
From: [REDACTED]
Sent: Friday, September 09, 2022 6:31 PM
To: Clerks@vaughan.ca
Cc: Rino Testani PROSUM BUSINESS SOLUTIONS INC. [REDACTED]
Subject: [External] Official Plan Amendment File OP.22.006 & Zoning By-law Amendment File Z.22.009

Hi City Clerk,

I reside at [REDACTED] Jane Street, directly adjacent on the north to 10819 Jane Street, Maple. I've been a homeowner there since 1988

I telephoned a couple of times, left messages but did not receive a call back. The reason for my call was to point out that included with the Notice of Public Meeting Committee of the Whole there was no Request to Speak form included and I want to register to briefly speak on the above-noted application and submit the attached petition and copies of emails to present to the members of Council and the Planning Department prior to the meeting.

See attached petition submitted on behalf of all the owners within the Hamlet of Teston. A signed copy will be submitted prior to the meeting.

I also would like to receive, either by email or regular mail, the minutes of the meeting, comments from Planning and decision made by Council.

Going back, a neighbour told me about 2 years ago that the owners of 10811 and 10819 Jane Street were planning to develop the lands to build a strip plaza. I had one of my sons, who is a lawyer, do a title search to see who the owners were, since there was no-one living there, so that I could reach out to them and see if they were interested in a joint venture. I sent them a letter, to which they did not reply.

About a year ago I was approached by a representative of Cacoeli Terra Vaughan Ltd., Majid Tavakoli, he asked to meet with me to discuss the plans for the property. At our meeting at my house, along with my son, since I'm a widow, he expressed an interest to purchase my property. He verbally stated that the plan was to develop and build a building to house terminally ill children. Said that he met with members of council, including the Mayor, except for one member of council, the local councillor, whom he spoke very badly of, and that they were all in favour of the proposed plan, as was Premier Ford. He then proceeded state that I would be able to remain in my house for

one year, rent free and only pay realty taxes and utilities, and take everything in the house that I wanted, except for structural. We told him to put something in writing and we would review it. When he presented the offer, the purchase amount was fine, but the deposit with the offer was minimal, with further small deposits on intervals and the closing would be in 2023, wanted immediate access to my property to do soil test, drilling, checking for water levels, etc., therefore, he wasn't giving me free rent because I still owned the property and it included 18 pages of conditions, he would not disclose what the project was, except that it was to house ill children that had nowhere else to go. One of the conditions was to support his application when it went in front of Council.

We removed almost all of the conditions, with a closer closing date, better deposit with the offer and balance of purchase price on closing. My sign-back was not accepted and he made a counter offer of \$1.5M. He said in one of our meetings, in which my nephews were present, that if I didn't agree to sell he would place a garbage dumpster next to my house, at the property line, and subject me to the smell of dirty diapers and urine. Subsequently, as per attached copies of emails between us, on October 28, 2021 negotiations ended.

Please present this and attached emails to members of Council and note that these are only a couple of email exchanges, there are others, and I didn't want to burden Council to take up all their time reading them, but they get the jest of the type of individual we're dealing with, lies and false statements; totally unprofessional.

Thanks you
Ada Ruzza

Petition to Council of City of Vaughan

Petition summary and background	We the homeowners bounded by the Hamlet as referred to in the City of Vaughan By-Law, By-Law Number 177-2018, more specifically outlined in Section 3.14.5 and Schedule C – would like Council not to consider this application brought forth by CACOELI TERRA VAUGHAN LTD. at this time until all properties within the Hamlet are prepared to develop and come up with a plan with a city. Do not accommodate the applicant unless all the parties involved in the hamlet are also taken into consideration to remove the Hamlet from the City of Vaughan By-Laws so that the area designated CHL 8 can be consistent throughout all parcels.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to rwork with all the parties involced to develop a suitable plan to remove the Hamlet as outlined in Schedule C of the City of Vaughan By-Laws, By-Law Number 177-2018 and collectively and commutatively propose the best plan for all for all properties contained within the Hamlet for future development.

Printed Name	Signature	Address	Comment	Date
Ada Ruzza		██████ Jane Street		
Anna Testani, Michele Testani, Maria Testani, Giovanni Testanni		██████ Jane Street		
Ziola Santos, Hilario Santos		██████ Jane Street		
Maria Testani, Ada Ruzza		██████ Jane Street		
2512540 Ontario Ltd.		10861 Jane Street		
955732 Ontario Ltd.		10871 Jane Street		
Carlo Persichetti		██████ Jane Street		
Meadowvale East Apostolic Church		10891 Jane Street		
Morrcorp Holdings Inc.		10911 Jane Street		

