

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] Fwd: Hartman and Islington Avenue Development - OP.19.011 & Z.19.033 File: DA.21.014
Date: Monday, June 3, 2024 9:39:29 AM

From: Anthony Guglielmi [REDACTED]
Sent: Monday, June 3, 2024 9:34 AM
To: Diego muzzatti [REDACTED]; Sh.Mirbagheri [REDACTED]; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Lucy Cardile <Lucy.Cardile@vaughan.ca>; Clerks@vaughan.ca; Linda Jackson <Linda.Jackson@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>
Cc: Ali Zad [REDACTED]; John [REDACTED]; Francesca Mancuso [REDACTED]; Abbasali Kermalli [REDACTED]; Abbasali Kermalli [REDACTED]; Alex Morozov [REDACTED]; Nick apolito [REDACTED]; Paul Antolin [REDACTED]; Raheleh Niati [REDACTED]; [REDACTED]
Subject: RE: [External] Fwd: Hartman and Islington Avenue Development - OP.19.011 & Z.19.033 File: DA.21.014

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Hello all

Please see my comments below regarding this development application (Hartman and Islington Avenue Development - OP.19.011 & Z.19.033 File: DA.21.014).

My main concern is regarding the applicant's disregard for the TRCA minimum setbacks on the Humber River greenspace directly abutting this development. The Humber River and surrounding greenspace is a critical watershed area that impacts not only Vaughan but also a much larger swath of land both upstream and downstream for many kilometers. The applicant's encroachment into this greenspace should not be tolerated and I sincerely hope Vaughan councillors and planning staff vehemently object and oppose this encroachment. The applicant had had many years to address these concerns and has failed to do so.

There has been a lot of concern about the slow pace of housing development in the GTA and much of the blame for the slow development process has been put on municipal officials and staff. However in this case it seems like the applicant has been the cause of delay, by

continuing to push for this encroachment into the open space watershed area of the Humber River, rather than submitting an application that respects the open space setbacks that have been in effect for many years.

I request Vaughan council and staff to oppose this encroachment and direct the applicant to revise their application accordingly.

Best Regards

Anthony Guglielmi
[REDACTED] Riverside Drive

From: Diego muzzatti [REDACTED]
Sent: Friday, May 31, 2024 11:09 AM
To: Sh.Mirbagheri [REDACTED] adriano.volpentesta@vaughan.ca; Lucy Cardile <Lucy.Cardile@vaughan.ca>; clerks <clerks@vaughan.ca>; Linda Jackson <linda.jackson@vaughan.ca>; Mario Ferri <mario.ferri@vaughan.ca>; Gino Rosati <gino.rosati@vaughan.ca>; MarioG.racco@vaughan.ca; marilyn.iafrate@vaughan.ca; rosanna.defrancesca@vaughan.ca; chris.ainsworth@vaughan.ca; gila.martow@vaughan.ca
Cc: Ali Zad [REDACTED] John [REDACTED]; Francesca Mancuso [REDACTED] Anthony Guglielmi [REDACTED]; Abbasali Kermalli [REDACTED] Abbasali Kermalli [REDACTED] Alex Morozov [REDACTED] [REDACTED] nick apolito [REDACTED] Paul Antolin [REDACTED] [REDACTED] Raheleh Niati [REDACTED]
Subject: Re: [External] Fwd: Hartman and Islington Avenue Development - OP.19.011 & Z.19.033
File: DA.21.014

As Diego and Denice Muzzatti of 120 Riverside Dr concur

Your consideration is greatly appreciated

Sent from my Bell Samsung device over Canada's largest network.

From: Sh.Mirbagheri [REDACTED]
Sent: Friday, May 31, 2024 10:54:56 AM
To: adriano.volpentesta@vaughan.ca <adriano.volpentesta@vaughan.ca>; Lucy Cardile <Lucy.Cardile@vaughan.ca>; clerks <clerks@vaughan.ca>; Linda Jackson <linda.jackson@vaughan.ca>; Mario Ferri <mario.ferri@vaughan.ca>; Gino Rosati <gino.rosati@vaughan.ca>; MarioG.racco@vaughan.ca <MarioG.racco@vaughan.ca>; marilyn.iafrate@vaughan.ca <marilyn.iafrate@vaughan.ca>; rosanna.defrancesca@vaughan.ca <rosanna.defrancesca@vaughan.ca>; chris.ainsworth@vaughan.ca <chris.ainsworth@vaughan.ca>; gila.martow@vaughan.ca <gila.martow@vaughan.ca>
Cc: Ali Zad [REDACTED] John [REDACTED] Francesca Mancuso [REDACTED]

[REDACTED] Anthony Next Door Guglielmi [REDACTED]
Abbasali Kermalli [REDACTED] Abbasali Kermalli [REDACTED] Alex Morozov
[REDACTED] Diego muzzatti [REDACTED] nick apolito
[REDACTED]; Paul Antolin [REDACTED] Raheleh Niati
[REDACTED]

Subject: Fwd: [External] Fwd: Hartman and Islington Avenue Development - OP.19.011 & Z.19.033
File: DA.21.014

Hello Councilor Volpentesta and City of Vaughan Councilors,

We Raheleh Niati, Shahab Mirbagheri residents of property at [REDACTED] Riverside drive, would also like to raise our concerns regarding Hartman and Islington Avenue Development - OP.19.011 & Z.19.033 File: DA.21.014 application for following reasons:

- There are still some major comments from TRCA (i.e., 10 meter setback from conservation area, ...) that have not been addressed by the builder. The applicant would also like to re-designate a portion of the subject lands from “Natural Areas” to “Low-Rise Residential (2)”. We believe natural areas belong to the public and the ‘Land Use” can not be changed as per request of builders.
- As mentioned by Mr. Zad in the following Email there was supposed to be a feasibility study of the Islington Avenue corridor between Willis Road and Langstaff Road where multiple applications were/are being processed by City of Vaughan/OLT. There should be an action by our elected officials to put a pause on ongoing/new applications in this area and to proceed with the study and implement necessary infrastructural changes before reviewing/approving further applications. This corridor is not able to handle the current traffic during rush hours then how the applications for **hundreds of new units** are being reviewed/approved without comprehensive study? This major issue in a narrow portion of Islington Avenue is the main reason for having less expensive lands in this section of the street which obviously attracts builders to put multiple applications in place as we saw in the last seven years. By taking no action this issue will continue in future which will affect conservation area/Humber river and subsequently next generations.

- The revised application by the builder has much less information in comparison to the original submission in 2020. For example, the height of the townhouses and front view of the proposed units are missing in the revised application. Final floor space index is also not defined in this application having said that as per VOP 2010 the permitted FSI was supposed to be 0.5 for this area. We believe the builder is deviating from this requirement and proceeding with two or three times higher the permitted FSI. We were expecting to see more information in the revised application in comparison with the original submittal, however the revised application after 4 years creates more concerns and questions due to lack of information for the community.
- There are existing townhouses behind the proposed site plan which will be significantly affected by this Project and we would like to see the Planning department's comprehensive review before approving this application.

We hope our elected officials will consider this real community concern (which has been raised for different applications during last seven years) and take necessary actions to address the issue once for all.

Thank you for your consideration and efforts in this regard.

Thanks,

Raheleh Niati

Shahab Mirbagheri

■ Riverside drive, Woodbridge

From: Lucy Cardile <Lucy.Cardile@vaughan.ca>

Date: May 30, 2024 at 9:37:36 AM EDT

To: Ali Zad [REDACTED] clerks@vaughan.ca

Cc: [REDACTED]

[REDACTED] shahab mirbagheri

[REDACTED] Adriano Volpentesta

<Adriano.Volpentesta@vaughan.ca>

**Subject: RE: [External] Fwd: Hartman and Islington Avenue Development
- OP.19.011 & Z.19.033 File: DA.21.014**

Good morning Mr. Zad,

I would be happy to forward your email to Councillor Volpentesta for his review.

His email address is: adriano.volpentesta@vaughan.ca.

Lucy Cardile

Executive Assistant to Councillor Adriano Volpentesta

905-832-8585, ext. 8741 | Lucy.Cardile@vaughan.ca

City of Vaughan | Office of Councillor Adriano Volpentesta

2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1

www.vaughan.ca

To subscribe to Councillor Volpentesta e-newsletter click [here](#)



From: Ali Zad [REDACTED]
Sent: Wednesday, May 29, 2024 6:54 PM
To: Clerks@vaughan.ca; Lucy Cardile <Lucy.Cardile@vaughan.ca>
Cc: [REDACTED] shahab mirbagheri
[REDACTED]
Subject: [External] Fwd: Hartman and Islington Avenue Development - OP.19.011 & Z.19.033 File: DA.21.014

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Good afternoon Ms. Cardile,

I have tried multiple times to send my below email to Mr. Volpentesta with no luck! Could you kindly forward my message to him, please? Thanks.

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

■ 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]
[REDACTED] Alex Morozov [REDACTED]
Raheleh Niati [REDACTED] nick apolito [REDACTED] John [REDACTED]
[REDACTED] Francesca 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](#)

[<image001.png>](#)

From: shahab mirbagheri

[REDACTED]

Sent: Monday, May 13, 2024

1:14 PM

To: Stephen Bohan

[<Stephen.Bohan@trca.ca>](mailto: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](tel:437-880-1944)

E:
stephen.bohan@trca.ca

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6 | trca.ca](#)

[<image001.png](#)

[>](#)

From: shahab
mirbagheri

[REDACTED]
[REDACTED]

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

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

Cc: Ali Zad

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED] Alex
Morozov

[REDACTED]
[REDACTED]

Raheleh Niati

[REDACTED]
[REDACTED] nick apolito

[REDACTED]
[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

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