

Britto, John

C8.1

C 8  
COMMUNICATION

**From:** Hassakourians, Armine  
**Sent:** Monday, February 24, 2014 3:53 PM  
**To:** 'Francesco@capoferro.com'  
**Cc:** Abrams, Jeffrey; Britto, John; Hamill, Joan; Macri, Lori; MacKenzie, John; McQuillin, Roy  
**Subject:** FW: Concerns regarding Proposed Block Plan App BL40/47.2003  
**Attachments:** Attachment A - Ownership Plan.pdf; Attachment B - PROPOSED AMENDMENT TO SCHEDULE B FOR OP.03.008.pdf; Attachment C - Partial Block Plan.pdf; Attachment D - Context Map.pdf; Attachment E - Greenbelt Map.pdf; Attachment F-1 - Partial Proposed Block 4047 Plan.pdf; Attachment F-2 - Partial Proposed Block 4047 Plan.pdf; Attachment G - Satellite Image of Millwood Estates.pdf; Attachment H - Satellite Image of Greenbrooke Estates.pdf; Letter Regarding Block Plan Proposal.pdf

CW (PH) - FEB 25/14  
ITEM - 6

Good Afternoon:

By response to this e-mail please be notified that your submission has been copied to the Clerk's Department respecting the Public Hearing Report for Block Plan Application BL.40/47.2003.

Sincerely,

Armine Hassakourians, B.A.A., M.C.I.P., R.P.P.  
Planner  
City of Vaughan  
Policy Planning Department

tel: 905-832-8585 ext.8368 fax: 905-832-6080

[armine.hassakourians@vaughan.ca](mailto:armine.hassakourians@vaughan.ca)

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**From:** Francesco DiSarra [<mailto:Francesco@capoferro.com>]  
**Sent:** Monday, February 24, 2014 3:39 PM  
**To:** Hassakourians, Armine; Policyplanning  
**Subject:** Concerns regarding Proposed Block Plan App BL.40/47.2003

I would like to submit our concerns regarding the proposed **Block Plan Application 40/47.2003**. Please confirm receipt of this correspondence and circulate to the committee. Thank you for your assistance. Please contact me if you require further information.

Kind regards

Francesco Di Sarra  
416.728.9441

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February 24, 2014

To the Committee of the Whole,

**RE: Concerns regarding Proposed Block Plan Application BL.40/47.2003**

On behalf of the residents who live along the south east boundary of Block 40/47 I have volunteered to communicate our shared concerns regarding the proposed Block 40/47 Plan. These Residents (herein referred to as the "Residents") include David Toyne and Gillian Evans of 10240 Pine Valley Drive, Simran Kahlon & Eshmith Firdausiand of 10201 Pine Valley Drive and myself, Francesco DiSarrra, and my wife, Brenda Di Sarra of 10320 Pine Valley Drive. It may be noteworthy to mention that Gillian Evans is the granddaughter of Grant Glassco who gave much of Cold Creek Farm to the TRCA in the 1970s.

These concerns are in response to the Notice of a Public Meeting received on January 31, 2014 regarding a Block Plan Approval Application for Block 40/47. The Residents' concerns are directed specifically to the south portion of the Block plan where it abuts or is in close vicinity to the Residents' properties.

The Residents' concerns relate to three primary issues:

- 1) The location of Medium Density Residential along the south boundary of Block 40/47 fronting "Street 16" of the Proposed Block Plan
- 2) The location of the Storm Water Management Pond # 2
- 3) Development limits and erosion mitigation

The concerns have been discussed with Councilor Rosanna DeFrancesca (Ward 3) and Maria Tarantini, Executive Assistant to Councilor Marilyn Iafrate (Ward 1) on February 21, 2014. The outcome of the meeting was that Councilor DeFrancesca would present the Residents' concerns to the Block 40/47 Developers Group, and inquire about relocating the townhouses currently sited on "Street 16" elsewhere within the development.

Furthermore, these concerns have been discussed with Steven Dixon and Armine Hassakourians, Planners at the City of Vaughan. They have also been circulated to the Regional Councilors, TRCA and to KLM Group who represent Block 40/47.

**Preamble**

The lands owned by the Residents are within Lot 21, and 22 of Concession 7 are of significant municipal and regional value. They are protected by Greenbelt Act under the "Natural Heritage System in Protected Countryside" designation, and Vaughan's OP600 under the "Valley Lands" designation. Furthermore, the property at 10240 Pine Valley Drive has also been identified on Vaughan's Heritage Inventory and cross-checked against 2009 aerial mapping to identify cultural heritage landscape potential.

The naturally occurring topography of these lands and the rural lifestyle that accompany it are a large part of what make the area desirable for new and existing residents. Efforts should be made to avoid adversely impacting the continued use of these properties as a result of the Block 40/47 Block Plan

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Proposal. Adverse impacts include (but are not limited to): insufficient transitions between existing land uses, insufficient buffers between Greenbelt lands and non-Greenbelt lands, erosion, flooding, groundwater pathway disruptions, and groundwater contamination.

The Residents have reviewed the latest Proposed Block Plan and find the proposal lacking in mitigation measures between the proposed development along the south boundary of Block 40/47 and the Residents' properties; specifically the proximity of the townhomes along the proposed Street "16" and the proximity of Storm Water Management Pond #2 to the Residents' agricultural and rural residential properties. We, the Residents of 10320 Pine Valley Drive and 10240 Pine Valley Drive, ask that the BL.40/47.2003 application be reviewed to address the concerns below.

**1) The location of Medium Density Residential along the south boundary of Block 40/47 fronting "Street 16" of the Proposed Block Plan**

Recent documents related to BL.40/47, including "Proposed Block 40/47 Plan" dated Feb 25, 2014 and "Proposed Amendment to Schedule B" dated November 26, 2013 locate Medium Density Residential/Commercial directly abutting the Agricultural lands on 10240 Pine Valley Drive. The property at 10240 Pine Valley Drive, also known as Upper Cold Creek Farms, has been used for agricultural activities for over 50 years. These agricultural activities include cattle grazing, which would be adversely affected by the introduction of a townhouse development; potential issues include disruption to agricultural activities due to human interference, and human injury inflicted by cattle as a result of property trespass. Likewise, the owners at 10320 Pine Valley Drive are concerned that the unique landscape features of their property, which include significant forestland, valley land and creek, could attract trespassers from the townhouse development. The proposed adjacencies are incompatible with existing land usage and development densities, and would be adverse for all parties in the long term.

Additionally, "Proposed Amendment to Schedule B" dated November 26, 2013, shows the property at 10250 Pine Valley Drive labelled as "Medium Density Residential". The drawing infers that the long-term intention is to develop the south east corner of Pine Valley Drive as Medium Density Residential. This would further diminish the buffer between Block 40/47 and the Residents' lands and exacerbate the Residents' concerns.

Furthermore, the Greenbelt Act in 2005 designated the lands on 10240 Pine Valley, 10320 Pine Valley and portions of the Block 40/47 lands as "Natural Heritage System in Protected Countryside". Although Block 40/47 is exempt from conforming to the Greenbelt Act on its lands due to a transition clause, it is abutting lands to the south which are within the Greenbelt. Adequate buffers should be provided to protect those lands and preserve the continued use and enjoyment of those lands.

Some of these issues have been addressed in CW Report No. 52 by Steve Dixon, Planner and Roy McQuillin, Manager of Policy Planning, dated December 10, 2013

*"...staff [should] include an appropriate mitigating measure between the proposed block plan farmland to the south including but not limited to a fence and or vegetation buffer..." (Item 4 on pg. 3)*

These comments have not been addressed in the most recent "Proposed Block 40/47 Plan" dated Feb 25, 2014 and submitted by the Block 40/47 Developers Group. The plan fails to show any buffers along the south boundary of the block, although valley buffers have been provided along the perimeter of all other proposed development. This is a serious concern to the Residents. To date,

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there have been no efforts by the Block 40/47 Developers Group to consult the Residents regarding appropriate mitigation measures between the block plan and the lands to the south.

The Residents' are in support of a significant vegetation or fencing buffer between the Block and their respective properties, but not as the sole solution to the concerns listed above. They respectfully request that the City Planners and The Block 40/47 Developer's Group explore the possibility of relocating the medium density housing away from the south boundary of the Block in favour of a more gradual transition from a low residential density to a higher residential density. The gradation of residential density would be keeping with Block 40/47's proposed planning patterns around the existing Daimani Residence.

The Damiani Residence, owned by one of the members of the Block 40/47 Landowners Group and abutting Block 40/47, is an existing residential property. It has been excluded from the Block 40/47 Plan although it abuts the Block lands. Planning efforts have been made to accommodate the transition between the Damiani Residence and the proposed development, including a vegetation buffer and abutting the property with large estate lots on a cul de sac. The same efforts should be extended to the Residents' properties.

Other examples of gradual transitions from low residential density to higher residential density can be found along the west boundary of Pine Valley and Major Mackenzie. The Valley Lands are buffered by low density estate lots along Millwood Parkway creating a gradual transition to a higher residential density located south of Major Mackenzie. Likewise, at Teston Road and Weston Road, large estate lots create a gradual transition between the Valley Lands and the medium density housing on the east and west sides of Weston Road.

The final comment on this issue relates to the representation of the Residents' properties on the Block Plan Application. Although the Residents' properties are outside the Block boundaries, they abut the Block lands and are impacted by the proposed development. The Residents' respectfully request that future block plan drawings show a greater portion of the surrounding context (much like how the existing Daimani Residence is shown), so that the transitions between proposed and existing land uses can be fairly evaluated.

#### **1) The location of the Storm Water Management Pond 2**

Potable water to the Residents is supplied through private wells and local ground water. A serious concern for the Residents is the general impact the proposed development and future construction activities will have on the quality of groundwater, the potential for groundwater contamination, and the increased risks of raising the flood plain as a result of an increase of impervious surfaces.

Of particular concern is the location of Storm Water Management Pond #2 (SWMP2) in the Proposed Block Plan. SWMP2 is located directly across from the Residents' properties on the west side of Pine Valley Drive. The Residents have concerns about the size of SWMP2, and that its proximity to their properties will introduce risks of slope stability issues, ground water contamination, odors, pollution, and have an adverse effect on the creek floodplain which runs through both of the Residents' properties.

Due to the sensitivity of groundwater issue, the Residents respectfully request that the Block 40/47 Developers Group explore an alternative location for the SWMP2 within the Block that will have minimal impact on existing well water systems. Additionally, the storm water management plan for Block 40/47 must not divert runoff water onto the Residents' properties either directly or

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indirectly. Both of the Residents' properties are located within the floodplain and would be seriously impacted by increased amounts of surface water.

Lastly, they request that future construction activities related to Block 40/47 are carried out in a manner that will not adversely impact the quality of potable groundwater in the area, and that an independent body will monitor and enforce this issue.

## **2) Development limits and erosion mitigation**

The Cold Creek is located below the south boundary of Block 40/47 and runs east-west along both of the Residents' properties. The top of bank setbacks for any proposed development must be respected so as to prevent any erosion issues that could adversely impact the creek and the quality of the ground water that supplies the existing agricultural and rural residential properties. Furthermore, any works that could be susceptible to erosion along the south boundary within the staked top of bank should be adequately engineered to not adversely affect the Residents' abutting properties.

Specially, a sketch obtained from the City of Vaughan Engineering Department in 2013, identifies proposed development along the south Block boundary over an area with significant slope in grade. The Residents' request that the City and the Block Developer ensure that development is proposed only where the slope is stable.

## **Conclusion**

We, the Residents' of 10240, 10201 and 10320 Pine Valley Drive, ask Council, the Vaughan Planning Department and Block 40/47 Land Group to review and consider the concerns listed in this letter.

Considering the sensitivity of the lands affected (Valley Lands, Natural Heritage System in Protected Countryside, Agricultural, and Vaughan Heritage), and that drawings submitted for BL.40/47.2003 have not identified or addressed the sensitivities of these lands, we respectfully request that the Block Plan be revised. We ask the City of Vaughan Planning Department, TRCA, the Block 40/47 Developers Group and their consultants to review these concerns and to involve us in the discussion towards their solution.

Thank you for your consideration. If you have any further questions or wish to discuss this in further detail, I, Francesco Di Sarra, can be reached at 416-728-9441. Likewise, David Toyne can be reached at 647-449-2984.

Sincerely,



Francesco Di Sarra,  
Resident of 10320 Pine Valley Drive, and on behalf of:

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David Toyne, *Resident of 10240 Pine Valley Drive*  
Gillian Evans, *Resident of 10240 Pine Valley Drive*  
Brenda Di Sarra, *Resident of 10320 Pine Valley Drive*  
Simran Kahlon, *Resident of 10201 Pine Valley Drive*  
Eshmith Firdausi, *Resident of 10201 Pine Valley Drive*

**Attachments:**

- 1) Attachment A – Ownership Plan
- 2) Attachment B – Proposed Amendment to Schedule B for OP.03.008
- 3) Attachment C – Partial Block Plan
- 4) Attachment D – Context Map
- 5) Attachment E – Greenbelt Map
- 6) Attachment F-1 – Partial Proposed Block 40/47 Plan
- 7) Attachment F-2 – Partial Proposed Block 40/47 Plan
- 8) Attachment G – Satellite Image of Millwood Estates
- 9) Attachment H – Satellite Image of Greenbrooke Estates

C8.7

LEGEND

BETHUN ROAD

RUE DE LA SERRAVALLE

DIANE FINLEY

TESKEY JEAN ESTATE

ANNA DIBASE

2097500 ONTARIO LTD.

PRIMA VISTA &  
840999 ONTARIO LTD.

MOSAİK PINEWEST INC.

LINDVEST ZZEN  
PINE VALLEY  
CO OWNERSHIP

PANDOLFO FAMILY

L. DAMIANI

- PARTICIPATING OWNERS
- PROPERTY BOUNDARIES



NON-PARTICIPATING OWNERS      PARTICIPATING OWNERS

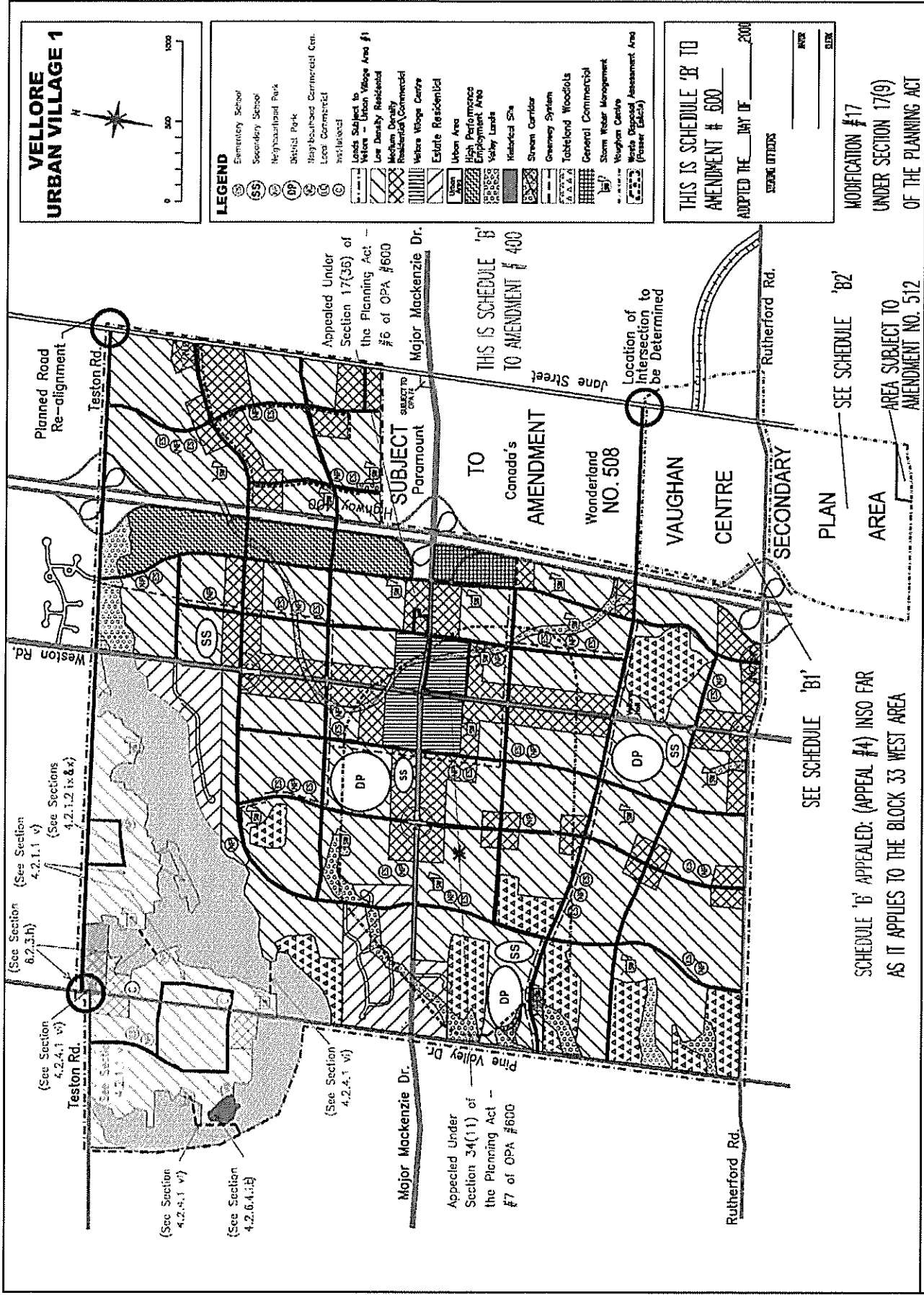
**LOCATION:**  
Part of Lots 23, 24, 25, Concessions 6 & 7

APPLICANT:  
Pine Heights Estates (Block 40/47)  
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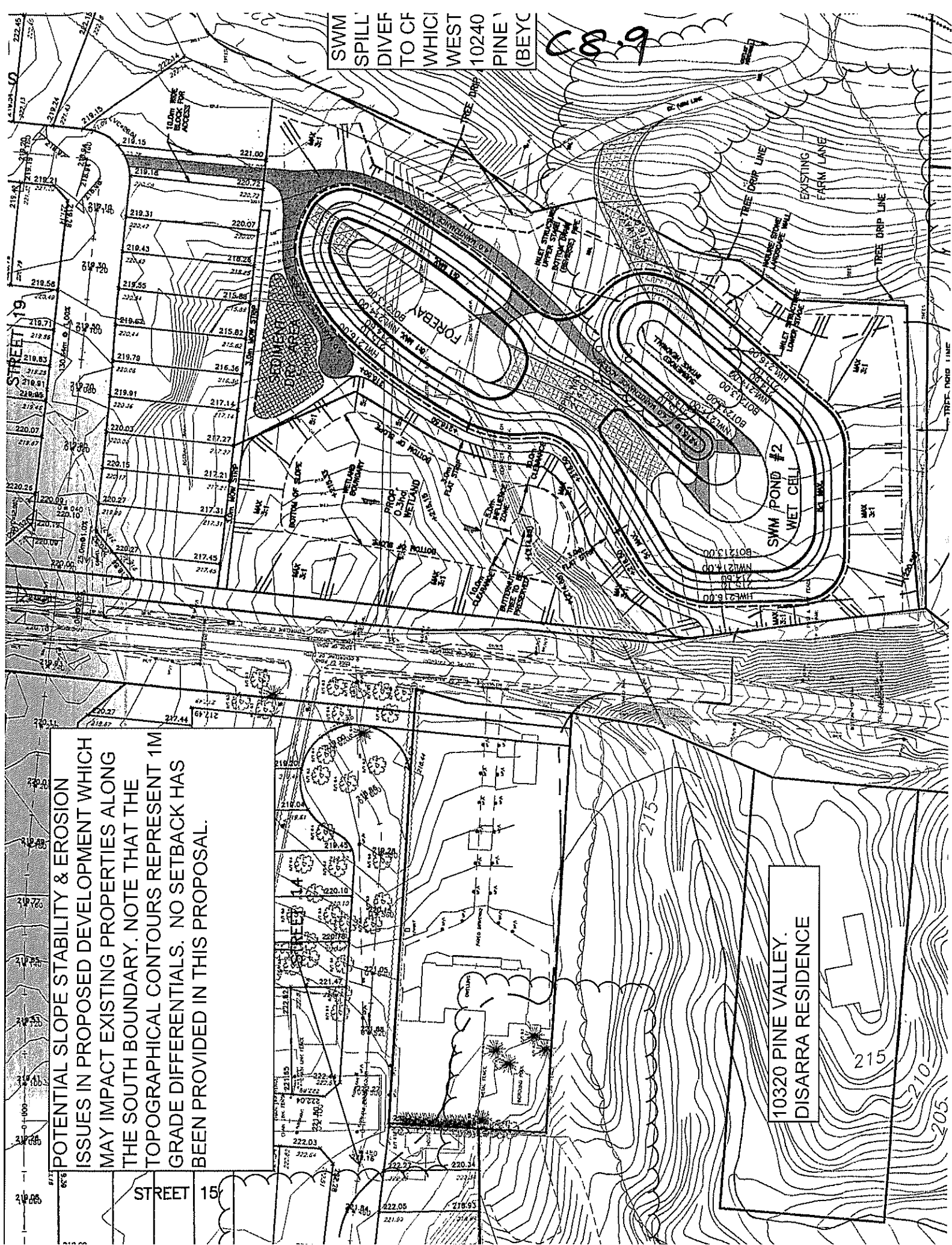


FILE: OP.03.008  
RELATED FILE: BL.40/47.2003

DATE: November 26, 2013



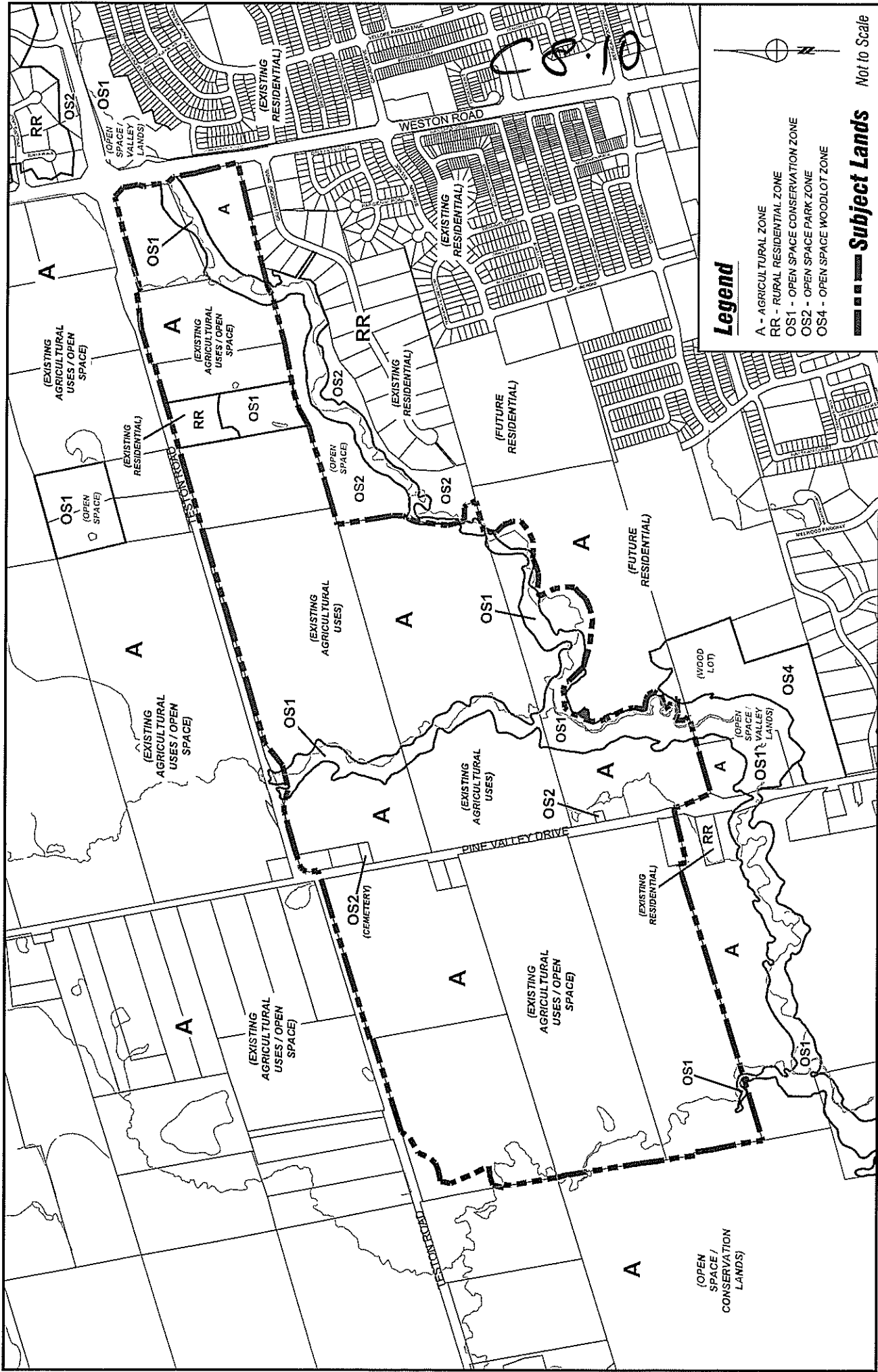
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POTENTIAL SLOPE STABILITY & EROSION ISSUES IN PROPOSED DEVELOPMENT WHICH MAY IMPACT EXISTING PROPERTIES ALONG THE SOUTH BOUNDARY. NOTE THAT THE TOPOGRAPHICAL CONTOURS REPRESENT 1M GRADE DIFFERENTIALS. NO SETBACK HAS BEEN PROVIDED IN THIS PROPOSAL.

10320 PINE VALLEY.  
DISARRA RESIDENCE

STREET



**Legend**

- A - AGRICULTURAL ZONE
- RR - RURAL RESIDENTIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- OS4 - OPEN SPACE WOODLOT ZONE

**Subject Lands** Not to Scale

**Context Map**

LOCATION:  
Part of Lots 23, 24, 25, Concessions 6 & 7

APPLICANT:  
Pine Heights Estates (Block 40/47)  
N:\DFT\1 ATTACHMENTS\OP\op.03.008b.dwg



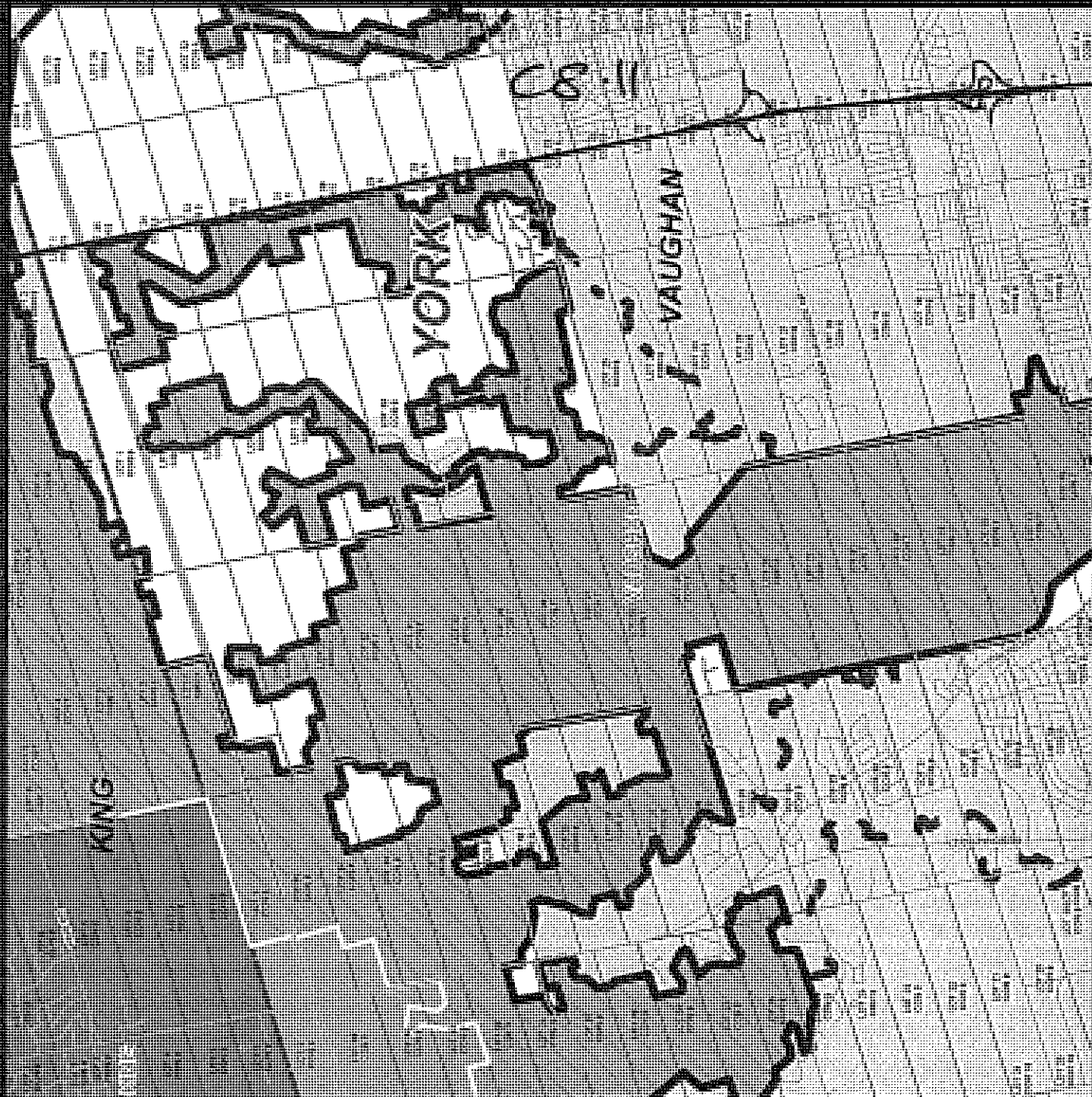
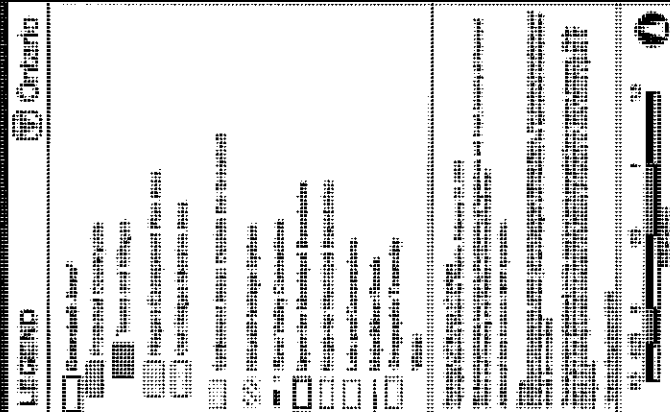
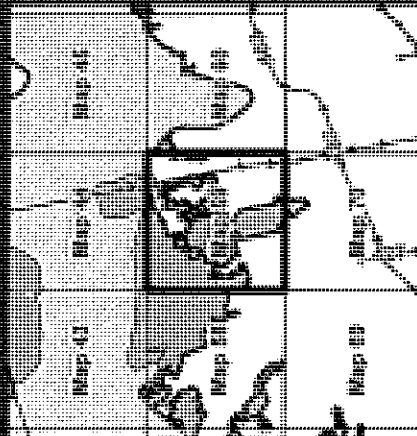
**Attachment**

FILE: BL 40/47.2003  
RELATED FILE: OP.03.008

DATE:  
November 26, 2013

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**THE UNIVERSITY OF CHICAGO PRESS**



FUTURE POSSIBLE TESTON  
ROAD REALIGNMENTS

TESTON ROAD

TESTON ROAD

MEDIUM  
DENSITY

EXISTING  
CEMETERY

VALLEY  
FEATURE

STR. "5"

STREET "4"

STREET "3"

STREET "6"

STREET "8"

STREET "7"

STREET "1"

STREET "10"

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STREET "19"

STREET "21"

STREET "13"

SCHOOL

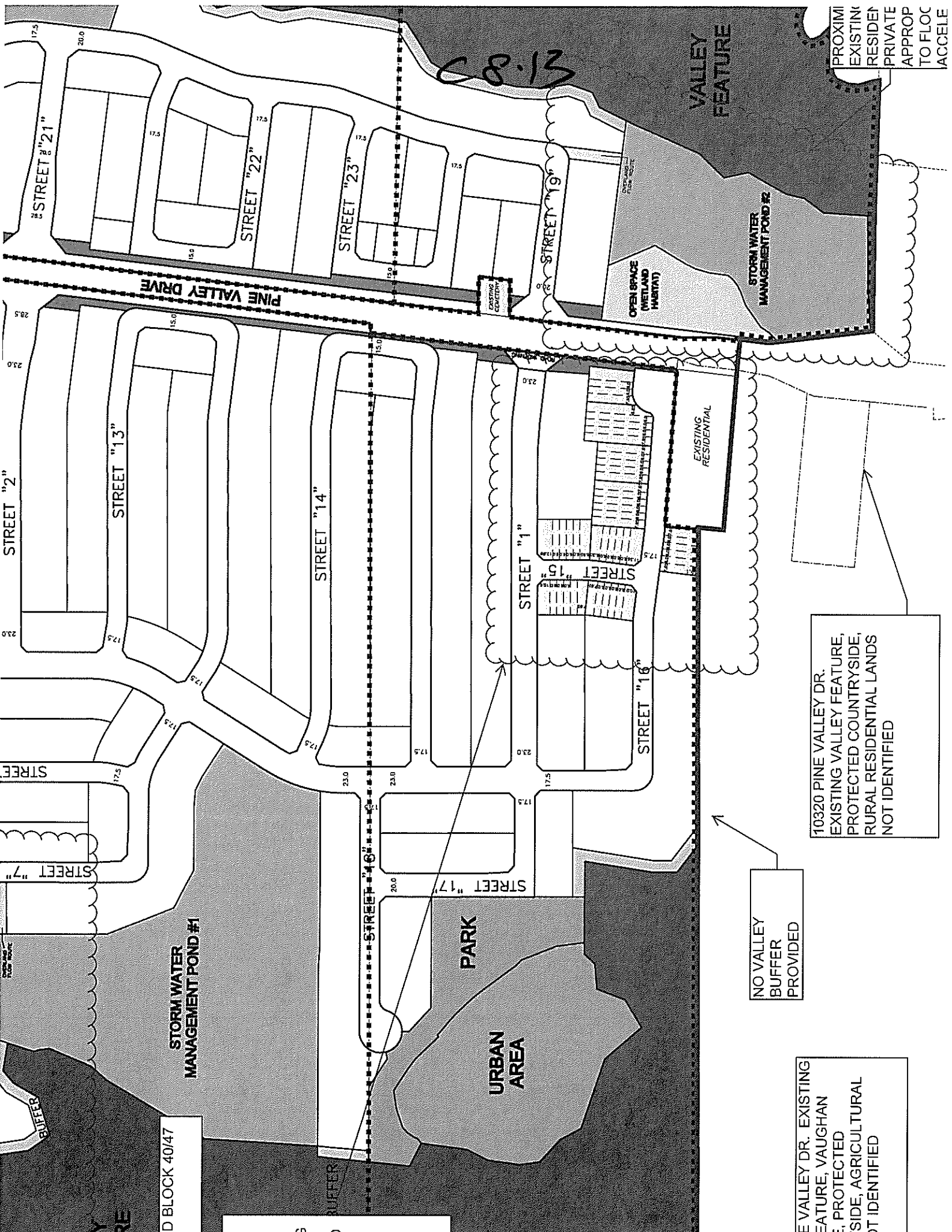
PARK

EXISTING  
RESIDENTIAL

EXISTING  
RESIDENTIAL

ROAD WIDENING  
LANDSCAPE BUFFER

C.R. 12



PROXIMATE  
EXISTING  
RESIDENTIAL  
PROPERTY  
TO FLOOD  
ACCELERATION

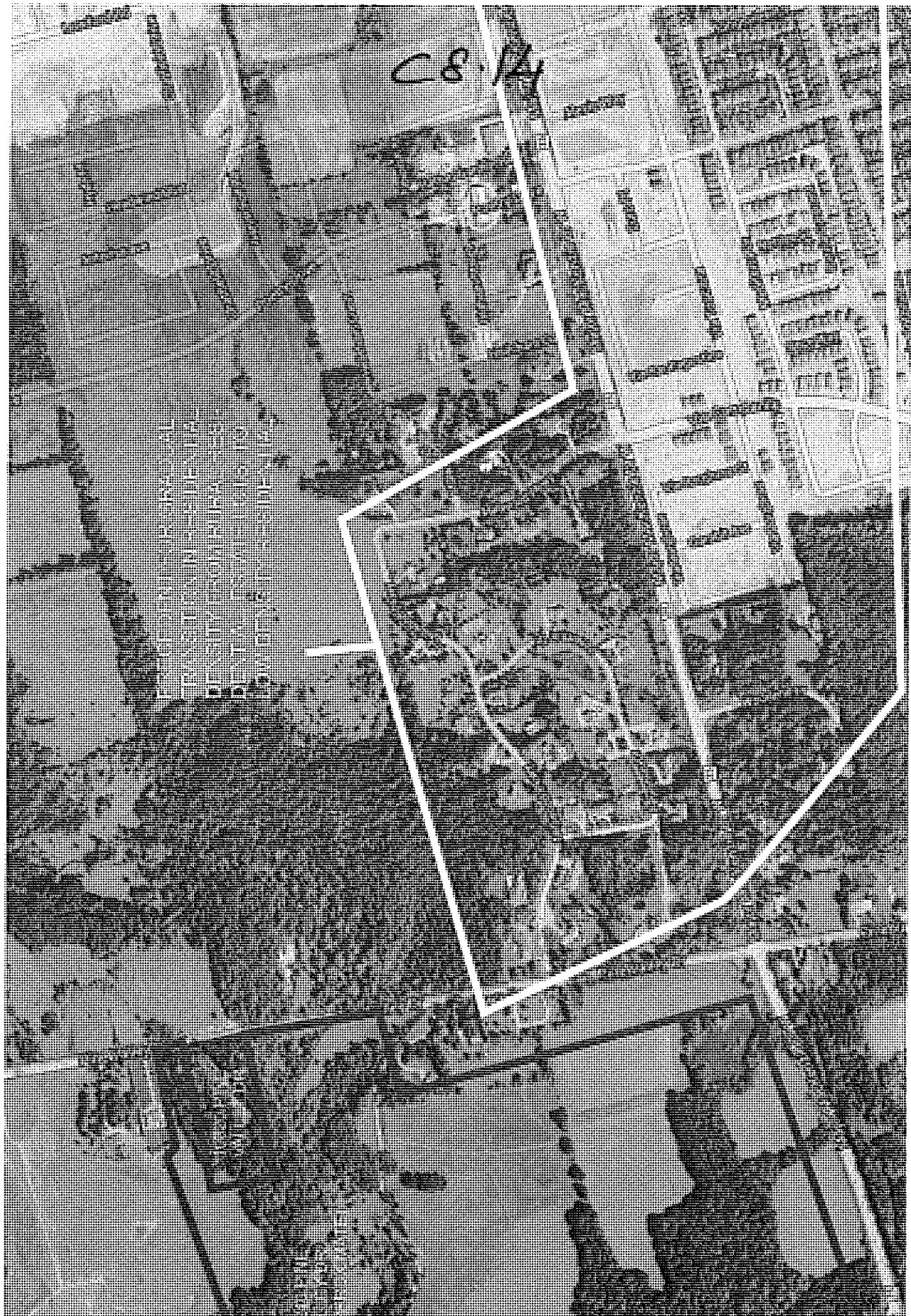
10320 PINE VALLEY DR.  
EXISTING VALLEY FEATURE,  
PROTECTED COUNTRYSIDE,  
RURAL RESIDENTIAL LANDS  
NOT IDENTIFIED

NO VALLEY  
BUFFER  
PROVIDED

PINE VALLEY DR. EXISTING  
VALLEY FEATURE, VAUGHAN  
COUNTRYSIDE, PROTECTED  
AGRICULTURAL LANDS  
NOT IDENTIFIED

ED BLOCK 40/47

C-8.13



PRECEDENT FOR GRADUAL  
TRANSITION IN RESIDENTIAL  
DENSITY FROM RURAL RESI-  
DENTIAL, ESTATE LOTS, TO  
LOW DENSITY RESIDENTIAL

NORTHEAST  
CORNER  
OF BLOCK 40/47  
(APPROXIMATE)

C 15

