

Vince Tesa

PUBLIC HEARING
COMMUNICATION

Date: Sept 17/18 ITEM NO. 5

August 16, 2018

City of Vaughan
Development Planning
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

Sent via email to:

Developmentplanning@vaughan.ca

Letizia.D'Addario@vaughan.ca

Clement.Messere@vaughan.ca

Attention: Letizia D'Addario, Clement Messere

Re: Proposed Development – 7386 Islington Ave, Woodbridge File #'s: OP.18.009 and Z.18.015

This letter is in reference to the proposed development on 7386 Islington Avenue. My father, Luca Tesa owns the neighbouring property located at [REDACTED] Islington Avenue of which we share the same driveway to access both properties. We have some questions and concerns regarding the proposed development which we would like addressed.

- 1) An easement does exist on the property in favour of [REDACTED] Islington Avenue (Vaughan 48498, Instrument # VA65695, Part 17, Plan 64-R7756) commencing at the property line on Islington Avenue extending to and ending at the property line located at the most westerly point. Refer to Site Survey labelled Schedule 1. This easement refers to the current roadway which gives us the right of way and the legal right to use the lands as described in the easement without any encumbrances, forever. My concerns are as follows:
 - The preliminary grading plan shows a retaining wall and a 1.57m drop in elevation prohibiting access to the main entrance of my property as well as my 2 car garage. Please note: Current grading plan shows 0.57m, this is an error, it's actually 1.57m and the 2 car garage is listed as a shed, when the survey shows it as a garage. See Schedule 2, 3 and 4.
 - The preliminary grading plan also shows an outdoor amenity constructed on the right of way as well as a retaining wall extending to the property line and a curb which is encumbering my legal use of the existing easement and preventing access to my barn. See Schedule 5.
- 2) We operate a farming operation, and the above mentioned right of way is regularly used from April to December to access my property with heavy and large farming equipment, some as wide as 12', as well as 5 Ton trucks making deliveries. Note: [REDACTED] Islington Avenue is within the parkway belt and is zoned non-conforming agriculture. I would like assurances that:
 - The new roadway will be able to accommodate the current use with the added traffic created from the 43 proposed townhomes
 - Sidewalks will be constructed so that pedestrians can access Islington Avenues in a safe manner.
 - During said construction we will always have safe access to my property and that there will never be any disruptions or encumbrances to my access especially in the case of an unforeseen emergency.

[REDACTED] Islington Ave, Woodbridge ON, [REDACTED] Tel: [REDACTED] Fax: [REDACTED]

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- 3) As mention above, my property is zoned as non-conforming agriculture and the property is used for:
- Parking & Storage of farming equipment
 - At any given time we may have livestock in the barn
 - Operations in the summer run 7 days per week starting early in the morning, ending late at night.

What measures will be taken to ensure that the residents of the proposed townhomes are made aware of the current operations and bylaws that exist on my property today. I do not want to start having to deal with complaints of noise from equipment, parked farming equipment, livestock, manure or the use of large farming machinery and large trucks accessing the driveway.

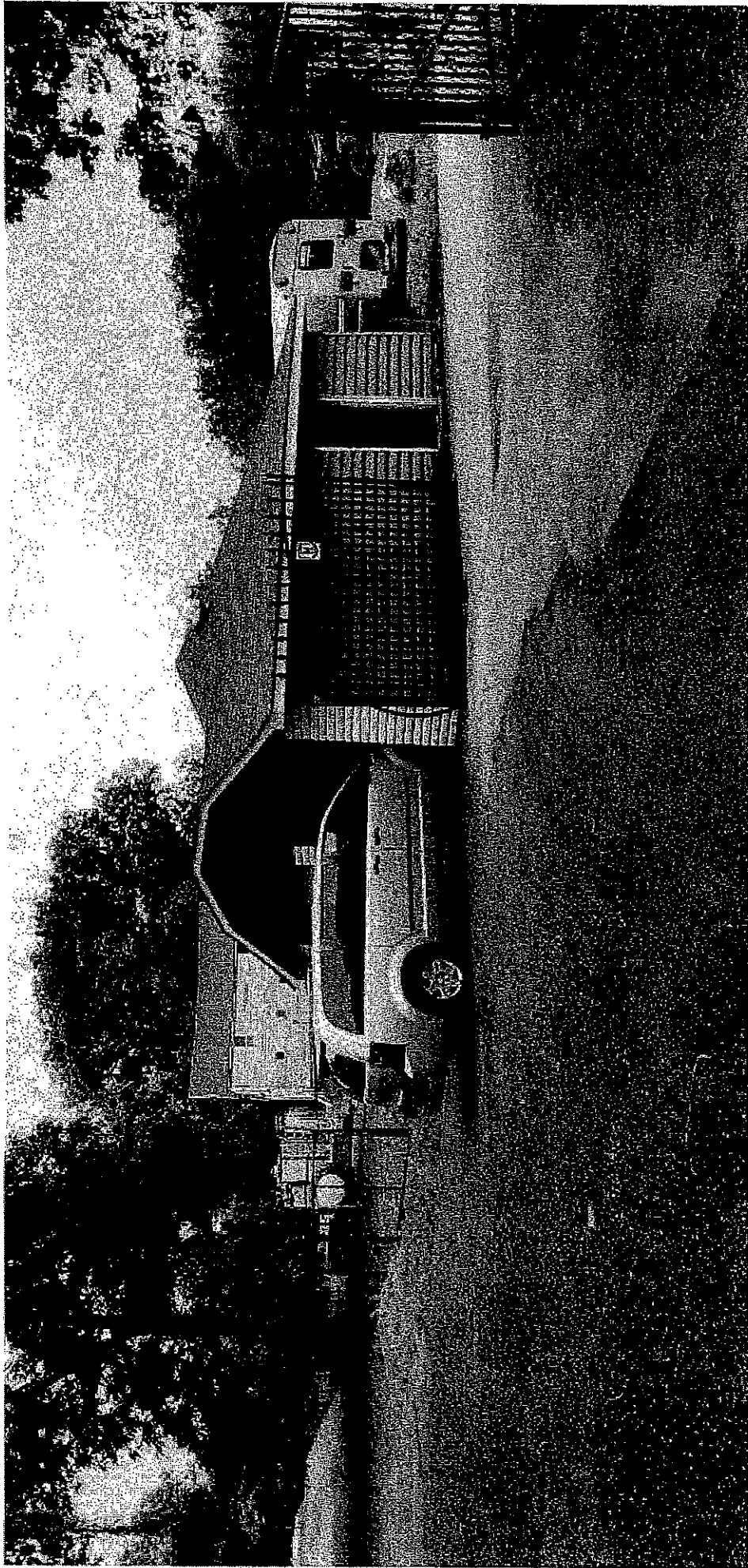
It's extremely important to me that these concerns are addressed in advance to avoid any potential issues in the future.

Sincerely

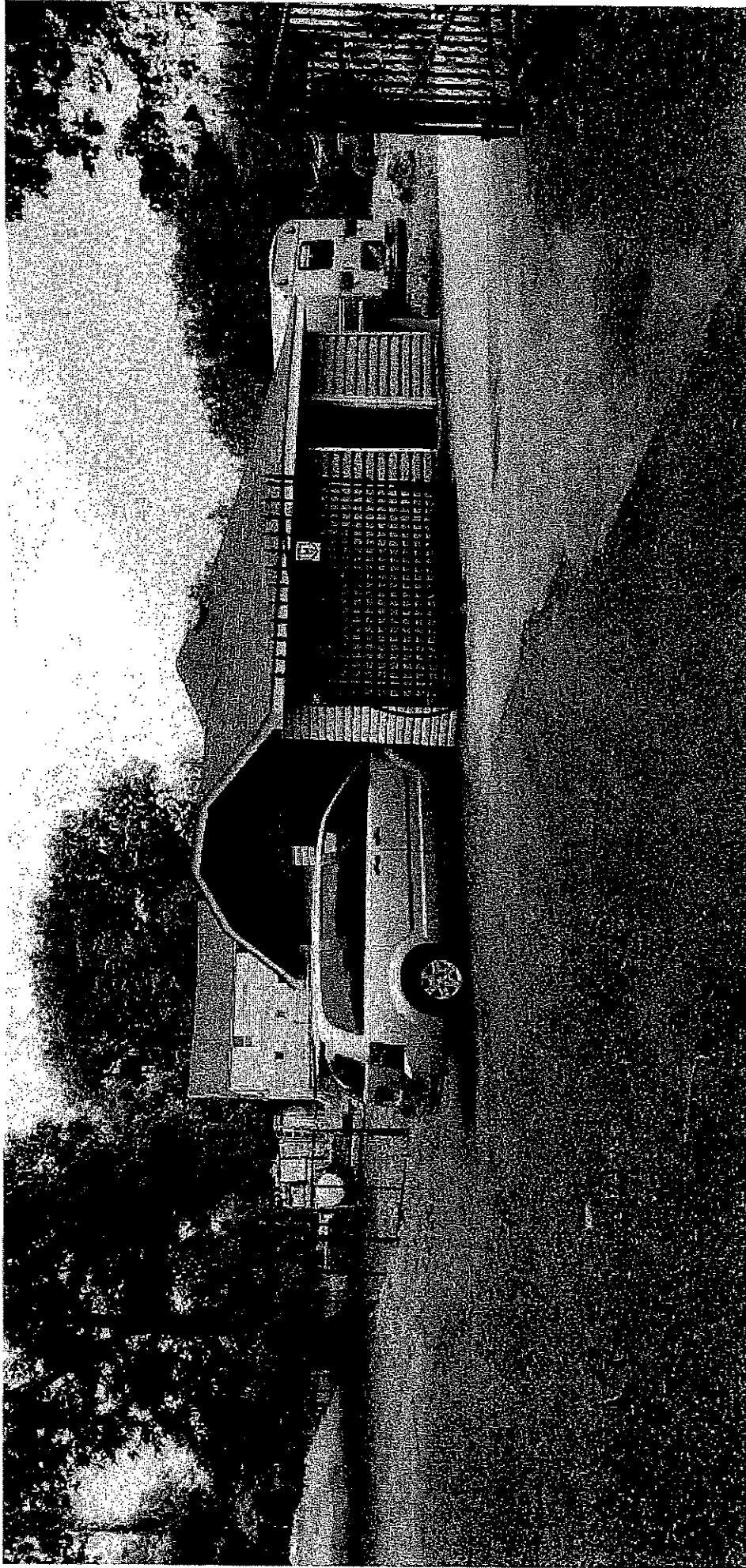
A handwritten signature in black ink, appearing to read 'Vince Tesa', with a stylized flourish at the end.

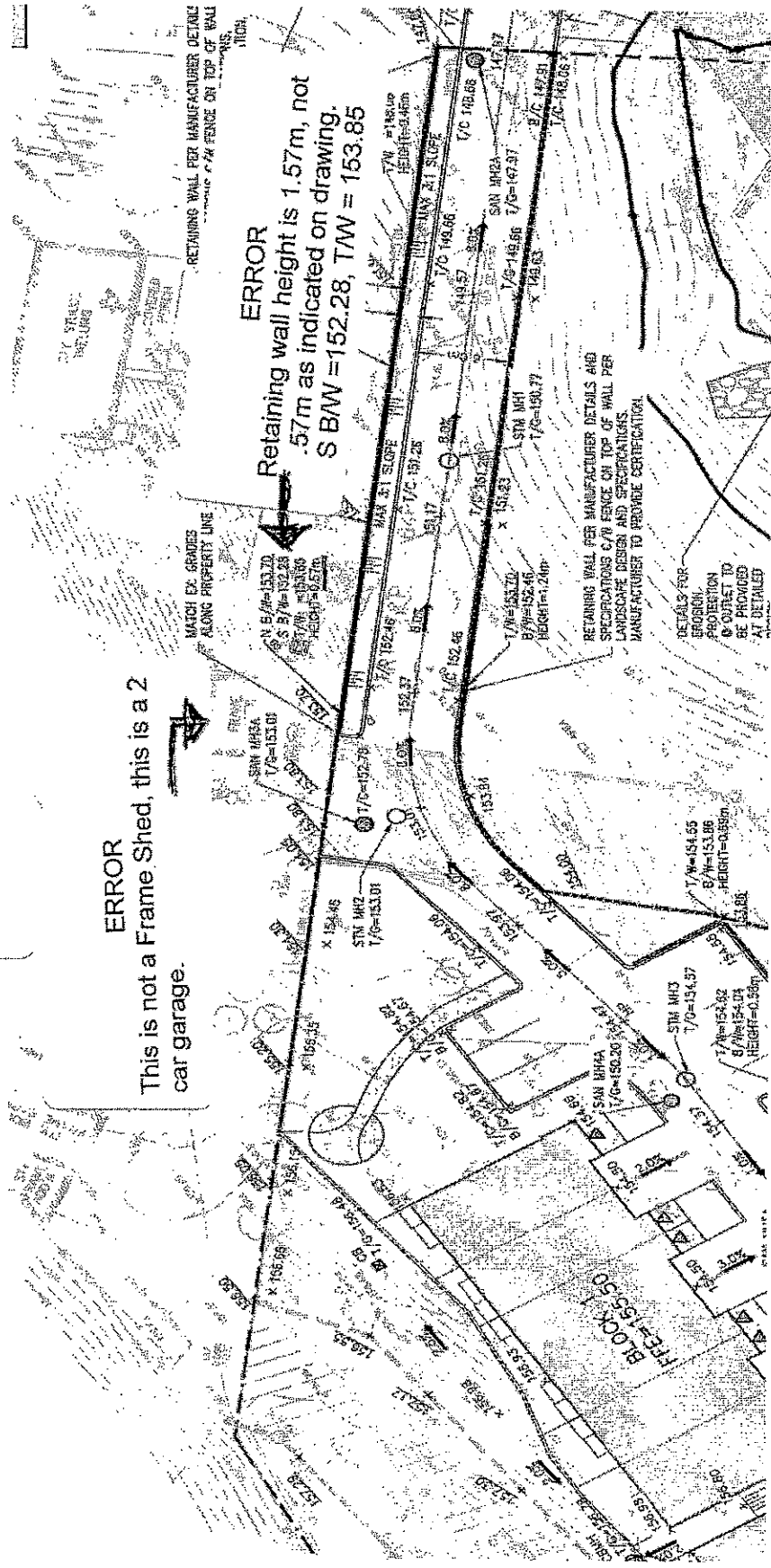
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Schedule 2



Schedule 3





ERROR
This is not a Frame Shed, this is a 2 car garage.

ERROR
Retaining wall height is 1.57m, not .57m as indicated on drawing.
S BW = 152.28, T/W = 153.85

RETAINING WALL PER MANUFACTURER DETAILS AND SPECIFICATIONS O/W FENCE ON TOP OF WALL PER LANDSCAPE DESIGN AND SPECIFICATIONS. MANUFACTURER TO PROVIDE CERTIFICATION.

DETAILS FOR GEORGIN PROTECTION TO BE PROVIDED AT DETAIL

RETAINING WALL PER MANUFACTURER DETAILS AND SPECIFICATIONS O/W FENCE ON TOP OF WALL PER LANDSCAPE DESIGN AND SPECIFICATIONS. MANUFACTURER TO PROVIDE CERTIFICATION.

MATCH EX. GRADES ALONG PROPERTY LINE

N 5/4=153.20
S 3/4=152.88
EST. T/W = 153.85
HEIGHT = 0.57m

T/W = 153.20
B/W = 152.46
HEIGHT = 1.24m

T/W = 154.55
B/W = 153.86
HEIGHT = 0.69m

T/W = 152.82
B/W = 154.01
HEIGHT = 0.36m

T/W = 154.55
B/W = 153.86
HEIGHT = 0.69m

T/W = 152.82
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T/W = 152.82
B/W = 154.01
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T/W = 154.55
B/W = 153.86
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STREET INCLUDING

CHANGING

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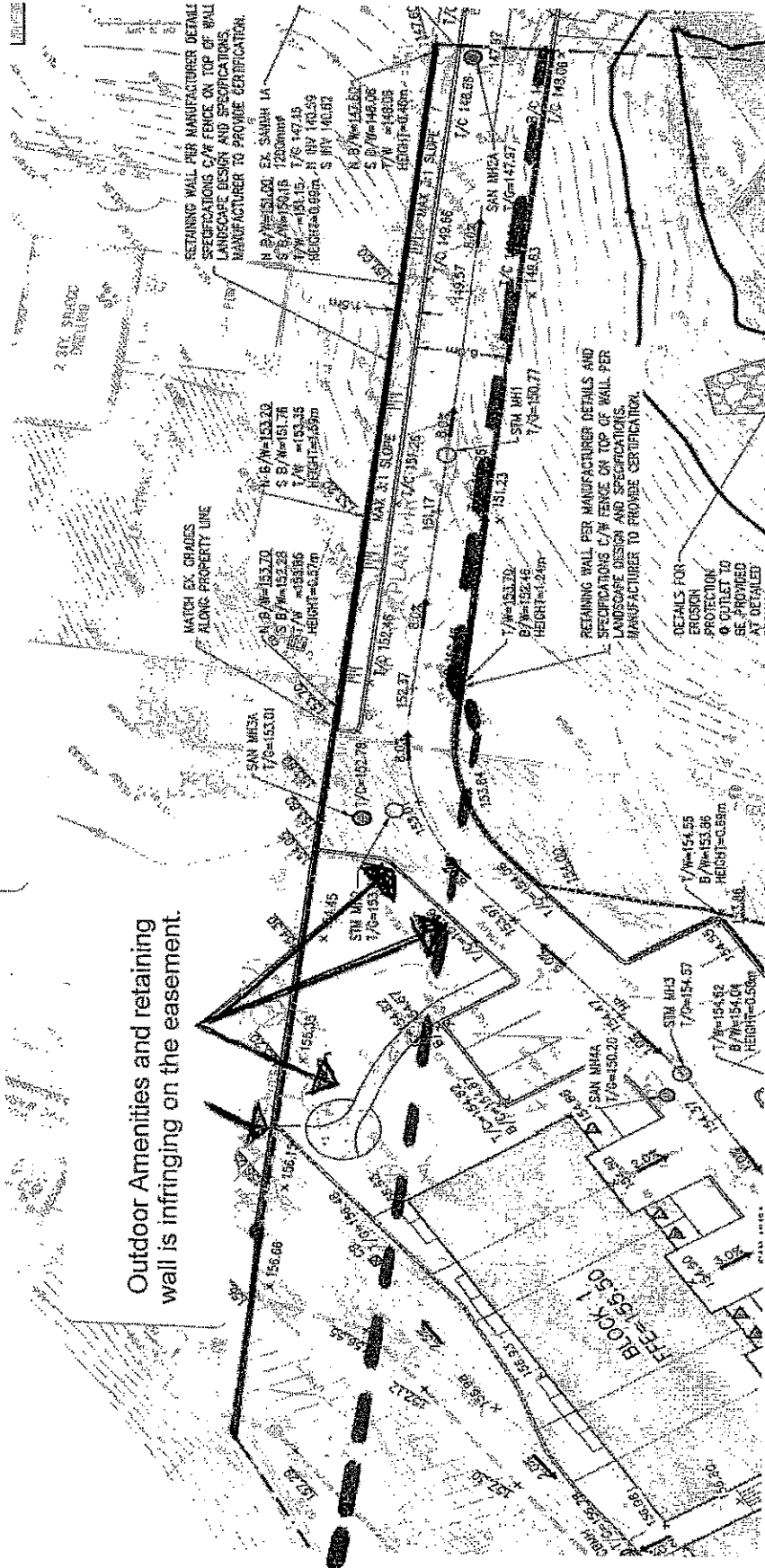
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Schedule 5

Outdoor Amenities and retaining wall is infringing on the easement.



Right of Way
property line