

**COMMUNICATION – C34**  
**ITEM 1**  
**Committee of the Whole (Public Hearing)**  
**September 22, 2020**

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**From:** Dino Risi [REDACTED]  
**Sent:** Monday, September 21, 2020 7:38 AM  
**To:** Clerks@vaughan.ca; Dino Risi [REDACTED]  
**Subject:** [External] Zoning By-Law Amendment File Z.20.010

I strongly oppose the Re-zoning of C1 and R1V lands to RA3.

My name is Dino Risi and am the owner of the resident at [REDACTED] Helen Avenue. I purchased the property and built my dwelling in Thornhill with the understanding that R1V zoning would not allow the lots to be sub-divided as has been the trend within other residential neighbourhoods and to live in a community with a rural setting as a result of the R1V zoning restrictions. Approval of this zoning will definitely impede my family's privacy and accustomed life style.

My issues of concern are as follows :

1. Re-zoning of C1 to RA3 should not be permitted due to the density increase and the negative effects on the R1V lands. The massing of a 12 story building, including penthouse, adjacent to rural single family dwellings will have substantial impact resulting from noise, traffic, safety, sun/shading constrictions, privacy, visual and de-valuing of the affected properties. Residents in this neighbourhood have settled in R1V area for a reason and pay taxes based on that comfort level.
2. Re-Zoning of the R1V parcel of land should be strictly prohibited nor considered. This parcel sits directly behind my residence in my back yard. My home and family will be surrounded by the activities of this building removing the privacy which we have been accustomed to and subject to the daily activities associated with a commercial/retail and 282 resident dwelling occupants.
3. The rear yard site plan deems a portion of the property as privately owned park which will not serve the community but the building occupants. Park activities will attract people with activities and unwanted noise through-out the day. Of major concern is the access to the building underground parking garage, approximately 343 spaces, is located off Uplands Avenue R1V property. This increase in traffic of vehicles 24 hours a day creating noise, dust, shining headlights directly into my back yard is not acceptable. Not to mention the deliveries for the commercial stores along Yonge street and the garbage disposal noise. I experience it presently on a limited basis but can imagine the timing and frequency of garbage disposal for commercial/retail tenants and 283 dwelling units. The access from Uplands will definitely reduce any rear yard living activities which my family should be entitled to and in my estimation, will have the same vehicular traffic as Yonge street.
4. The building will definitely affect my exposure to sunlight through-out the year, I have had a chance to review the shadow study and do not find them accurate. The earliest model is indicated at 9:18 am which is not indicative of the sunrise in the summer. This building, 38.55 metres in total height, over 126 feet, towers over all dwellings located in R1V lands. I would like council to review the section elevation as prepared by

Constantine/Truelife Urban Design Brief dated July 20, 2020 on page 50 which clearly indicates the mass of the building in relation to my residence depicted I assume, to scale. Does that indicate a relationship between Zoning parcels which are deemed to be in character with the neighbourhood. My privacy has been taken away from my family due to the cascading terraces abutting my residence.

5. Review of the site grading plan also indicates that the rear and east property lines have a 3:1 slope towards my property. I already have issues with a rear yard neighbour which adjusted his grades which now affect my rear yard.
6. As for construction, the lower the density the lesser the impact. This building will require at least 24-36 months to complete. This extended construction time-line will cause havoc on traffic, increased unwanted noise, dust and pollution, a negative visual impact to the neighbourhood, safety concerns, construction deliveries off hours, increase parking on Helen and Uplands Ave. to name a few of the more obvious. To note, the location of the water holding tank is indicated to be placed directly behind my rear yard. I understand that dewatering systems will require 24 hour pumps to be active and removal of said water from the tanks will entail untimely discharge from tanker truck and constant noise on a basis as dictated by the aquifer strength.
7. Shoring diagrams provided by Terraprobe, drawing SH-2 indicates shoring along the east property line probably for a duration of 12 months. Section 5/SH5 indicate a tie back encroachment of 16,200 mm underneath my residence. This installation and demobilization duration will also have a noise, visual and vibration impact subject to damages.

In closing, I strongly object to this densification proposal due to the impact this will have on my family and lifestyle. I chose to reside in R1V area specifically to avoid exactly this massing of dwelling units adjacent and in the rear of my property. I believe the City of Vaughan also taxes me accordingly but now it seems the taxes received from the Constructor and 282 proposed family units are appealing. This proposal will definitely de-value my property and I will be prepared to hold the City of Vaughan accountable, retain proper council and prepare for an appeal to the Local Planning Appeal Tribunal.

Trusting this will be taken into consideration,

Dino Risi  
■ Helen Avenue  
Thornhill ONT  
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