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COMMUNICATION
CW - JUNE 5/18
ITEM - 5.35

From: Mackenzie Ridge Rate Payers Association <mackenzieridgerpa@gmail.com>
Date: June 2, 2018 at 12:23:47 PM EDT
To: [redacted] Aeran Yoon [redacted], Alexandra Tiano [redacted], Ali Semsi [redacted], Andolina Sebastiano [redacted], Andrei Avsian [redacted] "Ange's mail" [redacted], Angelo Conte [redacted], Angelo Savoia [redacted], Anna Di Ruscio [redacted], Ben and Mary Prete [redacted] Bruno Bressi [redacted], Cathey Hugnh [redacted], "Ciampa, Gina" <Gina.Ciampa@vaughan.ca>, City of Vaughan - Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>, Clement and Sharon Ward [redacted] Domenico Pace [redacted], Douglas Regan [redacted], "Dr. Perry Bender & Barbara Bender" [redacted], "E. John Deluca" [redacted], Elena Chery [redacted], Elio Tiano [redacted], Emily Fusco [redacted], Gary Sangha [redacted] "Jinyong & Yun Sil" [redacted], Joan and Liviano Rocco [redacted], john buell [redacted], John Chiarelli [redacted], John Mazza [redacted] John Vitale [redacted], "Joseph & Natasha Vukman" [redacted], Karl Harbauer [redacted], Karl Kim [redacted], Kathleen Sangha [redacted], Louie Giannakopoulos [redacted], Lucy Prospero [redacted], "Massimo & Josie Previdel" [redacted], Mauritzo Gortana [redacted], Michael Nowak [redacted], Mike Muzzo [redacted], "Min, Emmy" [redacted], Murtaza Jacksi [redacted], Nahid V [redacted], Noel Gabriel [redacted], Oskar Sikoti [redacted], pam [redacted], Pat Viele [redacted], "Pia & Dino Molella" [redacted], Ray and Lina Dacillo [redacted], Rhoda Gelbard [redacted], Rob Kenedy [redacted], Ronald Marcos [redacted], Russ [redacted], [redacted], Sig Langhammer [redacted], sudhir chopra [redacted], Susan Sigrist [redacted], Tarun Khandelwal [redacted], Tony [redacted], Vitaliy Petrenko [redacted], Yu Sun [redacted], [redacted], [redacted], council@vaughan.ca, Todd.Coles@vaughan.ca

Subject: 1600 Teston -FILE OP.17.010 ZONING BY-LAW AMENDMENT FILE Z.17.026 FILE 19T-17V009 TESTON SANDS INC. DUFFERIN STREET AND TESTON ROAD

RECEIVED
JUN - 4 2018
CCO

Dear Neighbours, Mayor Bevilacqua, and Vaughan City Councillors,

As of 5pm this Friday June 1, 2018 we received this package containing **750 pages of addendum** materials that include 1600 Teston (FILE 19T-17V009) for a meeting that will take place on Tuesday June 5, 2018. Essentially, we have, at best, three days to look through this material. We think it is very unfair that you provide essentially one business day to look over this complicated material containing various reports. This document is so large, it cannot be attached to this e-mail, but instead only put into Google Drive (see below).

If you consider the materials for this meeting, it is well over a 1000 pages (including the communication). We do not find this equitable nor acceptable. The 1600 Teston file is 80 pages long and we have to read over these complicated reports with no time to consult or discuss this as neighbours or with other community members.

We still object to the proposed development based on the petition sent in March 2018 and our other concerns sent in 2017 (see below) as few, if any significant changes have been made (see our concerns below).

We are asking that the 1600 Teston (FILE 19T-17V009) file, material, and decision be postponed to a later meeting in Fall 2018.

Best,

Rob

June 5, 2018 V2 at 11am Addendum Package - Comm...

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Main Comment: The MacKenzie Ridge Ratepayers Association does not support this application as submitted.

- The members of the MacKenzie Ridge Ratepayers Association have been trying to work with Mr. Milani in order to have **complementary executive lots in the proposed development**, meeting with him on **three different occasions since May 2017**. He has not been interested in considering our request to ensure the 1600 Teston Rd development has **executive lot sizes that are 60-90 feet wide, consistently in MacKenzie Ridge** and much **larger lots directly north of us**. In short, the intensity of this proposed development is not in **keeping with our entire subdivision and overall development that is made up of executive estate lots from Germana Place to Kirby Rd, which has significantly larger lots**.

- This proposed development is an area of the Oak Ridges Moraine, which is still quite pristine with various steep hills and ridgelines typical of a moraine. The proposed development on this part of the Oak Ridges Moraine will require an **astronomical amount or quantity of fill** that is not the norm for the amount of fill used in other developments, especially one that is part of the Oak Ridges Moraine. In short, to build an entire subdivision on fill is ridiculous and the amount of tapering necessary to compact this soil and the accompanying vibrations will cause structural damage to homes (this has already happened in other parts of Vaughan when fill has to be tapered).

- Beyond being concerned about the many metric tons or quantity of fill, the **quality of fill** being used is a major concern. Will there be an authority onsite that will monitor the quality of fill being brought in? So far 1600 Teston has been abused by unauthorized tree-cutting, so how can we be sure that **unauthorized fill potentially contaminated** will not be brought onto the site.

- This proposed development is an area that is part of the Oak Ridges Moraine, which is still quite pristine and at one point had a notable forest canopy that has now been reduced due to the unauthorized tree and woodland removal by the current owner. This **unauthorized removal of trees was done deliberately and conveniently in the exact location of the main entry road** is now located in the submitted plan. We are quite concerned that this happened and would like to know the status. In addition, **neighbors on Germana or Giorgia backing onto 1600 Teston were not able to cut down the marked trees or level their properties**. So while we respect the by-laws and rules, the developer seems to be able to participate in unauthorized tree removal and apply to regrade 1600 Teston Rd. Please note that our neighbors have retained the proof that they cannot remove trees on their property or regrade their backyards.

- Have the ramifications and integrity of the Oak Ridges Moraine been considered **regarding fill amount, rainfall, and water flow**? Presently, the rainfall and other runoff flows south into the valley in the middle of the property and the proposed subdivision. What will happen when this is filled? What kind of settlement will occur and how does this effect the settlement of units built on fill?

- Given the demonstration of the unauthorized tree and woodland removal, to complement the city and agency review, a **peer review of the hydro-geological and environmental impact study that considers the natural heritage, natural habitat, wetlands, woodlands, as well as area sensitive breeding birds and amphibians is necessary**. The Developer should pay for this peer review and the peers need to be selected by the City of Vaughan and the TRCA.

- There should also be a **publically owned (City of Vaughan) 30 meter setback or buffer** around the proposed development that are bordering on the houses on Germana to the east, Giorgia to the north (house backyards), and the forests to the west and south (by Teston).

- Finally, this application for 96 units does not address the obvious points that there is **no public transit** along Dufferin between Major MacKenzie Drive and King Rd, along Teston between Dufferin and Via Romano, or on Kirby between Dufferin and Ravineview Dr. Also, the **local primary and secondary schools are at capacity** with extensive portable use and the recent cancelation of a Catholic School next to Herbert Carnegie PS just adds to this problem. There does not appear to be any immediate plans to build nearby schools in the immediate future.

Sincerely,

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