

C5.
Communication
CW(PM) – June 4, 2024
Item No. 1

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, May 30, 2024 9:39 AM
To: Assunta Ferrante
Subject: FW: [External] Fwd: Hartman and Islington Avenue Development - OP.19.011 & Z.19.033
File: DA.21.014

From: Ali Zad [REDACTED]
Sent: Wednesday, May 29, 2024 6:51 PM
To: Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Clerks@vaughan.ca
Cc: [REDACTED]
Subject: [External] Fwd: Hartman and Islington Avenue Development - OP.19.011 & Z.19.033 File: DA.21.014

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Dear Mr. Volpentesta,

I Ali Zad owner of [REDACTED] Riverside Drive, hereby would like share my concerns regarding the above mentioned subject with city officials. This matter has been dragging on for many years now, and to our dismay, Nariman Consulting Co. is persisting with their initial request for zoning amendments, blatantly ignoring critical and non-negotiable rules set by the TRCA.

I would like to reiterate my concerns and urge our city councilors and mayor to review and consider them thoroughly before the meeting on June 4th.

Firstly, as my neighbor rightly mentioned, the 10-meter setback requirement from the TRCA has yet to be addressed. Why has the City of Vaughan scheduled this meeting when the applicant has continuously disregarded a major stipulation from a government authority for the past three years?

From a technical standpoint, this oversight is alarming. Additionally, as a taxpayer and resident, I am increasingly frustrated by the ongoing zoning changes in our neighborhood over the past seven years. It is apparent that there has not been a comprehensive feasibility study of the Islington Avenue corridor between Willis Road and Langstaff Road before approving multiple zoning amendments. We are witnessing a daily increase in population in this area, with no corresponding measures to manage the resulting traffic, noise pollution, littering, and other issues that are degrading our quality of life.

Regarding this specific application, we are confronting a proposal to demolish 5 residential houses to build 74 townhouses on a 6.7-meter-wide dead-end avenue, with buildings exceeding a height of 14 meters and encroaching on a conservation area. We demand to know who is permitting this and under what regulations.

As residents who will bear the brunt of these changes, we have the right to expect our elected officials to protect our interests. We pay property taxes, vote, and elect our councilors and mayor with the expectation that they will safeguard our community against such adverse impacts.

I implore our city officials to seriously consider these matters before making any final decisions. The well-being of our neighborhood is at stake, and we trust you will act in our best interest.

Sincerely,

Ali Zad
[REDACTED] Riverside Drive

On May 15, 2024, at 2:15 PM, Stephen Bohan
<Stephen.Bohan@trca.ca> wrote:

Hi Shahab,

To obtain information/records from TRCA files, you would need to go through a Freedom of Information request. Our Corporate Records Department handles Freedom of Information requests. You can access the following link for details about the process:
<https://trca.ca/about/freedom-information/>

If you have any questions or concerns regarding the process, you can contact our records staff through the following email:
foi@trca.ca

When filling out the FOI application, the file you would want to be referencing is:

1. CFN 62547.02 – Official Plan Amendment and Zoning By-law Amendment - 8307 & 8311 Islington Avenue and 4, 6,10 and 12 Hartman Avenue

Regards,

Stephen Bohan
Senior Planner
Development Planning and Permits | Development and Engineering Services
Toronto and Region Conservation Authority (TRCA)

T: [437-880-1944](tel:437-880-1944)

E: stephen.bohan@trca.ca
A: 101 Exchange Avenue, Vaughan, ON, L4K 5R6 | trca.ca



From: shahab mirbagheri [REDACTED]
Sent: Wednesday, May 15, 2024 12:59 PM
To: Stephen Bohan <Stephen.Bohan@trca.ca>
Cc: Ali Zad [REDACTED] Alex Morozov [REDACTED] Raheleh Niati [REDACTED] John [REDACTED] nick apolito [REDACTED] Francesca [REDACTED] Mancuso [REDACTED] Abbasali Kermalli [REDACTED] Abbasali Kermalli [REDACTED]
Subject: Re: Hartman and Islington Avenue Development - OP.19.011 & Z.19.033 File: DA.21.014

EXTERNAL SENDER

Hi Stephen,

Thank you for your response.

There were some other major comments from TRCA (i.e. 10 meter set back from conservation area,...) which seems they have not been implemented by builder as per their final proposal to committee of the whole and they want to proceed with building seventy 4-5 story stacked townhouses attached to conservation area or in some cases inside conservation area.

I appreciate if you send us the document showing that builder has addressed all TRCA comments/concerns.

Thanks,
Shahab

On May 14, 2024, at 9:29 AM, Stephen Bohan <Stephen.Bohan@trca.ca> wrote:

Hi Shahab,

TRCA staff reviewed an updated submission of technical materials associated with this project in March – April 2024. Based on those updated materials, TRCA's legislative interests related to natural hazard management were addressed.

Regards,

Stephen Bohan
Senior Planner
Development Planning and Permits | Development and
Engineering Services
Toronto and Region Conservation Authority (TRCA)

T: [437-880-1944](tel:437-880-1944)
E: stephen.bohan@trca.ca
A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6 |
trca.ca](https://www.trca.ca)

<image001.png>

From: shahab mirbagheri [REDACTED]
Sent: Monday, May 13, 2024 1:14 PM
To: Stephen Bohan <Stephen.Bohan@trca.ca>
Cc: Ali Zad [REDACTED]
[REDACTED] Alex Morozov
[REDACTED] Raheleh Niati
[REDACTED] nick apolito
[REDACTED]
Subject: Re: Hartman and Islington Avenue
Development - OP.19.011 & Z.19.033

EXTERNAL SENDER

Hello Stephen,

We received a notice for committee of the whole from city of Vaughan regarding below application which will be held early June.

I still see that some of the major TRCA comments have not yet been addressed. Please advise about latest status of this application from TRCA point of view.

Thanks,
Shahab Mirbagheri

On Mar 14, 2023, at 1:43 PM, Stephen Bohan <Stephen.Bohan@trca.ca> wrote:

Hi Shabab,

TRCA is currently waiting for a formal recirculation of the above noted applications from the proponent/city to ensure that our

previous comments have been addressed.

Regards,

Stephen Bohan
Senior Planner
Development Planning and Permits |
Development and Engineering Services
Toronto and Region Conservation
Authority (TRCA)

T: 437-880-1944
E: stephen.bohan@trca.ca
A: 101 Exchange Avenue, Vaughan,
ON, L4K 5R6 | trca.ca

<image001.png>

From: shahab mirbagheri

Sent: Tuesday, March 14, 2023 11:00 AM

To: Stephen Bohan
<Stephen.Bohan@trca.ca>

Cc: Ali Zad [REDACTED]
[REDACTED] Alex
Morozov [REDACTED]
Raheleh Niati [REDACTED] nick
apolito [REDACTED]

Hamedeh Razavi
<Hamedeh.Razavi@trca.ca>

Subject: Re: Hartman and Islington
Avenue Development - OP.19.011 &
Z.19.033

Hello Stephen,

We have not received any update about above mentioned application from City of Vaughan so far.

We were wondering if there has been further communication (by the applicant or City) with TRCA about this application after April 2022.

Appreciate your supports on this.

Thanks,
Shahab