the City of Vaughan Planning Staff are not being truly transparent with the planning process, and couldn't care less about residents and their opinions. These acts are suppressing public input and public engagement.

Sometime in early 2018, the City and Toronto Region Conservation Authority reached an agreement with Dufferin Vistas on a site specific zoning by-law amendment, after conducting secret negotiations with the developer. The roof heights, single-car garages and building depth were all part of the deal! Now, the developer wants to make more money, at our expense. Our lawyer says Council should only grant this exemption if the variances requested are necessitated by "unanticipated" circumstances. There is nothing unanticipated to consider, Staff didn't mention it in their report. The Ontario Municipal Board issued its zoning decision in 2018 – nearly three years ago!

This application has been in process for years. The residents that back onto this property have invested endless hours and are on record for correspondence requests involving this application.

The Applicant has not met the requirements as per LPAT PL160978 Decision dated October 26, 2018. There are still outstanding studies and documents that

have not been produced. The developer has asked for several extensions for these studies and documents. We are going on two and a half years waiting for these studies.

Why are variances being considered on a decision that has been made at LPAT, and after the developer signed a “deal” with the City?

I am asking that Members of Council defer this decision until the City of Vaughan Planning Dept has notified all residents on record requesting correspondence, so the residents can be included in the planning process.

Thank you,

**Furio Liberatore**

p:

e:



**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Britto, John](#)  
**Subject:** FW: [External] Zoning By-Law Amendment  
**Date:** Monday, February 8, 2021 9:36:50 AM

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**Communication : C17  
Committee of the Whole (2)  
February 9, 2021  
Item # 5**

**From:** Giovanni Senisi [REDACTED]  
**Sent:** Sunday, February 07, 2021 9:39 PM  
**To:** Clerks@vaughan.ca; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>  
**Subject:** [External] Zoning By-Law Amendment

Mayor Bevilacqua and Members of Council,

My Name is John Senisi and I reside at [REDACTED] Maverick Crescent in Maple - my family and I have been living here for 10 years.

I write to you all today in objection to Item #5 on the Agenda for Committee of the Whole dated Tuesday, February 9 at 1 PM.

DUFFERIN VISTAS LTD. ZONING BY-LAW AMENDMENT FILE Z.16.016 DRAFT  
PLAN OF SUBDIVISION FILE 19T-16V001 230 GRAND TRUNK AVENUE VICINITY  
OF DUFFERIN STREET AND RUTHERFORD ROAD

I object to item 5 on the agenda for the following reasons:

The application for the minor variance should not be up for discussion as the modifications are not minor. This application is rezoning a residential area. This application will affect 32 homes that back onto other residential homes.

Adding 2 Meters to the height of a house, is the equivalent to adding a full storey. Changing the setbacks to allow for construction of bigger homes and garages on smaller lots is not beneficial for the community. These additions will infringe on the privacy of the abutting lots.

Has the City Of Vaughan Planning Dept notified the Residents of this request of Council? These types of decisions shouldn't be made without the input of Residents. These types of acts are leading the residents to believe that the City of Vaughan Planning is not being truly transparent with the planning process. These acts are suppressing public input and public engagement. Changes are being made to this application without public input.

This application has been in process for years. The residents that back onto this property have invested endless hours and are on record for correspondence requests involving this application.

The Applicant has not met the requirements as per LPAT PL160978 Decision dated October 26, 2018. There are still outstanding studies and documents that have not been produced. The developer has asked for several extensions for these studies and documents. We are going on two and a half years waiting for these studies.

Why are Variances being considered on a decision that has been made at LPAT?

I am asking that Members of Council defer this decision until the City of Vaughan Planning Dept has notified all residents on record requesting correspondence, so the residents can be included in the planning process.

Thank you,  
John Senisi.

**LUCAS & ASSOCIATES**  
Consultants in Planning and Land Development  
**21 White Oaks Drive**  
**Barrie, Ontario**  
**L4N 5A2**  
**(705) 727-8335**

**Communication : C18**  
**Committee of the Whole (2)**  
**February 9, 2021**  
**Item # 5**

February 8, 2021

The City of Vaughan  
Mayor and Members of Council  
2141 Major Mackenzie Drive  
Vaughan, ON, L6A 1T1

To the Mayor and Members of Council,

Re: **Committee of the Whole Agenda February 9, 2021 - Item 6.5. Dufferin Vistas Limited**

I am writing on behalf of Dufferin Vistas Ltd.

Dufferin Vistas Ltd has filed with the Committee of Adjustment an Application for Minor Variance. The application is requesting a variance to:

1. decrease the rear yard from 7.5m to 6.0m to permit a larger footprint;
2. increase the building height from 11.0m to 13.0m to permit high ceilings heights; and,
3. permit double cars garages on lots that are less than 12.0 in frontage as required by By-law 1-88.

The draft approved plan of subdivision has lots with a minimum frontage of 11.25m. The variance to permit double garages will permit homes that complement the homes in the neighborhood, all of which have double cars garages. In addition, the proposed variances will result in homes that are comparable in value and quality to the existing homes and will maintain the market value of homes in the area.

Although the plan was draft plan approved and the zoning was approved by the LPAT in October 2018, Council did not assign the implementing zoning by-law until October 23, 2019. In accordance with the Planning Act, Council approval is required for the owner to apply for a Minor Variance Application before the second anniversary of the day the implementing zoning by-law came into effect.

We would note that Council's approval only permits the Minor Variance Application to be considered by the Committee of Adjustment within the two-year period and does not grant approval of the variances requested. That decision will be made by the Committee of Adjustment following a review and a hearing by the Committee.

Yours truly,  
**Lucas and Associates**



Per: Glenn Lucas B.E.S.

copy Mr. Cam Milani