

June 16, 2013
DevelopmentPlanning@vaughan.ca

Sent by email to:

City of Vaughan
2141 Major MacKenzie Drive
Vaughan, Ontario
L6 A 1T1

Attention: Eugene Fera, Planning Department
Members of Council, City Clerk

Re: Market Lane Holdings Inc. OP.11.002 and Z.06.079

Please distribute this letter to all Members of Council.

Note there are no current signs on the property notifying the public of this application.

Based on the sketches and information provided by the City of Vaughan in its circulation of this application, **we do not support the application for the following reasons:**

1. **Building Height is far too high.** At 7 stories (plus the rooftop mechanical structure?) this is effectively and 8 storey building. The height does not transition with the 1 and 2 storey retail to the west, the single family homes to the north and the existing 3 storey to the east as well as the 4 storey approved condominium to the east (corner of Clarence and Woodbridge Avenue). A more appropriate height would be 3 to 4 stories with tiering starting at the third floor on at least the north and south face.
2. **The proposed structure occupies virtually the entire footprint of the site,** leaving insufficient space for significant landscaping, which thereby creates more storm water management issues. Where is waste collected/stored?
3. **Lack of Setback** also leaves very little room in the laneway for safe and proper movement of service and emergency vehicles. Setback from Woodbridge Avenue and the north face should be increased to avoid creating a tunnel effect on Woodbridge Ave. Not sure if the laneway is eliminated, if it is this is a serious problem for service access
4. **Insufficient safe circulation** It appears there is an entire re-alignment of the circulation within Market Lane, which simply increase traffic on Clarence St and Arbors Lane. The density is far too great for this situation and will be a planning nightmare.
5. **Architecturally not appealing, appears to be a box with a flat roof.** The design should be revised so it is in keeping with the goal of integrating and enhancing the Heritage aspects of the village core including the Gilmour House. We should avoid at all costs a repeat of the building design mistakes made with the approval of the building behind the Inkerman House. (west of the library). Not much has changed from the last public hearing where council directed the applicant to be more creative and in keeping with the Historic nature of the area.

C	4
Item #	1
Report No.	34 (PH)
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The applicant should adhere to the goals on the current Official Plan along with the Heritage District objectives for architectural enhancement.

We ask council to deny this application in its current form. It's their responsibility to uphold plans that are specifically designed to preserve the village atmosphere.

Angelo and Leslie Potkidis, 27 Rosebury Lane, Woodbridge, Ontario L4L 3Z1

A handwritten signature in black ink, appearing to be 'LP' followed by a long horizontal flourish.

Leslie Potkidis

From: Magnifico, Rose
Sent: Wednesday, June 19, 2013 1:36 PM
To: 'APotkidis@oxfordproperties.com'
Cc: Fera, Eugene; Bellisario, Adelina; Squadrilla, Dorianne
Subject: FW: Market Lane Holdings Inc. OP.11.002 and Z.06.079
Attachments: 2Market Lane June16 2013.pdf

Hello,

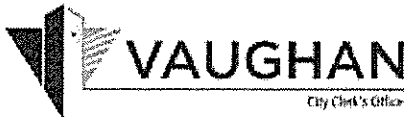
Your letter was not provided at Committee of the Whole due to the lateness of its submission.

Your letter will be forwarded to the Council meeting of June 25, 2013.

Thanks,

Rose Magnifico

*Assistant City Clerk
City Clerk's Office
City of Vaughan
905 832-8585 X8030
rose.magnifico@vaughan.ca*



From: Fera, Eugene
Sent: Tuesday, June 18, 2013 10:19 AM
To: Magnifico, Rose
Subject: FW: Market Lane Holdings Inc. OP.11.002 and Z.06.079

Please distribute this letter to Council

From: Squadrilla, Dorianne
Sent: Tuesday, June 18, 2013 10:18 AM
To: Fera, Eugene
Subject: FW: Market Lane Holdings Inc. OP.11.002 and Z.06.079

FYI....

From: Angelo Potkidis [<mailto:APotkidis@oxfordproperties.com>]
Sent: Monday, June 17, 2013 8:14 AM
To: DevelopmentPlanning@vaughan.ca
Cc: Carella, Tony
Subject: Market Lane Holdings Inc. OP.11.002 and Z.06.079

See attached letter objecting to this application.

Regards

Angelo Potkidis

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