

C37
COMMUNICATION
COUNCIL – June 22, 2021
CW (PM) - Report No. 36, Item 5

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] COW PUBLIC HEARING ITEM #5 9465 WESTON RD -- ELVIRA CARIA FULL DEPUTATION NOTES FOR THE RECORD
Date: June-15-21 11:27:32 AM
Attachments: [COMDEL PUBLIC HEARING JUNE 2021 ELVIRA SPEECH.pdf](#)

From: Elvira Caria <elvira@elviracaria.com>

Sent: Tuesday, June 15, 2021 8:17 AM

To: Clerks@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Alan Shefman <Alan.Shefman@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>

Cc: Sam Audia <[REDACTED]>; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; Valeria <[REDACTED]>; [REDACTED]; [REDACTED]; Vanessa Galle <[REDACTED]>; [REDACTED]

Subject: [External] COW PUBLIC HEARING ITEM #5 9465 WESTON RD -- ELVIRA CARIA FULL DEPUTATION NOTES FOR THE RECORD

Good Morning ...

On behalf of the Vellore Woods Ratepayers Association, please find attached FOR THE RECORD and part of our official submission, notes of my deputation last night.

Didn't quite get to it all. BUT this will act as our official CONCERNS ...and need to all be addressed...

Thank You for the support last night, this community looks forward to an update on the Regional & Local Compensation aspect and we look forward to working with the Developer & Staff to decide where this will best be spent back into BLOCK 32

However--we cannot stress it enough - the entire development needs to be buffered with MATURE TREES (not little ones) where we lost hundreds of protected ones

Regards

Elvira

p/ VWRA

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Elvira Caria
Award Winning
Multi Platform Broadcaster



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COMMITTEE OF THE WHOLE PUBLIC MEETING

JUNE 14TH 2021

ITEM #5

9465 WESTON LIMITED

OP.21.011 ZONING BY-LAW AMENDMENT FILE Z.21.018 DRAFT
 PLAN OF SUBDIVISION FILE 19T-21V004 9465 WESTON ROAD 2, 6,
 10, 14, 18, 22 AND 26 COMDEL BOULEVARD 11, 12, 15 AND 19
 LICHEN COURT
 INCLUDING BLOCKS 32 AND 33 ON REGISTERED PLAN 65M-3457
 VICINITY OF WESTON ROAD AND COMDEL BOULEVARD
 9465 WESTON RD LTD

Good Evening Chair Regional Councillor Deputy Mayor Mario Ferri, Mayor Bevilacqua, Members of Council, City Staff, Ladies & Gentlemen, and my wonderful fellow neighbours of Vellore Woods

My name is Elvira Caria and I am the Co-Chair of the Vellore Woods Ratepayers Association,

I want to begin by doing something a little unexpected from me this evening. I want to begin by **THANKING** the Applicant in this matter. Let me explain. It has been perhaps quite a few years that we have been blindsided by Developers who have submitted applications to the City **WITHOUT EVER** reaching out to us, the local **Ratepayers Association**. What this has done is put us in a position of **DEFENSE**, and in most cases, has started dialogue in a negative manner. Well this isn't the case here this evening.



The applicant did come to us BEFORE HAND –and we appreciate that and we have been able to start the ball rolling with respect to what we believe will and will NOT work on this site plan.

You heard this evening from many residents who have made it abundantly clear that there are issues of density, traffic concerns, environmental woodlot protection concerns and perhaps one of the biggest issues is the punch out from Lichen Court ...essentially turning a COURT into a main entry into this proposed development. –In an area of our community that is already suffering immense traffic issues especially on Hawkview Blvd ..and now we’re just adding more onto Comdel... where there is a school right at this intersection.

1. I want to begin by speaking on **ACCESS**. It is my understanding and staff can correct me if I am wrong that the DEVELOPER actually proposed to leave Lichen Court alone— BUT STAFF insisted on the 2 access points into the new development. (This is what was communicated to us by the Developer) Well this just can’t happen. Which one of you is



going to knock at the door of these incredible homeowners on Lichen Court and TELL THEM –in their face that the homes they purchased and paid a premium for –is NO LONGER A COURT..but rather a straight through into the new development.

The VWRA is insisting and demanding that there be a right in and right out of this site ONLY from Weston Rd ...LEAVE LICHEN COURT ALONE. Add a few more homes to it if you must –or leave it exactly as is – BUT **LICHEN COURT MUST REMAIN A COURT.**

And before you tell us that it can't be done – WELL IT CAN BE..and it has been done... many many times in the past – including recent sites on Islington Avenue north of Langstaff. Alternatively find a 2nd access point –we need to get creative.

2. **DENSITY**

This is an easy one! It's just too much. Too Too much. We can do better and we are working with the developer to rejig the site plan so that some density can come down. We DON'T need all those back to backs – and we think more single detached belong in this site – especially in the south end.



But again—I want to make it clear to our fellow neighbours that this is just STEP 1 of a work in progress with the applicant.

Speaking of the south end of this development—we don't have any issue with the single detached homes on Comdel Rd.

3. **WOODLOT TREE REMOVAL**

Shame Shame Shame on the City of Vaughan Staff who APPROVED the cut down of the approx. 1.5 hectare of protected woodlot. Well we can't GLUE THEM BACK....but we sure as hell can get compensated for them.

It is our understanding that the developer paid a hefty fine to York Region for cutting down these trees, and that YORK Region is now about \$200,000 dollars richer because of it –and Vellore Woods Community is again stink out of luck. Well not on our watch.. SORRY ...

We are demanding that Regional Councillors go back to the Region and DEMAND that the money they received for this fine—GOES RIGHT BACK into Block 32 community –



As well—The Developers were also directed to compensate the City for this ...and that the compensation would be put back into BLOCK 41!

I don't think so ... NOONE IN YORK REGION AND NOONE IN THE CITY OF VAUGHAN SHOULD benefit from this money on the backs of **VELLORE WOODS COMMUNITY. –EXCEPT VELLORE WOODS COMMUNITY.**

We want to hear from our Regional Councillors who will be willing to stand up for us and take the lead and go back to the Region demanding OUR MONEY go back into OUR COMMUNITY

Therefore –I implore Council to direct Staff and the Developer to sit down with the VW ratepayers association to come up with a comprehensive plan that will see EVERY SINGLE PENNY go back into Vellore Woods.

We –as a community with the developer and Staff will decide EXACTLY HOW this money will be reallocated back into VELLORE WOODS ...BLOCK 32

So—we ask that a motion be put forward that Council request York Region to reallocate those monies BACK into Block 32 and



that any compensation related to this site that is owed to the City similarly be placed back into Block 32

In addition...we would like THE DEVELOPER tonight to go on record to say that he is committed to put that compensation money BACK INTO BLOCK 32

In addition to this ...we want the developer to also go on record to propose additional trail enhancements, woodlot buffer planting and pedestrian connections ..

In other words.. we know you're building here –but we don't want to see you –or hear you –we only want to HEAR the damn birds chirping in the NEW BIG TREES that will be replanted along the site parameter...

4. URBAN DESIGN AND HERITAGE BUILT FORM

We have spoken to the Developer in exhaustive detail about the importance of the integrity of the urban design and heritage built form of this development. It is situated adjacent to the OLDEST HISTORICAL BUILDINGS in Vaughan –that being the original Vellore Town Hall and the Vellore School. We have reassurance from the developer that the highest of URBAN DESIGN HERITAGE BUILT FORM will be respected here ..but we



want it on record that a committee be formed specifically including members of our ratepayers association that will oversee the development and built form of this site.

At this point – we continue a very good working relationship with the applicant and we want to keep it that way—We want to ensure that STAFF understand that history has told us and showed us that when the Ratepayers association work alongside the developer and the City –a BETTER product is ALWAYS PRODUCED ...

We MUST address the issues that we heard this evening from all the residents... and we need to find mutual ground and a mutually satisfactory development.

We want to WELCOME these new neighbours to our community ...and we are fighting for them TODAY

SO THAT THEY CAN BE PROUD OF THEIR HOMES TOMORROW

Thank You

Elvira Caria

VWRA