

Subject: FW: Committee of Whole - Public Hearing Zoning By-Law Amendment Fi

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Item #	4
Report No.	43 (PH)
Council - December 9/14	

From: Panaro, Doris
Sent: Tuesday, December 02, 2014 2:12 PM
To: 'Lou DeBellis'; DevelopmentPlanning@vaughan.ca
Cc: Fera, Eugene
Subject: RE: Committee of Whole - Public Hearing Zoning By-Law Amendment File Z.14.026

Lou, with reference to your email below, regarding proposed project (OP.14.006 & Z.14.026), I have forward them to the Planner overseeing this file for his response to you directly. Thank you.

Doris Panaro
Development Planning Dept.



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From: Lou DeBellis [mailto:lou_deb@hotmail.com]
Sent: Tuesday, December 02, 2014 1:19 PM
To: DevelopmentPlanning@vaughan.ca
Subject: Re: Committee of Whole - Public Hearing Zoning By-Law Amendment File Z.14.026

December 2, 2014

Dear City of Vaughan Development and Planning Department;

Re: Committee of Whole (Public Hearing) December 2, 2104

Official Plan Amendment File OP.14.006

Zoning By-Law Amendment File Z.14.026

FCF Old Market Lane 2013

Ward 2 - Vicinity of Woodbridge Avenue and Wallace Street

I live on the north side of Woodbridge Ave. directly across from the proposed site at the corner of Woodbridge Ave and Wallace Street

I want to address shading issues.

I have read a shading report (provided by the ciyt of Vaughan, done by the developer) and I feel the proposed amendment to have an 8 storey building is not in line with the official plan.

The north side of Woodbridge is already dealing with loss of sunlight from existing condos and townhouses that are well WITHIN the official plan.

An 8 storey building will only create a wall of gray skies, blocking out sunlight well above our roofs and extend into rear property.

What will happen in winter -- when we need sun to melt snow and ice? and make our streets and sidewalks safe?

What will happen to our green space without sunlight in spring, summer and fall?

I recommend an independent study be done with direct input from residents and ratepayer groups.

I am opposed to this amendment.

If this goes ahead there will be no sunlight on Woodbridge Ave.

It's always sunny in Philadelphia -- and it will always be cloudy in Woodbridge.

Regards,
Lou DeBellis