

**COMMUNICATION C52**

**ITEM NO. 1**

**COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

**September 14, 2021**

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**From:** Marco & Marian Marcante [REDACTED]  
**Sent:** Tuesday, September 14, 2021 11:16 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] FW: Application Files OP.21.001, Z.21.002, 19T-21V001

As we are unable to attend the council meeting this evening, we are resending our letter of March 30, 2021, in opposition to this proposed application.

We trust that the council members will vote responsibly against this proposal.

Marian Marcante, on behalf of Domenic and Erminia Rubino (residents of [REDACTED] Sibella Way)

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**From:** Marco & Marian Marcante [REDACTED]  
**Sent:** Tuesday, March 30, 2021 8:30 PM  
**To:** 'judy.jeffers@vaughan.ca'  
**Subject:** Application Files OP.21.001, Z.21.002, 19T-21V001

Dear Judy Jeffers,

I am writing to you on behalf of Domenic and Erminia Rubino, homeowners of [REDACTED] Sibella Way, with respect to a notice of application for Part Lot 20, Concession 6, Application File OP.21.001, Z.21.002, 19T-21V001, DA.21.001.

We are writing to you today to convey our concerns around this proposal. When we purchased our home across the street from this lot, we understood that this was approved for commercial use. While we understand the need for density, a 12-storey building, townhouses and substantial retail allocation seems to be overreaching and excessive. This is the last parcel to be developed in the area and, at most, the highest buildings are 3-storeys.

Without sections, elevations and massing models to demonstrate the way in which the proposed buildings would work on this site, we are left with several questions. It is unclear where the parking required for the retail spaces would be allocated as they are not noted. The access shown for this dense site is solely on Sibella Way, which is a narrow, local road. The proposed townhouse units, with access directly on Sibella Way, will further add to the traffic and congestion. The proposed building is noted as mixed use, but the drawing provided does not note the number of units. We can only estimate this number, and it seems unreasonable that this road can carry the volume of traffic this would generate.

Our initial reaction to this proposal is that it is far too aggressive and that it should be scaled back significantly.

We appreciate your attention in the matter.

Best regards,

Marian Marcante, per Domenic Rubino