

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Bellisario, Adelina](mailto:Bellisario, Adelina)  
**Subject:** FW: [External] Re: 8188 Yonge Street Proposal  
**Date:** May-03-21 11:07:30 AM

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**From:** Dino Risi [REDACTED] >  
**Sent:** Monday, May 03, 2021 11:05 AM  
**To:** Shefman, Alan <Alan.Shefman@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; daniela.desgasperis@vaughan.ca; Clerks@vaughan.ca  
**Subject:** [External] Re: 8188 Yonge Street Proposal

Revise

1. 5 Helen should be 5 Uplands.

Thank-you

On Mon, May 3, 2021 at 11:00 AM Dino Risi <[REDACTED]> wrote:

Gentlemen,

This density and type of development adjacent to RV1 zoning properties is totally unacceptable to myself and the community. We attended one meeting years ago regarding a proposal and were never notified nor invited to discuss nor provide input to the development ever again. We received a notice of a "new" proposal only after the City and Owners had already determined the density, height and site plan of the condominium structure with zero consideration of the neighbourhood. Shortly thereafter, signage for the sales office was erected. This is democracy?

I have provided notice of my objection and concerns to no avail. I did receive

a

partial explanation back on November 20/2020 and provide the following comments:

1. 5 Uplands Avenue was zoned RV1 in conformance with the neighbourhood. Once you rezone the property to allow services and driveways to support the commercial development, it is considered to be Commercial property, period.

Review of the site plan clearly indicates that a portion of 5 Helen Ave. will be used as the building footprint which does not conform to the LPAT decision rendered on October 7 2019. Only a portion has been allocated to park space.

Please refer to the site plan and landscape drawings provided. If it is classified as privately owned publicly accessible open space, what by-laws are applicable to 5 Uplands Ave.

2. You indicated that the Vaughan Official Plan 2010 speaks to angular planes. Unfortunately, review of the building section provided by Constatine clearly shows that the 45 degree angular plane falls within my property. Interesting that the paragraph I was sent refers only to mid rise buildings which abuts the rear yards, my dwelling is a side yard condition.

How has the development maintained the Vaughan Official Plan..."in order to provide appropriate privacy"...when the units all have terraced balconies overlooking my home and rear yard. Was that the intent of providing privacy to the residents?

3. As for the overall height and density, I do not agree that the land area of 5 Uplands should be used for the permitted floor space Index. It is either low rise residential, RV1 or commercial C1. Therefore, the GFA should be reduced with emphasis on the height restriction.

The building is in fact 11 stories high including a Mechanical penthouse which renders the building 12 stories high, not 10 stories as noted on the OBC matrix.

In conclusion, I am extremely disappointed in the manner the City of Vaughan failed to notify and listen to the residents of the neighbourhood. Development is necessary but an eye sore adjacent to RV1 is not the answer. Personally,

I believe that access to the building from Uplands Avenue will be highly congested with vehicles and delivery trucks.

The entrance to the parking structure for the 343 plus vehicles will point directly at my rear yard elevation. In the evening, there will be a constant parade of head lights and noise. Delivery and disposal vehicles are also to use this access, both in and out, causing unwanted noise and exhaust fumes. I can only assume that disposal trucks will operate at all hours of the evening and early morning.

The parkette also incorporates a dog park....I was visited numerous times by the by-law officer due to a neighbour complaint of my dog barking. Now, I have to endure a dog park?

A park also will also invite the public to gather and make use of the facilities increasing the noise level factor and decreasing my privacy.

This development has surrounded my property, home, family and privacy and the City of Vaughan has let this occur. The goal and intent of building my home which I designed in Thornhill RV1 zoning was to be near the Thornhill CC and allow my family to enjoy the rural surroundings. This space and lifestyle has been taken from me and my family due to the inconsideration decisions made by the officials in collaboration with the developers.

Lastly, the value of my property will and has been greatly affected by this development. I will seek further council on this matter and proceed accordingly.

Thank-you,

Dino Risi