



COMMITTEE OF THE WHOLE (PUBLIC HEARING) – OCTOBER 7, 2019
COMMUNICATIONS

Item

Distributed October 4, 2019

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| C3 | Ms. Nickie Fischer, Adirondack Drive, Maple, dated September 22, 2019 | 3 |
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Please note there may be further Communications.

Subject: Public Meeting on Monday October 7, 2019 / development at Kirby and Dufferin Rizmi Stone

From: Tiziana Goldberg [REDACTED]
Sent: Tuesday, September 24, 2019 5:10 PM
To: Clerks@vaughan.ca

Subject: re: Public Meeting on Monday October 7, 2019 / development at Kirby and Dufferin Rizmi Stone

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Please include my comments at the meeting.

I am a resident at Mackenzie Ridge, we have major concerns regarding this development. The traffic on Dufferin is unbearable as it is. We can barely exit our community in the mornings. Coming home on Dufferin is nearly impossible it adds an extra 40-45 min to our commutes. Adding another 526 residential units will now make Dufferin a parking lot. How are we supposed to get to work? or our children to school? on an already highly congested route? Please take the time to drive on Dufferin during the hours of 7 am to 9 pm and again at 3pm -7pm? For yourselves Unless there are intentions of widening this road you will be creating mass chaos for our neighbourhoods. The local school Herbert H Carnegie is already at capacity. Portables were added years ago as well as an extension to the main building.

This plan is not a good idea, I hope city planners are looking at the bigger picture here as is part of their job. This is a giant disaster waiting to happen.

Thank you
Tiziana Goldberg
Resident [REDACTED] Hunterwood Chase
Mackenzie Ridge

Subject: Rizmi lands proposed development

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From: Mike&Gabe Filippo [REDACTED]
Sent: Sunday, September 22, 2019 11:02 AM
To: Clerks@vaughan.ca
Subject: Rizmi lands proposed development

Hello I am writing to express my concerns and ensure you note the proposed development at Dufferin and Kirby does not have our approval.

Dufferin is already congested beyond reason. Rush hour has it backed up starting at Kirby. In the morning it takes me an hour to reach Centre St. Some of this is due to the construction but not entirely. I urge you to take Kirby to Dufferin at 8AM and drive to Centre St to understand my frustrations with this overcrowding.

Any development proposed in this area should match what is currently at Kirby in the Megalots community. High density housing like what is proposed will decrease our overall value and make this wonderful area overcrowded.

We need a park in this new subdivision and perhaps another school. This should also warrant Dufferin be extended to four lanes BEFORE adding all these homes.

Thank you
Gabriella Filippo

Subject: 11333 Dufferin development application

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From: George Fischer <[REDACTED]>
Sent: Sunday, September 22, 2019 1:50 PM
To: Clerks@vaughan.ca
Subject: 11333 Dufferin development application

RE: Supplemental Submission,

The only way this would be agreeable if the builder builds a school in the area and puts aside land for a large park/playground and Dufferin is converted to 4 lanes.

I vote NO on this submission otherwise.

Thank you
Nickie Fischer
[REDACTED] Adirondack Dr.
Maple

Subject: Development Application for 11333 Dufferin Rd (Dufferin & Kirby)

From: Timothy Wattimena <[REDACTED]>
Sent: Sunday, September 22, 2019 7:13 PM
To: Clerks@vaughan.ca
Subject: Development Application for 11333 Dufferin Rd (Dufferin & Kirby)

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Dear Vaughan Council,

I am a resident of Maplewood Ravines ([REDACTED] Kokanee Crt) at Dufferin and Kirby. I have been informed about the development application for 11333 Dufferin St.

I strongly oppose all additional residential development around my area, and request that you deny approval of this development application. I have lived here for more than 20 years, and traffic congestion has worsened year after year in correlation with every new development in all surrounding areas of my neighbourhood. Just drive two kilometres down to Dufferin and Major Mackenzie, and see for yourself the impact that residential development has caused on the congestion of our roads.

Please include my comments at the Committee of the Whole Public Hearing on October 7, 2019 at Vaughan City Hall.

Vaughan has a serious problem with traffic congestion. This residential development will only make it worse. Please reject the application.

Regards,

Timothy Wattimena

Subject: Property located at 11333 Dufferin Rd

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From: Peter Traynor <[REDACTED]>
Sent: Sunday, September 22, 2019 10:42 AM
To: Clerks@vaughan.ca
Cc: mackenzieridgerpa@gmail.com
Subject: Property located at 11333 Dufferin Rd

To the Committee of the Whole Public Hearing

It is our understanding that an application for development of the property located a Dufferin and Kirby-Rizmi Stone will be discussed at your meeting October 7.

We do not support this application. Rush hour traffic on Dufferin is getting worse. This development would further add to the congestion and angst. Further more traffic on Kirby has increased since we moved in 6 years ago. Why were additional traffic lanes not added when security barriers were installed at Eagles Nes Golf Course. Considering the volume of traffic is increasing this would have made a lot of sense.

Signed, "Not Happy"

Peter & Carla Traynor
[REDACTED] Adirondack Dr
Maple Ontario
[REDACTED]

Ps please include these comments at your meeting

Subject: Dufferin & Kirby

From: Stephen Stein [REDACTED]
Sent: Monday, September 23, 2019 10:29 AM
To: Clerks@vaughan.ca
Subject: Dufferin & Kirby

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I wish to go on record that I am against the current proposed development on the property located at 11333 Dufferin rd. These roads are already heavily traveled and at present cannot cope with the rush hour traffic. With additional cars and trucks using these roads there will be accidents. My address is [REDACTED] glacier ct Vaughan

S. Stein

Subject: Rizmi Stone Development

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-----Original Message-----

From: Pilar Salgado Scali <[REDACTED]>
Sent: Monday, September 23, 2019 11:53 AM
To: Clerks@vaughan.ca
Subject: Rizmi Stone Development

To whom it may concern,

I vehemently OPPOSE this number of new homes considered for development in the proposed area.

It is a heavily dense population of homes recommended for building!!

NO NO NO NO!!!!!!!!!!!!

Sincerely area homeowner in Maplewood,

Pilar Salgado Scali

Subject: 11333 Dufferin Rd.

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From: Adam Gianna [REDACTED]
Sent: Wednesday, October 02, 2019 5:12 PM
To: Clerks@vaughan.ca
Subject: 11333 Dufferin Rd.

Please have the following comments included at the meeting of the Committee of the Whole Public Hearing on October 7, 2019

I am sending this email on behalf of my entire household with regard to the proposed housing development at the Rizmi Stone property.

We wish to express our strong opposition to the high density development of this area. The traffic congestion alone that this many homes will create on our already jammed roads will create even more frustration among drivers. Dufferin has only one northbound and one southbound lane and no public transit.

Are there any parks, schools or community centres planned for a new community of this size? Are there any affordable housing units included in this plan? Is Kirby going to be extended to Bathurst to alleviate the increase in traffic?

It seems like there shall be too many homes crammed into this space to be good for anyone who lives in this area. The only benefits to be had with this type of arrangement are for the developer and the city coffers.

Sincerely,

Adam Gianna

Subject: FW: Objection to development in 11333 Dufferin(Dufferin/Kirby)
Attachments: Duff 1.jpg; Duff 2.jpg

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From: NEDA Z [REDACTED]
Sent: Wednesday, September 25, 2019 9:56 AM
To: Clerks@vaughan.ca
Subject: Objection to development in 11333 Dufferin(Dufferin/Kirby)

Attention Vaughan City Councils and Mayor :

I am a property owner in Nevada Cres., Maple On [REDACTED] near Kirby/Dufferin. I strongly object to this development application for 11333 Dufferin.
We already have lots of problems for Traffic in this Area and we don't need more !

I Want my comments to be included at the meeting regarding development application for 11333 Dufferin:

1- I strongly object to this development, Dufferin is a very narrow two lane street with sharp slopes in that area and it already has a very high Traffic specially during Rush hours. I attached some photos from Dufferin street to this email, which looks like a Parking Lot !!

2- There is no Public Transit in the area and we don't want to have a Kirby Go station which is too noisy and will congest the Keele st. and Kirby rd with a high Traffic, specially during Go stops/Rush hours.

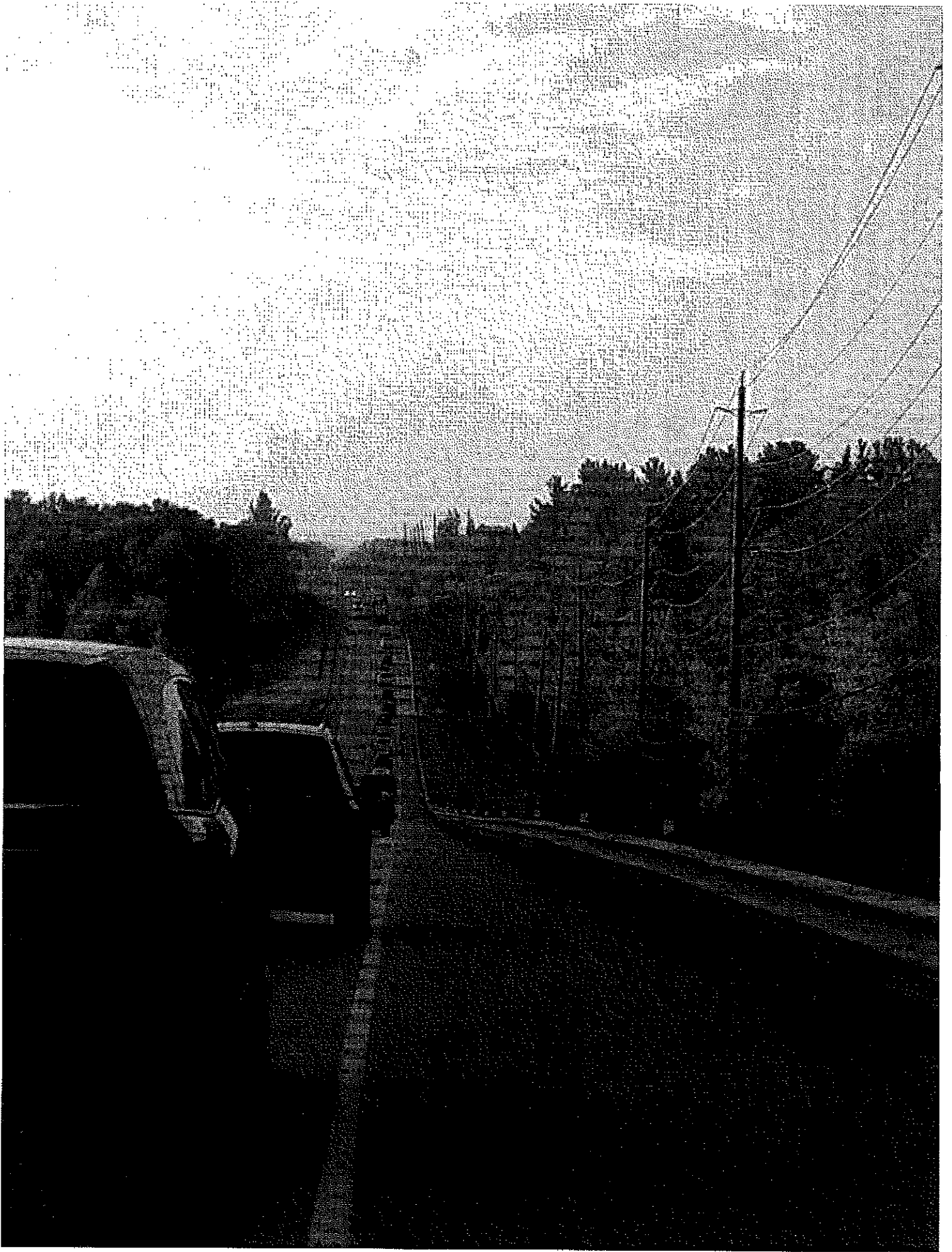
3- Kirby is a narrow two lane rd and we don't want lots of Construction Trucks passing in the Area, too noisy and not safe.

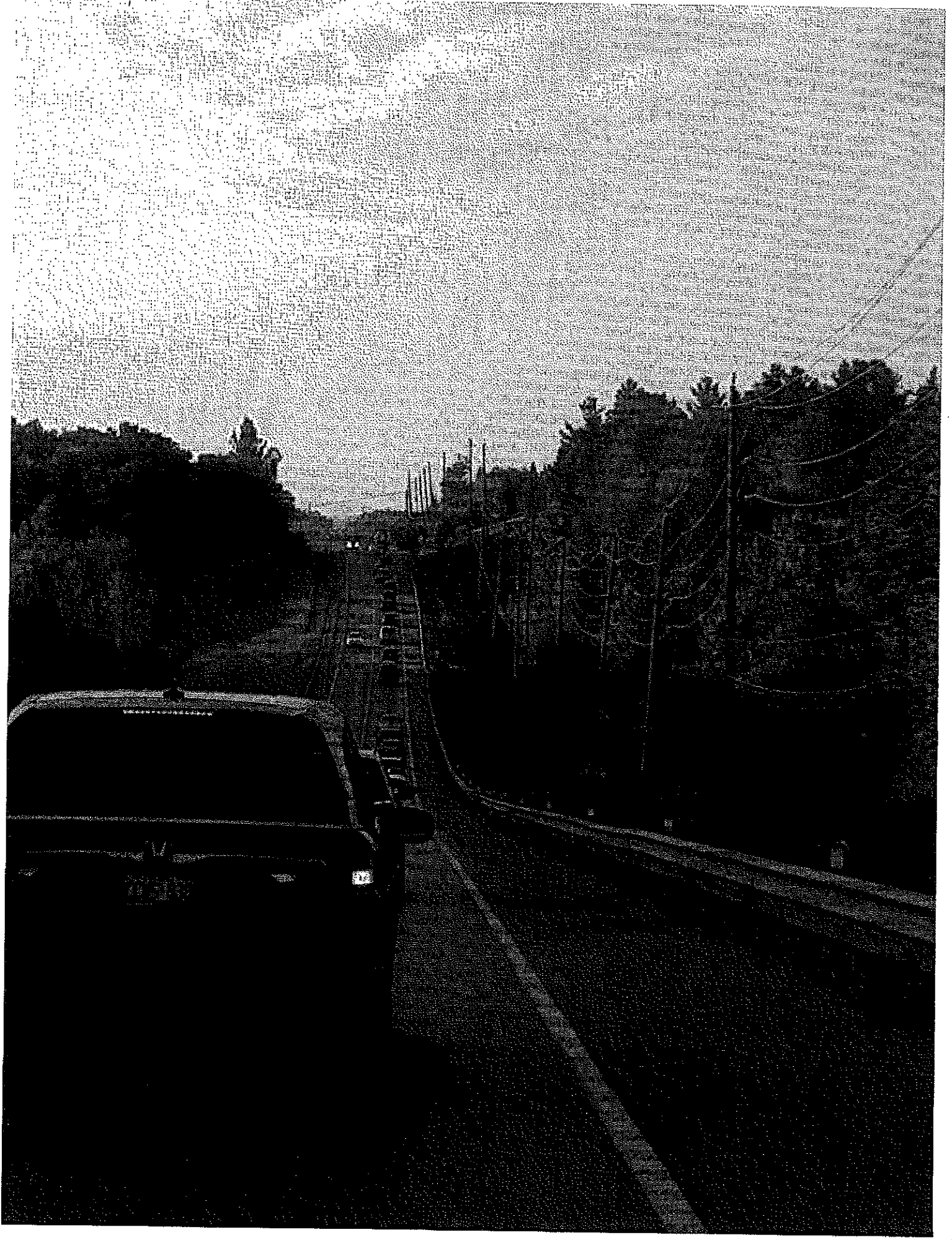
4- The Intersection of Kirby and Keele already needs redesign, there are not enough lanes there to turn right, Left or go straight.

5- I am a mom of 2 kids, one in High School, the other one is in Primary school and I am very happy with their school buses and their schools.

6- I recommend Vaughan City Councils considers a new East-West Main Rd or Highway north of Kirby where farm lands are located and lands are lower price (for example along Vaughan/King rd) to reduce the Traffic in the Area. Then they can consider new developments around that main Rd /Highway.

Kind Regards,
Neda Zamanian
[REDACTED]





Subject:

Whole Public Hearing re: 526 residential units

From: Przemek Tomczak <[REDACTED]>
Sent: Sunday, September 29, 2019 6:55 PM
To: Clerks@vaughan.ca; mackenzieridgerpa@gmail.com
Subject: Whole Public Hearing re: 526 residential units

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To whom it may concern,

I would like our comments to be included at the upcoming meeting on October 7, 2019.

We live near Dufferin south of Kirby. We have observed significant congestion on Dufferin as development continued in the area over the past 10 years.

Although I have written to Council in the past on this issue - we have seen no action. There is also no public transit available north of Major Mackenzie and Dufferin to help relieve the pressure.

Before any further development is approved it is imperative that the traffic congestion in the area be addressed. This is important for both existing residents and any new developments.

Thank you for your understanding in this matter

Przemek Tomczak and Valerie Shannon
[REDACTED] Hunterwood Chase
Maple, Ontario

Subject: "Development Application" 7\10\2019 Committee of the Whole Public Hearing

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From: JOHN DELUCA [REDACTED]

Sent: Monday, September 30, 2019 3:36 PM

To: Clerks@vaughan.ca

Subject: "Development Application" 7\10\2019 Committee of the Whole Public Hearing

Re: 11333 Dufferin Rd (i.e. Dufferin & Kirby - Rizmi Stone)

I am strongly opposed to this development, our area is already congested as it is and traffic volume keeps increasing at an alarming rate. Our politicians and regulators need to plan with keeping the area like it was originally intended when it began developing 20 years ago. Let's keep protecting the environment for generations to come and not ruin it now!

Eugenio De Luca

[REDACTED] Laurentian Blvd.
Maple ON [REDACTED]

Subject: Development Application" 7\10\2019 Committee of the Whole Public Hearing

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From: Mauro De Luca [REDACTED]

Sent: Monday, September 30, 2019 4:05 PM

To: Clerks@vaughan.ca

Subject: Development Application" 7\10\2019 Committee of the Whole Public Hearing

Re: 11333 Dufferin Rd (i.e. Dufferin & Kirby - Rizmi Stone)

I am strongly opposed to this development. We are already congested as it is and traffic volume keeps increasing at an alarming rate. We need to better plan for future and keep area protected from high density developments not fitting into existing area.

Mauro De Luca

[REDACTED] Laurentian Blvd.

Maple ON [REDACTED]

Subject:

Rizmi Stone - 11333 Dufferin St. Development

From: Joe Gianna [REDACTED]
Sent: Monday, September 30, 2019 8:08 PM
To: Clerks@vaughan.ca
Cc: mackenzleridgerpa@gmail.com
Subject: Rizmi Stone - 11333 Dufferin St. Development

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Please be advised that I am most definitely opposed to the proposed development of 526 residential units on this property.

To handle this,

- Dufferin St. would need to be increased to 4 lanes from Major Mackenzie to King Rd.
- Kirby Rd. would need to be widened to 4 lanes from Dufferin to at least Jane St.

Both Kirby and Dufferin are presently heavily congested during rush hours.

- Look at the density of existing housing on south side of Kirby from Dufferin to Foot Hills and beyond; virtually the same acreage of land as 11333 Dufferin St. development, with only one quarter the quantity of proposed lots.

I am even opposed to the original submission of 410 residential units.

In looking at this project, consider the same density as adjacent areas and allow only 100 to 125 residential units. Thought should still be given to the widening of Dufferin from Major Mackenzie to King Rd. and Kirby from Dufferin to Jane St.

Joseph Gianna.

[REDACTED] Laurentian Blvd, Maple, ON [REDACTED]

Subject: proposed 526 residential lots DUFFERIN AND KIRBY

From: Daria Carinci - [REDACTED]
Sent: Tuesday, October 01, 2019 9:49 AM
To: Clerks@vaughan.ca
Subject: re: proposed 526 residential lots DUFFERIN AND KIRBY

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We live at [REDACTED] Kootenay Ridge and are totally against high density construction.

You should do a study about the traffic now at rush hour, if the new subdivision will be permitted what will do you with the road?

Very concerned about it.

Thank you

Albert and Daria Carinci

Subject: File 19T-18V004

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-----Original Message-----

From: Danny Chen [REDACTED]
Sent: Tuesday, October 01, 2019 1:19 PM
To: Policyplanning <Policyplanning@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: File 19T-18V004

To: Policy Planning Department, City Clerk's Office, City of Vaughan

As an area resident, I reviewed with concern the proposed Official Plan Amendment (File 19T-18V004).

The further increased density of this development will additionally congest this area which has limited alternate traffic routes and is poorly served by public transit. The density should be reduced and a transportation plan to manage volume with alternate routes, limiting commercial/truck traffic and transit options should be enacted before the development proceeds.

The proposed development has not tried to preserve the natural beauty of the area which borders the OMR. It appears the previously planned greenspace has been reduced. Additional parks, playgrounds and greenspace distributed throughout the area while preserving the tree canopy and with connecting walking/biking paths, should be incorporated.

Thank you for your attention to this matter.

Please notify me of the adoption of the proposed Official Plan Amendment, or of the refusal of a request to amend the Official Plan,

Sincerely,
Danny Chen

Subject: Public hearing October 7 for new development at Dufferin & Kirby

-----Original Message-----

From: Nikki Mancoo <[REDACTED]>
Sent: Thursday, October 03, 2019 8:43 PM
To: Clerks@vaughan.ca
Cc: mackenzieridgerpa@gmail.com
Subject: Public hearing October 7 for new development at Dufferin & Kirby

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To the Committee of the Whole Public Hearing I have concerns about the new development size as there is no infrastructure in place to accommodate the number of homes proposed in the plan. Dufferin is single lanes north and south and traffic is already quite heavy and only getting worse. There is no public transit at Kirby. The nearest school is already using portables to accommodate increased enrolment and there is little local park space in the area. Please have my comments included in the meeting.

Gurmeet Mancoo

Sent from my iPhone