

HUMPHRIES PLANNING GROUP INC.

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February 21, 2013

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Item #	<u>5</u>
Report No.	<u>9 (CW)</u>
<u>Council - March 19/13</u>	

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

Attn: Jeffrey Abrams, Clerk

Re: Letter of Objection
Proposed Modifications to the Woodbridge Centre Secondary Plan
Trimax on Islington Avenue
8013 Islington Avenue, Vaughan (the "Site")

Humphries Planning Group Inc. act as planning consultants for Trimax on Islington Avenue with respect to 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 and has also 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.

Upon review of the proposed modifications to the Woodbridge Centre Secondary Plan, as contained in Staff Report-Item 5, of the February 26, 2013 Committee of the Whole Meeting, we object and are opposed to proposed Policy 7.3.2.k, which states:

"Notwithstanding the policies of section 7.3.2 above and policy 9.2.2.1 of Volume 1 of the VOP 2010, Intensification shall be prohibited in the Low-Rise Residential designation in the Special Policy Area, such that any redevelopment will be of the same use, building type and unit count as the existing development."

The Special Policy Area (SPA) is in place to deal with flood risk. According to the Staff Report the recommended policy has been added to ensure that single-detached units are not converted to townhouse developments in the Low-Rise Residential designation in the SPA, which would otherwise be a form of intensification in the SPA. Intensification has already occurred in the SPA along Woodbridge Avenue and is designated for higher density uses in the Woodbridge Centre Secondary Plan.

Policy 7.3.2 k, as proposed prejudices the ongoing planning applications for the Site. An engineering study has been completed by the applicant in response to the SPA policies for the area, which has determined the existing ground elevations of the Site are above

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

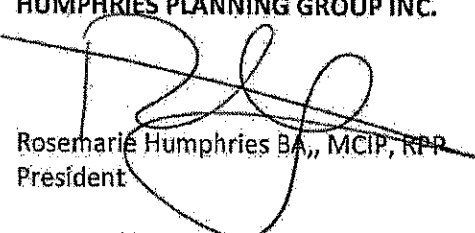
the 100 year flood level. As such by implementing the appropriate building design considerations any flood risk is eliminated making the proposed development appropriate for the Site.

Policy 7.3.2 k, as proposed, if applied to the Site, would appear to contravene the overall principles and objectives of the Woodbridge Centre Secondary Plan which identifies Islington Avenue as an opportunity to provide appropriate residential intensification to achieve a critical mass and support the role and function of vibrant neighbourhoods in the City.

We ask that the members of the Committee of the Whole put forward a motion, as applicable to the Site, to remove the application of proposed Policy 7.3.2 k to the Site. The proposed development is a form of intensification in the SPA, however based on the required SPA technical studies, the proposed development is appropriate for the Site, does not constitute a flood risk and should not be prohibited outright. Also, we ask that because the Site does not pose a flood risk, the committee recommend the Site be removed from the SPA entirely.

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

Yours truly,
HUMPHRIES PLANNING GROUP INC.



Rosemarie Humphries BA., MCIP, RPP
President

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