

**From:** Tony <carryingplaceratepayers@rogers.com>  
**Sent:** February-07-17 1:35 AM  
**To:** Clerks@vaughan.ca; D'Addario, Letizia  
**Subject:** Deputation Against Amendment & Rezoning / Islington & Napa Valley Ave (file #OP.16.010 & #Z.16.039)  
**Attachments:** CPRA Deputation for OP.16.010 & Z.16.0.039 MASTER.pdf  
**Importance:** High  
**Follow Up Flag:** Follow up  
**Due By:** February-07-17 6:30 AM  
**Flag Status:** Flagged

Dear Clerks department,

On behalf of the Carrying Place Rate Payers Association and neighbors in the surrounding area, we are sending our deputation against the current proposal under file #OP.16.010 & #Z.16.039.

Attached you will find our presentation and petition which is also to be presented at the Public Hearing on February 7<sup>th</sup>.

Please confirm it has been received and that it has been added to the list of deputations.

Thank You

Tony Alati  
President  
Carrying Place Rate Payers Association (C.P.R.A)

## ***Deputation for applicant on Files OP.16.010 and Z.16.039 (Gatehollow Estates Inc.)***

***Name: Tony Alati***

***Address: 12 Golden Gate Circle***

***President of the Carrying place rate payers association***

- ***Would like to thank chair and all staff for giving us this opportunity to come forward and speak about applicant on Files OP.16.010 and Z.16.039 (Gatehollow Estates Inc.)***
- On Behalf of the Carrying Place Rate Payers Association, please accept this petition for objecting to the current proposal for files OP.16.010 and Z.16.039 (Gatehollow Estates Inc.)
- These signatures represent the residents living in the 150m radius properties notified by the COV and we also extended the notification north of the property up to and including Golden Gate Circle and the members of the Sonoma Heights Senior Club
- Over 500+ signatures in only less than 3 weeks being explained by the developer that no changes or alterations would be made. We also would request a full community meeting to discuss this application in the next steps ahead.
- Capturing the entire community at large is needed. Although they invited us to meet with them and we provided community feedback 2 different times, they did not take any of our concerns into consideration. There could had been a community meeting since this application was already sent into the City of Vaughan

***applicant on Files OP.16.010 and Z.16.039 (Gatehollow Estates Inc.) cont...***

- The “Low-Rise Residential” designation does not permit the proposed apartment dwellings or commercial uses, however does permit the block townhouse development, subject to specific criteria intended to ensure that new development is designed to respect and reinforce the existing physical character and uses of the surrounding area. The proposed apartment residential and commercial development does not conform to Vaughan Official Plan (VOP) 2010.
- Current proposal increase of 60% in density for this development is not consistent with the intent of Places to grow Plan
- the Vaughan Official Plan 2010, which has legal standing and represents the vision for the City’s future, continues to be disrespected and ignored by the development community, has cost taxpayers approximately \$18 million developing and implementing its official plan, with the amount expected to climb as dozens of appeals by landowners and developers continue to come forward before the Ontario Municipal Board.

***applicant on*** Files OP.16.010 and Z.16.039 (Gatehollow Estates Inc.) cont...

- **Traffic Impact Study**

- ☐ the "rush" refers to the volume of traffic, not the speed of its flow. Rush hour and peak hours may be 6–10 am (06:00–10:00) and 4–8 pm (16:00–20:00).

**CPRA & residents request:**

1. We would like to request a more comprehensive traffic study as the current one was conducted at 9am only. This new study should include
  - A. all intersections commencing at Langstaff and Islington Ave.
  - B. From the months specifically April, May, June and September. Current study does not evaluate entire Islington road or the peak hours. Using only 9am in a development of this sort is not acceptable.

## ***Traffic Impact Study cont'd.....***

- Also including the following hours to be evaluated:
  - ☐ From 630 am until 9am and from 4:00 pm until 7:00 p.m.
  - ☐ Monday to Friday and not as per the current report
  - ☐ Current report only shows February and November, Tuesday and Wednesday at 9:00 am!
- Once again, current report stated that all was conducted at 9:00am which we all know majority of workforce in the area are already at work.

## ***Traffic Impact Study cont'd.....***

- There is no right turn lane going into the proposed property. We are requesting the COV contacting York region to add this to their traffic study
- three signalized intersections were completed and there was one missing
  - at Islington and SpringBerry Gate (signalized intersection) why was this ignored as this is critical in the evaluation and
  - although not signalized there have also been issues at Tuscan Woods and Islington Ave... near fatality in 2016
  - as it currently stands Islington has a speeding issue with high volumes

## ***Site Plan .....***

- Reference report SUB 1 SEPT-8-16 OP.16.010 & Z.16.039 SitePlan
  - The site plan does not take into account the entrance at Canada Company Avenue. This residential street is very important to be reviewed and commented as it is actually an issue with current traffic conditions. Residents and visitors are already having a tough time exiting the street when they need to go south bound during peak hours.
  - The current outline of the property is asking for 1 entrance from the Westside of the property, Islington Ave to provide a pedestrian access and a potential secondary emergency access to the site
  - If there was an emergency at the entrance, how do emergency vehicles enter the property

## ***Site Plan cont'd.....***

- **Reference report SUB 1 SEPT-8-16 OP.16.010 & Z.16.039 SitePlan**
  - As Done on the North Property on golden Gate Circle. The development started with only one entrance then we had emergency entrance created to manage resident concerns. How is this different??
  - Difference is the Canadian version of building a wall from Islington and hiding Conservation lands and to be exact a 11 storeys high..... Would think it being more important for evacuation.
  - access to east of this property is part of the TRCA lands and was to be maintained as it is at this time.
  - Where would the school buses be turning for this development. Currently many school buses are in the area and turning at this intersection.
  - There is no long term infrastructure for transit and only proposing a temporary solution. To supply transit gift cards
- **Light Pollution**
  - Will there be any consideration of a light study since this proposal will definitely light the entire neighborhood
  - With all the glass, do we not think wild life would be hitting these windows as they currently hit residential homes

## ***PROPOSED MOTOR VEHICLE PARKING SUPPLY***

- **ZONING BY-LAW 1-88 PARKING REQUIREMENTS**  
**section 4.32 of report**
  - Recommended to not have this changes and abide to the current by-laws so precedence would not be requested with any future developments. By-Law have been created based many factors taken into consideration- safety is one!
  - What happens if everyone in 80% of units has 2 vehicles, where do the other vehicles park?
- **PROPOSED MOTOR VEHICLE PARKING SUPPLY**
  - Developer wants a 10% reduction in the parking requirements but increasing the lands by 60%



### ***Notification to public was skewed.....***

- All residents have been miss guided as to the notice that was erected for this development. See Figure 3
- With the prior signage showing the Royal Park development in Bradford had everyone thinking there was going to be homes developed as per the current bylaws and guidelines maximum 3 story.
- Signage was up for close to a year and only until the Carrying Place Rate Payers sent a complaint to the By-Law dept that it was then removed. Damage was done!

## ***Tree Inventory and Assessment***

- We are requesting the COV request a review of this property for any trees that should not had been cut. Request is made based on residents contacting us and supplying a photo
- As shown in Figure 4, a fairly large tree trunk was found cut on the property on January 28<sup>th</sup>

## ***Environmental Impact Study***

- Lands are considered woodland so the report is not consistent ref fig 2 in the report
- Figure 5 also confirms that there are parts of the land having Potential significant wetland unevaluated. We are needing confirmation this will be evaluated, reviewed and presented to a public meeting.

***In conclusion.....***

- We thank you again for taking the time to listen to our points and hope to take many of the details into the city consideration in the next steps.

***Figure 1***

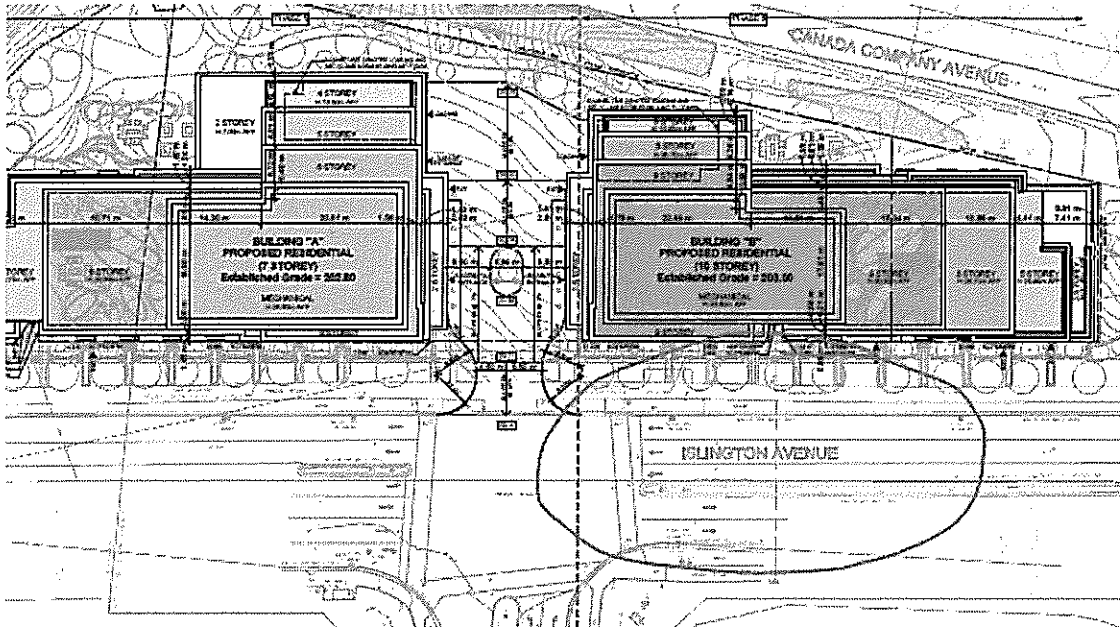


North on islington just  
north of Langstaff at 530  
pm January 26<sup>th</sup>

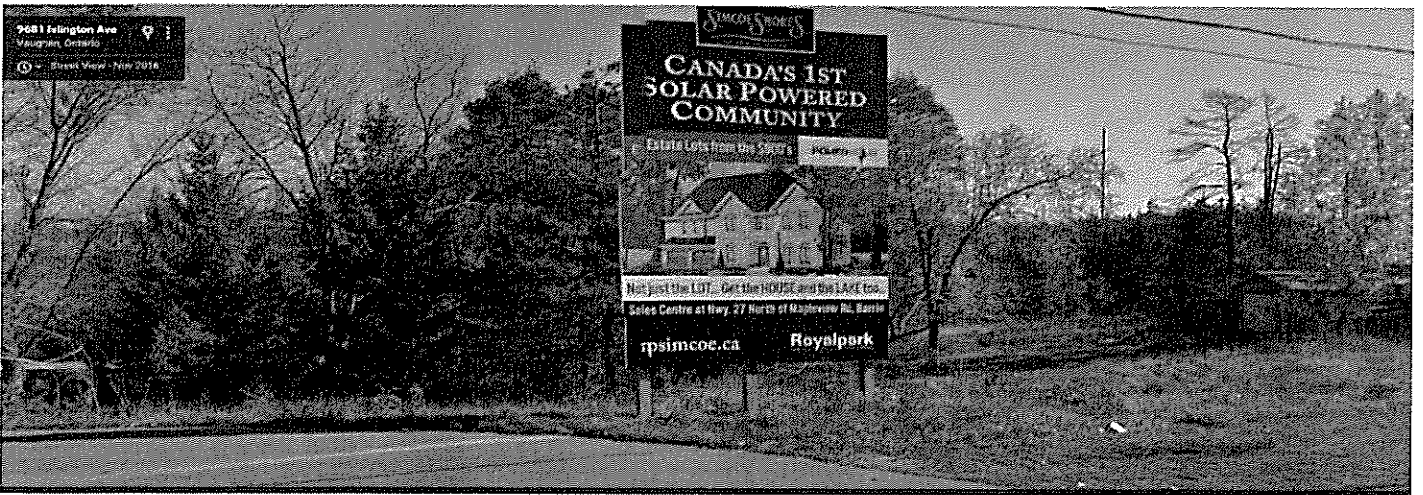
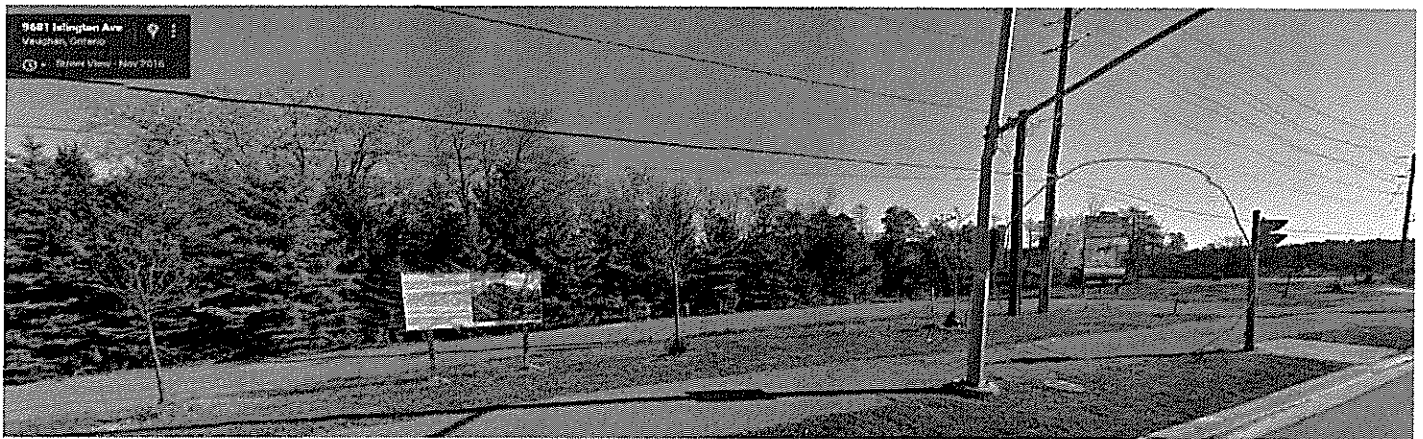


Going West Bound On  
Langstaff after Pinevalley  
January 26<sup>th</sup>

**Figure 2**



**Figure 3**

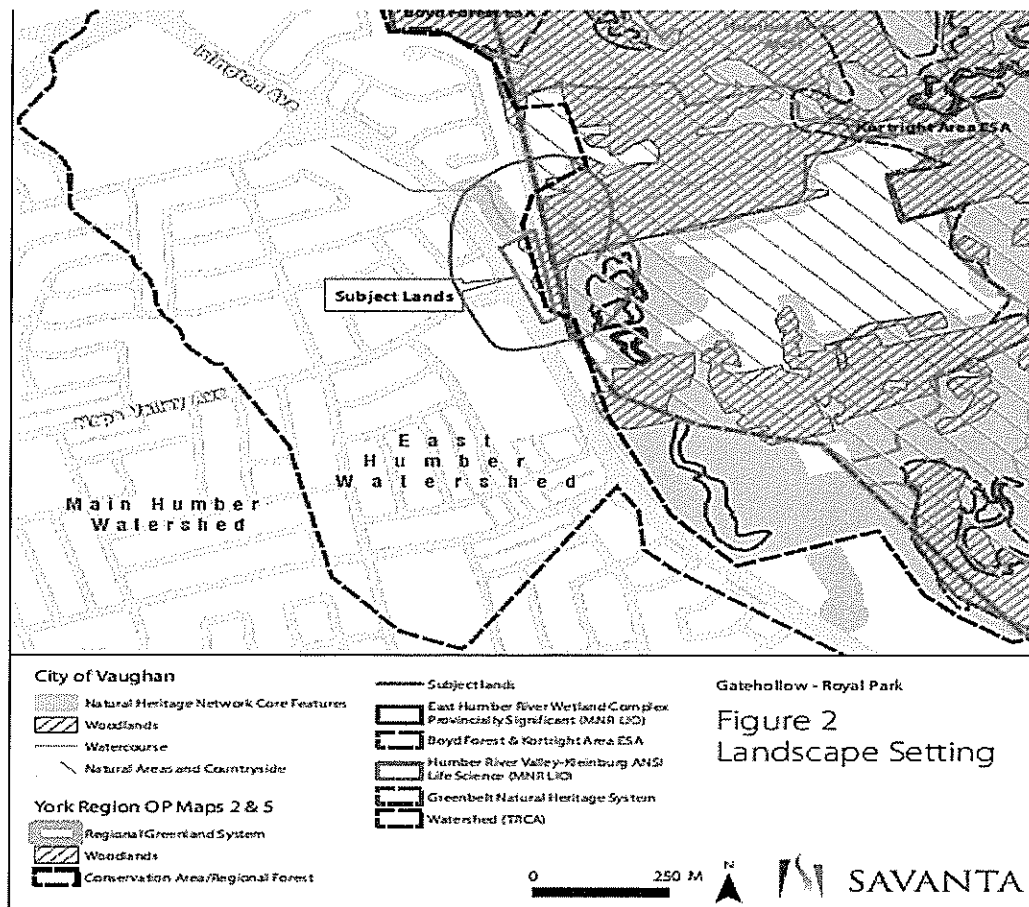


**Figure 4**





**Figure 5**





**C51**

**COMMUNICATION (Petition)**

**COMMITTEE OF THE WHOLE (PUBLIC HEARING)**

**FEBRUARY 7, 2017**

**ITEM # 3**

**RE: OFFICIAL PLAN AMENDMENT FILE OP.16.010  
ZONING BY-LAW AMENDMENT FILE Z.16.039  
GATEHOLLOW ESTATES INC.  
WARD 2 - VICINITY OF ISLINGTON AVENUE AND MAJOR MACKENZIE DRIVE**

The City Clerk's Office has received a petition from area residents regarding the above noted application with the summary wording below.

The total number of signatures on the petition are: 578 .

Wording:

*"Submitted By: Carrying Place Ratepayers Association  
Submitted To: Mayor and Members of Council, City of Vaughan*

*WHEREAS, the (sites) 9681 and 9691 Islington Ave, Vaughan, Regional Municipality of York located on the east side of Islington Ave at the intersection of Napa Valley Ave. are the subject of a development application by Gatehollow Estates Inc. (Royal Park) consisting of two mid-rise mixed-use buildings (7 and 10 storeys) containing 228 apartment units. City of Vaughan files #OP.16.010 and #Z.16.039.*

*WHEREAS, the Vaughan Official Plan 2010, which has legal standing and represents the vision for the City's future, continues to be disrespected and ignored by the development community, has cost taxpayers approximately \$18 million developing and implementing its official plan, with the amount expected to climb as dozens of appeals by landowners and developers continue to come forward before the Ontario Municipal Board.*

*WHEREAS, the subject lands in the Vaughan Official Plan 2010, are designated for a maximum of 3 storey construction on the site in question and conflicts with the community's desire for no development on the subject lands.*

*WHEREAS, the application, if approved would significantly and negatively increase residential density and development intensification within the community.*

*WHEREAS, the subject lands of this application in the Vaughan Official Plan 2010, are not identified as an area for development intensification.*

*WHEREAS, there are no other 7 and 10 storey buildings anywhere within several kilometers of the site in question and would establish a future precedent for the same or higher development on future applications within the community.*

*WHEREAS, the proposed application on the subject lands is totally incompatible with existing single and semi-detached homes in the immediate area and threatens to negatively impact the property values of the homes in the area.*

*WHEREAS, the proposed application of 228 apartments would significantly increase traffic congestion within the community.*

*WHEREAS, the size and scope of the proposed application poses a threat to the environmental sensitivity of the subject lands, surrounding lands and the natural heritage of the area.*

*THEREFORE WE, the residents and taxpayers of Vaughan exercise our right and petition the Mayor and Members of Council of the City of Vaughan to take all expeditious legal and administrative steps to resolve to reject the proposed application and support our request to have no development on the subject lands, based on issues identified in this petition and the negative impact that the proposed development will have on our community.*

*I support this petition and sign my signature to it and we wish to receive notifications and updates regarding this matter.."*

A copy of the entire petition document containing a total of 34 page is on file in the office of the City Clerk.