

## HUMPHRIES PLANNING GROUP INC.

HPGI File: 09203

April 28, 2014

City of Vaughan  
Development Planning Department  
2141 Major Mackenzie Drive  
Maple, ON L6A 1T1

Attn: Jeffrey Abrams, Clerk

Re: Letter of Objection  
SPA Justification Report - Woodbridge Centre Secondary Plan  
Trimax on Islington Avenue  
8013 Islington Avenue, Vaughan (the "Site")

Humphries Planning Group Inc. represents Trimax on Islington Avenue with respect to land located at 8013 Islington Avenue ("the Site"). Trimax on Islington Avenue submitted planning applications (OP.12.009 and Z.12.023) on June 13, 2012 for Official Plan Amendment and Zoning By-Law Amendment to permit a 3-storey 6 unit townhouse development on the Site. The applicant filed an appeal of the VOP 2010 to the OMB and is a party to the OMB process. The scope of the appeal includes the entirety of Volume 2 Chapter 4, being the Woodbridge Centre Secondary Plan (WCSP).

Upon review of the proposed modifications to the WCSP, as contained in Staff Report - File 25.5.12.2, of the April 29, 2014 Committee of the Whole Meeting, we object to the deletion of former policy 7.3.2.h which permitted residential intensification in the Low-Rise Residential designation subject to certain conditions being met. We are also opposed to proposed Policy 7.3.2.j, which states:

*"Notwithstanding the policies of section 7.3.2 above and consent policies 10.1.2.33 to 10.1.2.46 of Volume 1 of the VOP 2010, new lot creation or unit creation shall be prohibited in the Low-Rise Residential designation in the Special Policy Area."*

The changes to the WCSP as proposed prejudices the ongoing planning applications for the Site. We are seeking confirmation that Policy 7.3.2.j does not preclude the replacement of the existing single detached dwelling with a new dwelling. Discussions with City and MMAH Staff have confirmed that supporting study work submitted with the application has not been considered as part of the SPA Study. We ask that the members of the Committee of the Whole defer this item until our concerns have been addressed. We also request a meeting with the authors of the WCSP and background

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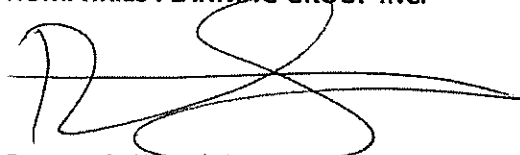
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Communication
cw: <u>Apr 29/14</u>
Item: <u>35</u>

*Objection to WCSP Modifications*  
*Trimax on Islington Avenue. – 8013 Islington Avenue*  
*Part Lot 7, Concession 7*

studies so as to review supporting study work completed on behalf of Trimax on Islington Avenue, which indicates that development on the site is appropriate.

Should you require anything further please contact the undersigned at ext 246.

Yours truly,  
**HUMPHRIES PLANNING GROUP INC.**

A handwritten signature in black ink, appearing to be 'RH', written over a horizontal line.

Rosemarie Humphries BA, MCIP, RPP  
President

cc: Mayor and Members of Committee of the Whole  
Trimax on Islington Avenue  
Brattys LLP Barristers and Solicitors