

Subject:
Attachments:

FW: Nashville Developments
CW Sept 19 + Council Sept 26 2017 - Nashville Mizuno Z.16.052 + 19T-16V010
FINAL.pdf

**PUBLIC HEARING
COMMUNICATION**

C2

Date: Mar 5/19 ITEM NO. 3

From: Rachna Malik [REDACTED]
Sent: Tuesday, February 26, 2019 10:04 AM
To: lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Jeffers, Judy <Judy.Jeffers@vaughan.ca>; Clerks@vaughan.ca
Subject: Nashville Developments

Aviva: Public

Hello Ms. Jeffers & Madam Councillor:

I am writing to bring to your attention the impact that the proposed conversion of open space behind our house to residential. **Due to a Family emergency we are not able to attend the Public Hearing as we need to travel out of country today .**

We moved in to our new house on [REDACTED] Rotondo Crescent in October 2018. We had bought the house in Nov 2016 and were expected to close it in 2017. At the time of purchase we were not in the country and had bought this to resettle in Canada after being away for 2 years in US.

We were told by the builder that we have conservation space in the back and it will never be altered. We had expected to have the green space from our house all the way to Mactier drive, which was easily a few hundred meters. In fact, we had to sign an amended purchase agreement because our house was going to be delayed due to permits that were required for building a house backing on to a conservation land. Since we really loved the neighbourhood and had designed the interiors based on this being a long-term place to live we happily agreed to the amendment. As a result of which we had to live in a rental home for approximately 15 months.

Upon closing the house we realized that there is only a small piece of land that is untouched and the rest had practically been levelled for future construction and this is the piece that is being rezoned as part of this application. And then speaking to our neighbors we realized that the zoning had been changed well before we had signed our purchase agreement and that the Builder misled us to believe that we will have the Green Space all the way to Mactier.

We had paid **\$60,000 as premium on our lot** for backing onto a Green Space, a green space that we never got and now the little patch that we have behind our house is also being taken away. It feels like a very unfair deal. We don't have the resources or the energy to initiate litigation against the Builder but it just feels like we have been treated unfairly.

Hoping that the city can help us resolve this else we will end up losing the premium we paid and not have the kind of lifestyle that we had hoped to have in this house. Because other than appealing to City and bringing it to the attention of our local councilor I don't think we have any other recourse for seeking help.

Thanks for your time and consideration in advance.

Kind Regards,
Rachna Malik

This message has been classified **Public** on Tuesday, February 26, 2019 at 10:03:07 AM.

From: Jeffers, Judy [mailto:Judy.Jeffers@vaughan.ca]
Sent: Monday, January 21, 2019 3:20 PM
To: Rachna Malik [REDACTED]
Subject: RE: Nashville Developments

Hi Rachna,

Please refer to page 29 under the section respecting the "Toronto and Region Conservation Authority (TRCA)" and Attachment No. 1c in the attached Staff Report which dealt with the conversion of the open space lands to residential for the lands Plan of Subdivision 19T-16V010 to the north of Block 56, Plan 65M-4564.

The Owner (Nashville Developments) of the lands to the north of your house negotiated with TRCA to convert the open space lands to residential for their Plan of Subdivision 19T-16V010. In Plan of Subdivision 19T-16V010, several blocks of land were zoned for residential on the condition that they develop with Block 56.

A Public Hearing will soon be scheduled where a report will be presented to the Committee of the Whole/Council advising of the proposal. No decisions or recommendations are provided in this report. As you are within 150 m of Block 56 you will receive notice of the meeting.

You can send your concerns at any time to my attention, the Local Councillor for Ward 1, any member of Council and/or the Office of the City Clerk at Clerks@vaughan.ca.

A future technical report, which will include decisions/recommendations, will be prepared at a later date and any concerns received in writing (e-mails, letters) will be addressed in the technical report.

If concerns are received prior to writing the Public Hearing report they can be included in the Public Hearing report.

Regards,

Judy Jeffers, MCIP RPP
Planner
905.832.8585, ext. 8645 | Judy.Jeffers@vaughan.ca

City of Vaughan | Development Planning Department
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
vaughan.ca



From: Rachna Malik [REDACTED]
Sent: January-21-19 1:17 PM
To: Jeffers, Judy <Judy.Jeffers@vaughan.ca>
Subject: Nashville Developments

Aviva: **Public**

Hello Judy, we got a letter from the City of Vaughan advising of the planning application that they are looking to process in our neighbourhood.

We recently moved into our house at [REDACTED] Rotondo Crescent in Kleinburg and our house backs onto the area that is currently considered a "Conservation Area". Our house was delayed significantly because of the location and we paid a hefty premium to the builder for backing onto a green space. We are directly impacted by the new plan as per the letter as our house will no longer have the Green space as promised by the Builder.

I am sure this is not the first time that it is happening, but I would like to understand better what are our options as a homeowner in terms of resolution. Ofcourse we would like to have the green space (even though it is quite small) what are our real options if the City of Vaughan decided to approve that land for residential homes.

Your input on the subject will be much appreciated.

Thanks,
Rachna

Rachna Malik
AVP Enterprise Risk | Aviva Canada
Tel: 437.928.6481

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This message has been classified **Public** on Monday, January 21, 2019 at 1:17:05 PM.

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