

From: Susan Sigrist <[REDACTED]>
Sent: Monday, October 05, 2020 9:44 PM
To: Clerks@vaughan.ca
Subject: [External] Meeting Oct. 6, 2020 Rizmi FILE Z.18.004 DRAFT PLAN OF SUBDIVISION FILE 19T-18V004

Rizmi Development - Dufferin & Kirby
Tues. Oct 6, 2020 1pm
Council Chamber 2nd. Flr, Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan Ontario

RIZMI HOLDINGS LIMITED ZONING BY-LAW AMENDMENT FILE Z.18.004 DRAFT PLAN OF SUBDIVISION FILE 19T-18V004 11333 DUFFERIN STREET VICINITY OF DUFFERIN STREET AND KIRBY ROAD

We are happy that the city finally realized the ecological issues with the Rizmi subdivision plan and are pleased that **there are holds on various parts of phase 1.**

We are **not supportive of any part of phase 2** of this subdivision development and provided confidential evidence that phase 2 should **NOT** go forward due to the highly problematic 2019 EIS (a requirement of the MZO). As noted in the 2018 EIS, there are significant woodlands, endangered species, and other significant ANSI (area of natural and scientific interest) and ESA (environmentally significant) features.

1. With that said, we are asking that **ALL conditions remain in place** and not be removed until fully satisfied. **We are asking that Councillors and senior staff to not interfere with this process.**
2. We find it **appalling that the Record of Site Condition has not been completed before this development is being voted on.** There is a sign seen from Dufferin on the Rizmi property saying “dump site.” The piles of concrete from demolition sites, crushing, and associated carcinogens, and other materials dumped over the last approximate ten years is an issue in terms of future and longterm health risks to residents in our community. Have any records been maintained with confirmation that the materials disposed in this dump site were clean and contamination free, with proof of materials sample testing records from accredited testing labs and random follow-up testing? This would include for example concrete that was covered with lead based paints in the past.
3. Our expectation as a community is that a **proper park be constructed, and not on top of a storm management container.** Also, that **storm management containers must be properly studied at sites where they are appropriate and not in sensitive ecological areas, like the Oak Ridges Moraine, close to the TransCanada pipeline.** This development is clearly on the Oak Ridges Moraine and should not be a site to experiment with very steep embankments on both sides and future houses, road, and other hard surfaces leading to very significant runoff, due to what are now 5 year storms (not 100 year storms). **The city has a long history of pandering to developers at taxpayers' expense. In short, there are significant wetlands in the area that will be adversely affected due to the extension of Kirby road, so making sure that storm management ponds are properly constructed and large enough to meet the drainage needs for this valley corridor and the hard surface development is essential.**

4. I have a great concerns that this development has not been designed to current standards of low impact design, and a sustainable, livable, active community with park facilities that are accessible to all residents. This would include a community that balances and blends with the special features of land in this area - ANSI, ESA, PSW, not destroying these features to “fit” as many homes as possible in the area.
5. I encourage a development plan that will enable the achievement of Net Zero homes by 2030. This includes street and home layouts that accommodate renewable energy such as solar PV on roofs.
6. Finally, we think the subdivision development should have **250 units of compatible lots similar to units in Maplewood Ravines ranging from at least 60 to 80 foot frontages**. We also think that building this subdivision should be **delayed and contingent upon completing the Kirby extension and a full Dufferin EA that includes the area between Teston north to Kirby**.

Susan Sigrist
Maple resident