

Jack Zucchi of Zucchi Celotti and Celotti are running into stiff opposition from neighboring homeowners in their plans for the Pine Ravine Estates development in South Richmond Hill. The partners want to recreate a parklike subdivision in a woodlot bordering on the valley of the Little Don River, similar to the one they built several years ago in Weston. They want to move because of commercial encroachment on the fringes of Weston property, pictured above.

Their original plan for construction of 16 houses, some for sale, some for their own use, on their 25 acre Richmond Hill holdings, has been vetoed by the town's planning committee, but they still have hopes of

realizing a part of their dream.

Strongly Oppose Subdivision On Fringe Of Parkway Belt

By MARGARET LADE

Twenty-five acres of almost untouched woodland fronting on Birch Street near Bathurst Street and extending into the valley of the Little Don River south of Carrville Road in Richmond Hill is the subject of heated contraversy between the owners and the neighboring West Scott Home Owners' Association.

The battle began about a year ago when the homeowners, residents of Maryvale Crescent to the east of the ravine. learned that the owners, Zucchi and Celotti and Celotti of Weston, planned to build 16 houses in Pine Ravine Estates.

Markham. In the remaining seven In building the first phase and Cellotti property plan acres, the developers and of the BAIF Subdivision, she had frontages of 60 feet, their advisors, York Engin- said, all ravines in the area said Mrs. Brown, and ranged eering, drew up a plan for were filled in, adding, "A in depth from 95 to 120 feet, a cul-de-sac, Cividale Court, large part of the proposed not large enough to accomwith its entrance from Birch green belt for this area is Avenue and frontages of the being appropriated for housend lots 400 feet back from ing. In particular, 13 acres the street line.

July, the homeowners of veloped as Richmond Glen West Scott looked across the Estates. We would like the valley and saw a wide swath loss of this green belt area of huge trees being felled, to be partly compensated for and subdivision agreement green belt and thereby tryhad not been approved, they ing to preserve its natural decided to bring their case beauty.'

been working for about two weeks cutting and removing

Owners'.

and cleared away to a width the Metro Conservation of about 100 feet, from the Authority. front of the proposed development site back to the rim recommended that, prior to an adequate supply of water. of the valley, some 400 feet initiating any grading or If the agreement with Metro beyond surveyors' stakes, construction on the site, a for water for Vaughan and which, said Mrs. Brown, marked the limit for legitimate clearing.

The surface had been smoothed over where stumps had been uprooted and a few stumps remained, some more than three feet in diameter at the top. Smaller remains of a few trees, cut in firewood lengths, were neatly piled to one side.

BURIED IN RAVINE valley below the flood plain under the impression that sion told "The Liberal" that and most of the stumps bur- the West Scott Home Own- he had viewed the site with ied, said Mrs. Brown. In ers had initiated the request Jack Zucchi of the developthe process of felling the for green belt designation for ment company and a repretrees and dumping the the area. He pointed out sentative of York Engineerstumps many other healthy that communications from ing and had been told that trees had been damaged, she Treasury, Economics and In- Mr. Zucchi and his partners said, pointing to fresh scars tergovernmental Affairs Min- intended to build homes for on some standing trees, and ister John White had en- themselves and their family trees in the flood plain closed maps and information overlooking the valley, that ing of the stumps.

The trees in the woodlot included pines, birch, cedars, maples, and the Parkway Task Force had wanted to keep the woodlot beyond the 400 foot limit for park.

Mr. Zukotynski produced numerous documents. copies "It is clear that not only our were to be erected to protect of the original plan for 16 houses, a revised plan for piece of wilderness is worth Since this was done, he eight houses, and a plan that preserving, but that the will now be keeping a close had tentative approval for Minister of Treasury, Eco- eye on the valley to ensure construction of four houses. nomics and Intergovern- that the debris is removed Revisions had been made be- mental Affairs shares our and there is no further encause the first and second concern. enfringed on parkway or "I believe that with this in plain land

correspondence with Donald hearings into the matter are "If they don't like what I Deacon, MLA York Centre, to be held shortly." Minister of Natural Re- A report from the Park- people buy it, then they can sources Leo Bernier, Minis- way Task Force indicated do what they want with it." ter of Treasury, Economics that the Ministry of Natural He is as interested in conserand Intergovernmental Af- Resources wants the land for vation as anyone, he insists, fairs John White, and the park purposes, Mr. Zokotyn- and intends to retain as Ministry of Housing.

in November, 1973, when the with the banks of the ravine wildlife with houses built in homeowners wrote to Mr. area.

Although the company's Deacon expressing their con- Three lots fronting on holdings encompass 25 acres, cern for the preservation of Birch Avenue are legitimate five acres of valley land is the woodlot as green belt. residential lots, he con-

modate septic tanks.

TOWN CONTROL

LIMITED

with the people from Mary-

vale Crescent, we contacted

Richmond Hill Planning De-

partment and a spokesman

said that the town cannot

prevent an owner from re-

moving trees, etc., from his

property, but if he wishes to

subdivide the property he

must have site plan approval

before a building permit can

be issued, and the town

would ask for selective cut-

trees that were removed to

make way for development.

only to the top of the ravine.

Below that it is the conser-

vation authority that sets

standards for development.

If the land is no sub-

divided, however, the owner

f land zoned residential is

ntitled to build one house,

providing the lot size meets

The owner had asked the

own for permission to build

eight houses with septic

anks, and additional houses

when sanitary sewers were

However, at this point,

aid the planning department

spokesman, the town cannot

give approval for even four

houses because there is not

these houses will, in all pro-

CLEAR FLOOD PLAIN

bulldozers were ordered out

land in its natural state.

Mr. Knox informed them

croachment on the flood

a park-like setting.

The conservation authority

ceal zoning standards.

installed.

The town's control extends

Following the meeting

designated flood plain and is "The ravine we would like ceeded, but that as he ununder jurisdiction of the to preserve has many fine derstood the maps in his Metro Conservation Author- large trees, pheasants, rab- possession, the remainder of ity. Another 13 acres is bits, raccoons and other wild the land was included in a "frozen" as part of the Park- life," wrote Mrs. Carol Mc- tongue of the Parkway Belt way Belt West which extends Donald, vice-president of which extended north into from west of Hamilton to West Scott Home Owners' Richmond Hill. Lots in the Zucchi, Celotti Association,

east off Bathurst, south of When, toward the end of Birch Avenue, are being deeven though the site plan by declaring the ravine area

to the attention of the pub- The various departments lic. A reporter for "The mentioned were contacted Liberal" was invited to come by Mr. Deacon and corresand view the devastation. pondence he received for-Men and machines had warded to the homeowners, ting of existing trees and, in

TOWN APPROVAL NECESSARY

"hundreds" of trees, said In February, recommenda-Mrs. Marion Brown, 26 Mary- tions from the Ministry of vale Crescent, secretary of Natural Resources, were forthe West Scott Home warded to the Ministry of Housing. It said that sub-BULLDOZER REMOVED division agreement between Accompanied by Stefan owner and municipality must Zukotynski, 32 Maryvale be conditional on site plans Crescent, the association's acceptable to the town and president, we visited the site that these plans show locaon the evening of August 2, tion of all buildings and The bulldozers and other structures, that the owner equipment had been re- neither place nor remove moved that day, said the fill of any kind, whether homeowners, after a com- originating on the site or plaint had been lodged with elsewhere, nor alter any exthe Richmond Hill Planning isting vegetation on lands bordering on the valley Trees had been felled without written consent of

> The communication also snow fence or other barrier Richmond Hill goes through, be erected along the bound- the plan for construction of ary between the lots and roadway on the land tenta- bability, be approved. tively approved for development and the remainder of the property in order to pre- acted quickly on the comvent unauthorized dumping plaint that tree stumps were of fill or alteration of vegeta- being buried in the ravine, tion in the area not approved in the flood plain land. The for development.

In a letter to Mr. Deacon and a violation order issued in March, Mr. Zukotynski to the owner of the land and said Natural Resources Min- to York Engineering who de-Holes had been dug in the ister Bernier seemed to be signed the plan of subdivibroken by bulldozers dispos- regarding the Parkway Belt they wanted to preserve the

PARKWAY BELT

"The publication 'Govern- that their plan infringed on ment Policy for the Parkway | the valley, but the authority Belt: West' of June, 1973, has no jurisdiction over shows this area as part of lands above the ravine. It the public open space sys- was his understanding, said tem," wrote Mr. Zukotynski. Mr. Knox, that snow fences association feels that this the conservation land.

conservation land and be- mind," he continued, "it While the home owners of cause facilities for septic would only be proper that West Scott continue their tanks were inadequate. Ap- the final decision as to battle against development in proval of the final plan is whether this unique piece of the area, they have an ally being held up because there land is to fall prey to the in Mr. Knox, who also hopes is no water to serve the bulldozer should be deferred that "some public body" will until the exact boundaries of acquire the land and pre-PROVINCIAL REACTIONS the parkway belt are drawn serve it as parkland. The documents included up. I understand that public As for Mr. Zucchi, he asks,

am doing, why don't the ski told "The Liberal", that much of the woodland as The correspondence began it wanted no interference possible as a sanctuary for

on a 25 acre site fronting on braodloom, Birch Avenue, between two They liked, too, to hear cause of lack of sewers and They have no intention of miniature farm with a bac- for the road into the protributaries of the Littel Don the pheasants whistling in inadequate drainage for stripping the trees from cia court beside the duck perty. Road and east of Bathurst lot, to watch the rabbits and number of houses,

immaculately manicured and learned that the valley was lifetime? dotted with trees, headges protected by the Metro Con-

25 acres beolnging to the way belt.

was when they bought their conservation authority.

Battle has been joined in pine needles and dead and been reduced from 16 to the Canada geese and wild ness.

tractively designed homes They voiced their opposi- any kind in the ravine was partners. set well back from street tion in a meeting with Rich- illegal.

carpeted through many de- number of houses to be per- chestnut gelding. They ly, building up a small but four houses, pending avail- Street with completion cades with fallen leaves and mitted on the property had would have a sanctuary for successful contracting busi- ability of water and approval slated for mid-January.

flood plain land, partly be- each spring and fall.

Ironically both parties to Happy with the communi- when water became avail- co denuded the land adjac- Humber River flats. the controversy are arguing ty and its surroundings, the able, but felt assured that end to their present homes their cases in the name of West Scott Home Owners nothing would be disturbed that they decided to move. Association had gone into to a depth of more than 400 He proudly produced color-Members of West Scott hibernation, but was re-acti- feet from the lot frontage, ed pictures of their Weston encroached upon his sanc-Home Owners' Association vated about a year ago that snow fences would be property, with dozens of tuary he wants to start good top coil," he explained, are residents of Maryvale when they got word of a erected to prevent disturb- trees and shrubs and acres again. When he moves, he "but they (the conservation Crescent, probably one of subdivision proposed for the ance of any lands beyond of grass surround the homes and his menagerie will be authority) made me take the most attractive streets property on Birch Avenue, that point, and they knew now occupied by his own in all of Richmond Hill. At- the land across the valley. for sure that dumping of family and those of his shopping at Woolco often that."

front on the irregularly mond Hill Planning Com- When they lodged a com- "We would keep most of children, too, sometimes are the desecration of the woodwinding crescent on beauti- mittee, and through their plaint, the conservation au- the trees, and we would taken to the Zucchi, Celotti lot, the people who live nearfully landscaped grounds representative in the Legis- thority immediately ordered spray them and have heal- and Celotti property for by have admitted that all is provide ample evidence of lature, Donald Deacon, MLA removal of the materials thy trees and put in grass. nature studies. the pride the owners take York Centre, they protested dumped in the valley, but I believe that the people Nor is the project ignored A tenant, living in an old in maintaining their propert to various departments of what of the irreplaceable behind us would be happy by officialdom. The Toronto house on the property, who the provincial government. ancient trees, a natural re- to look at it, that they would Humane Society has visited describes himself as a "con-Frontages range from 100 They were reassured to source they are convinced enjoy the animals." to 135 feet, and lawns are some extent when they cannot be renewed in their A large, blond, friendly and always given is a clean the property as it was. He

and well-tended gardens, servation Authority, desig- The owners, on the other northern Italy before emi- a permit from the Depart- cleaned it out to make a The lots are 300 to 400 feet nated as flood plain, and hand, are suffering from grating to Canada in 1951. ment of Northern Develop- wading pool for his children, in depth, and the more wes- further reassured when a their own particular frustra- The small farm near the ment and Indian Affairs al- and he enjoys watching the terly lots back onto the map of the proposed Park- tions. They are searching for Yugoslav border was barely lowing him to keep migra- birds and animals that invalley of the Little Don way Belt indicated that the a sanctuary away from dang- large enough to sustain the tory birds on the course of habit the ravine and the woodlot appeared to be in- ers of urban crowding, a extended family, which in- their semi-annual migra- woods. Acress the valley lies the cluded in the Parkway Task place where they can build cluded two brothers, four tions, object of their discontent - Force's plan for the park- homes for themselves and sisters and their parents, On their new holdings, floor is so clear of undertheir families without im- and someone had to move. the partners intended to growth it has attracted would-be developers of Pine PARKLAND FROZEN minent danger of the en- " I had to leave all my start building at the Birch motorcyclists who slolom Ravine Estates, Zucchi, Ce- Of the 25 acres, only 7 fringement of commercial animal friends behind. I Avenue frontage, known lo- through the woods among lotti and Celotti of Weston, are available for residential and industrial development was determined to have cally as "The Miller Proper- the trees. The people of

force, pending approval of ton Road, until a large de- practical knowledge of and three houses on Birch Ave- motorcyclists roaring across CHERISH WOODLOT the Parkway Belt designa- partment store surrounded a love for animals. You see, nue, then run a road in to- the valley and bruising the The homeowners would tion, and the remainder is by acres of asphalt was my experiene has taught ward the ravine, creating a eardrums of the residents on like to see it remain as it under jurisdiction of the built on their doorstep. The me that having a regard for cul-de-sac. Cividale Court. property on Birch Avenue living things makes one They planned to sell eight TOTTENHAM: This comhomes - a woodlot of al- The end of July, however, seemed ideal for their pur- tolerant and understanding houses, keeping the back lots munity will have a new post most cathedral quiet, with the indignation of the home poses. They could take with of our fellowman." trees so tall and so dense owners reached an all-time them their windmills and When he came to Canada, three houses, one for each has been announced. The that scarcely a glimmer of high when they saw trees install ponds and pools and Mr. Zucchi worked briefly partner, and reserving the contract has been awarded to sunlight reached the forest toppling across the ravine rebuild their little zoo, an as a carpenter, then went remaining lots for homes for Defo Construction Ltd. of and stumps being buried in enclosure for their peacock into business with his bro- their children in the future. Caledon. It will be a one-They liked to walk through the flood plain. They had and peahen, rabbits, chamois their-in-law, Teo Celotti, who And even though they storey wood frame, brick the soft carpeted woodlot, won part of their fight, the deer and the children's had followed him from Ita- have tentative approval for veneer building on Queen

PEOPLE WOULD LIKE IT to see the animals, School

man, Jack Zucchi, 56, was a bill of health. for the most part heavily development. Thirteen acres on their doorstep. wooded and until recently are frozen on recommenda- They had such a place at wanted to be sure my chil- vely clear. It was their ori- Association, too, have been almost untouched by human tion of the parkway task Sheppard Avenue and Wes- dren would grow up with a ginal intention to locate bothered by the noise of the

south Richmond Hill bet- decayed twigs and branch- four, partly because of en- ducks which have been in The two acres behind ernment, they want to get ween the would-be develop- es, as comfortable under fringement of the develop- the habit of stopping over their present homes are a on with the project. ers of Pine Ravine Estates foot as the most luxurient ment site on parkway and on their migratory flights combination zoological gar- They started to prepare

POPULAR WITH CHILDREN

But now that business has and covered over. take their children around

for themselves, building office at a cost of \$72,948, it

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Encroachment On Flood Plain Land Arouses Ire Of Home Owners

den, bosky woodland and last month by clearing land

River south of Carrville the ravine and in the wood- septic tanks for a larger their property, Jack Zucchi, pond and a windmill with Mr. Zucchi did not realize senior partner and founder red, white and green blades, that it was a violation to Street, and the West Scott raccoons and other wildlife They had understood that of the company, told "The The children ride the geld- bury the stumps in the val-Home Owners' Association, that found sanctuary there, four houses might be built Liberal". It was when Wool- ing, Paolo, on the nearby ley. With his farmer instincts, he was looking to the future. The stumps were encased in metal cylinders

"They would rot and make missed, however. Parents them away. I am sorry about

> Despite their dismay at not roses.

the zoo on various occasions servation nut", says he liked had dammed up a small trifarmer in the piedmonts of The Zucchi zoo also has butary of the Little Don and

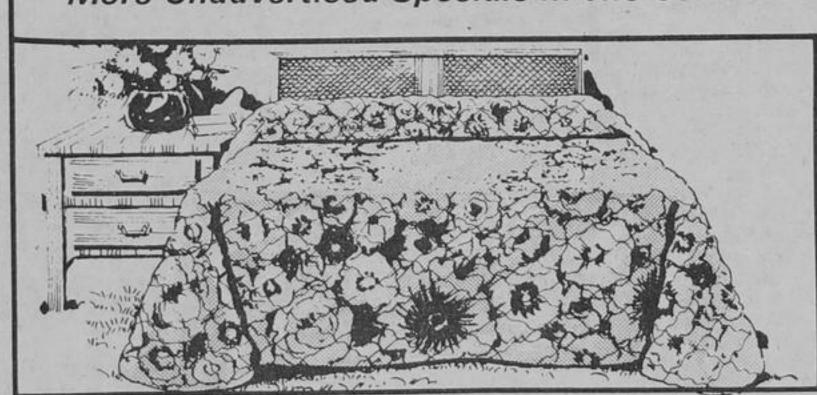
But because the forest

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