

**COMMUNICATION – C81  
COUNCIL – March 10, 2021  
Committee of the Whole  
Report No. 11, Item 3**

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**From:** legalspc@raccogroup.com <legalspc@raccogroup.com>

**Sent:** Tuesday, March 9, 2021 9:30:56 PM

**To:** 'Bevilacqua, Maurizio' <Maurizio.Bevilacqua@vaughan.ca>; 'Ferri, Mario' <Mario.Ferri@vaughan.ca>; 'Rosati, Gino' <Gino.Rosati@vaughan.ca>; 'Jackson, Linda' <Linda.Jackson@vaughan.ca>; 'Iafrate, Marilyn' <Marilyn.Iafrate@vaughan.ca>; 'Carella, Tony' <Tony.Carella@vaughan.ca>; 'DeFrancesca, Rosanna' <Rosanna.DeFrancesca@vaughan.ca>; 'Racco, Sandra' <Sandra.Racco@vaughan.ca>; 'Shefman, Alan' <Alan.Shefman@vaughan.ca>

**Cc:** 'Harnum, Jim' <Jim.Harnum@vaughan.ca>; 'Coles, Todd' <Todd.Coles@vaughan.ca>

**Subject:** [External] Dufcen Construction Inc. - Item #3 - OP.17.013 and Z.17.040 - 7,850 Dufferin St. - Concord ON

Dear Mayor & Members of Council,

Pursuant to my deputation, yesterday, 8 March 2021, Committee of the Whole, I wish to reiterate some of the points that I made for your consideration:

1. Refuse the applications because the property best use is NOT residential
2. Instruct the City staff to hire experts (external planners/lawyers) to provide reasons to oppose the application that is in front of you.
  - It is in my opinion that:
    - a. It is not proper planning to create a new residential community without community services, apart from any other residential community, in such a small area.
    - b. The property is next to the hydro towers to the west and to the north. Future residents may be exposed to health issues and the City could expose itself to potential liability.
    - c. The property is just east of Hw. 407 and the noise level will be significant, which in turn, will create many complaints from future residents living there.
    - d. The property best use is commercial and/or retail. That is what the City approved recently, after public consultations.
    - e. There are many residential units – high, medium and low density – in the general area and coming forward, I'm aware

that there are a number of applications which will add to the density that the Province and Region are looking for; and

- f. Including all the other conditions set out in the staff report dated 8 March 2021.
3. If the planning board decides to approve the applications, the City should request that the approval is contingent on:
- a. Comments received from both Hydro One and Hwy 407 as to the appropriate location to house the proposed 584 residential units.
  - b. The City must receive the standard amount of park land for approximately 584 units, that is more than the .3 Ha proposed by staff.
  - c. That road easements be received from Hydro One; Infrastructure Ontario; Region of York & the City of Vaughan; and
  - d. All conditions set out in the staff report dated 8 March 2021 must be met.

The residents are aware that the City is growing and development will take place but we expect appropriate development, with the best interest of the community and the City in mind. This proposal is unacceptable to the residents and should not be accepted by Council.

Through previous public consultations, it was made clear that the community would like to see more mixed commercial usage on these lands as they would like to have more community and commercial amenities to service the area. Bringing more residential without the needed amenities does not make sense. But, most troubling, is building residential buildings so close to the hydro lines and Hwy. 407.

Sincerely,  
Mario G. Racco  
President – Brownridge Ratepayers Association