

Mary Caputo  
Senior planner and  
Development planning  
City Of Vaughan

**PUBLIC HEARING  
COMMUNICATION**

**C5**

**Date: Feb 4/20 ITEM NO. 3**

Via Email: Mary.Caputo@vaughan.ca and  
DevelopmentPlanning@vaughan.ca

February 3, 2020

**Comments for public hearing of February 4, 2020. RE 10083 & 10101.  
File Z.19029, 19T-19V005.**

- 1 The proposed back to back townhouses do not allow for the required minimum rear yard setback of 7.5 m., planned for RT1 developments. The proposed development requests for permission for 65 street townhouses and 114 back to back townhouses. Back to back townhouse should not be allowed in RT1 zoning. The proposed development requests for about 60% of the development to be back to back townhouses. This sets a bad precedence for future developments in the area.

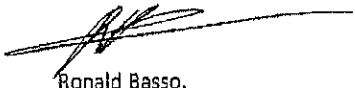
The main concern is with the density of people and traffic for the surrounding areas. A significant number of developments are and will be proposed in the area bounded by Lawford road and Vellore park for the east and west boundaries and Major Mackenzie drive and Chatfield drive at the north south boundaries. **I believe that crime and safety within communities are directly correlated to higher density.** (The higher the density the higher will be crime). Additional policing to control crime will label the area with undesired names and costs more to the tax taxpayers.

Higher densities appear to benefit more the developer than the citizens. The citizen will bear the additional costs associated with time lost in travelling and possibly the health costs that could come from the anxiety that traffic congestions could cause.

The adjacent areas include shopping centers (home depot etc) and three schools on lawford road . When the people and traffic density of the proposed development plus 19T-17V004 plus the old Cicchino holdings 19T-14V001, plus current completed developments and future upcoming development in the area plus regular traffic from external communities using Weston road and Major Mackenzie Drive, **will provide a significant traffic gridlock.**

Major Mackenzie drive is a direct route to the nearby new Vaughan hospital which will generate also addition traffic in the area and possibly delay ambulance service,

- 2 The Encroachment requested to allow fire places venting, should not be allowed till the developer shows that the venting does not allow for possible dangerous emissions such as carbon monoxide, fires hazards and people scalding from accidentally touching the fire place venting.
- 3 Architectural controls should provide for a variety of architectural features, in addition to color differences, that differentiate the RT1 blocks in the proposed development and also in future development in the greater area. The extensive use of buildings with flat roofs and square features in this, and nearby area will create labels that may not be desired.
- 4 Street naming should not be based on religious or builder's names and should be different from names in adjacent existing developments to the west of Weston Road



Ronald Basso,

For:

Ronald, Allesandra and Stefanie Basso and Tudor Cacenco

■ Sunset Terrace Woodbridge Ontario

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**Subject:** Vaughan NW Residences - Comments for committee of whole for file Z.19.029 and 19T-19V005  
**Attachments:** 19T-19V005 Development Planning and mary Caputo\_000206.pdf

**From:** Caputo, Mary <Mary.Caputo@vaughan.ca>

**Sent:** Tuesday, February 04, 2020 9:35 AM

**To:** [REDACTED]

**Cc:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

**Subject:** Vaughan NW Residences - Comments for committee of whole for file Z.19.029 and 19T-19V005

Hi Ron,

By way of this email I have copied the Clerks Department for their record.

Thank you,

**Mary Caputo**, Hon. B.A., MCIP RPP

**Senior Planner**

905-832-8585 ext. 8635 | [mary.caputo@vaughan.ca](mailto:mary.caputo@vaughan.ca)

**City of Vaughan | Development Planning Department**

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1



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**From:** ronbasso ronbasso [REDACTED]

**Sent:** Sunday, February 2, 2020 4:11 PM

**To:** Caputo, Mary <Mary.Caputo@vaughan.ca>; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca); Ronald Basso [REDACTED]

**Subject:** Comments for committee of whole for file Z.19.029 and 19T-19V005

Mary

Attached is our input for the Committee of the Whole meeting of February 4, 2020 at 7:00 PM on 19T-19V005

Any issues please let me know

Thank you

Ron Basso [REDACTED]