

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2017**

Item 3, Report No. 7, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on February 21, 2017, as follows:

***By receiving Communication C1 from Cristina Fazio, dated February 8, 2017.***

**3 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 Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning and Senior Manager of Development Planning, dated February 7, 2017, be approved;
- 2) That the local Councillor continue to encourage dialogue between the applicant and local residents;
- 3) That the following deputations and Communications be received:
  1. Mr. David Butterworth, Kirkor Architects, Martin Ross Avenue, Toronto, on behalf of the applicant;
  2. Mr. Tony Alati, Carrying Place Ratepayer Association, Golden Gate Circle, Woodbridge and Communications C20 and C51, dated October 2, 2016 and February 7, 2017;
  3. Mr. Adriano Volpentesta, America Avenue, Vaughan;
  4. Mr. Marlon D'Addio and Communication C1, dated January 14, 2017;
  5. Mr. Joseph Talotta, Tuscon Woods Trail, Woodbridge;
  6. Mr. Tony Zuccaro, Humber Forest Court, Vaughan and Communications C4 and C24, dated January 16, 2017 and January 27, 2017;
  7. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg;
  8. Ms. Laura Meli, Silver Oaks Boulevard, Woodbridge;
  9. Ms. Alexandra Hatfield, Camlaren Crescent, Kleinburg; and
  10. Mr. Mario Mongur, Chalone Crescent, Woodbridge; and
- 4) That the following deputations be received:
  - C2. Mr. Tony Ciufo, dated January 15, 2017;
  - C3. Ms. Filomena Grossi, Casa Nova Drive, Vaughan, dated January 16, 2017;
  - C5. Mirella and Charlie Spano, dated January 16, 2017;
  - C6. Ms. Pina Lancia, Humber Forest Court, Vaughan, dated January 17, 2017;
  - C7. Ms. Silvia Scavuzzo, dated January 18, 2017;
  - C8. Anna, Henry and Alessia Fedrigoni, dated January 20, 2017;
  - C9. Mr. Sam Mercuri, Humber Forest Court, Vaughan, dated January 20, 2017;
  - C12. Mr. Walter Antonel, Water Garden Lane, Woodbridge, dated January 22, 2017;
  - C13. Mr. Fabrizio Tenaglia, dated January 21, 2017;
  - C14. Ms. Susan Tham, dated January 24, 2017;
  - C15. Mr. Rocco Carlucci, dated January 24, 2017;
  - C16. Ms. Amanda Perruzza, dated January 24, 2017;
  - C17. Ms. Ingrid Punwani, dated January 23, 2017;
  - C18. Mr. Mimmo Barci, dated January 24, 2017;
  - C19. Ms. Marianna Arrizza, dated January 23, 2017;
  - C22. Mr. Steve Rea, dated January 25, 2017;

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- C23. Ms. Norina Marcucci, Silverado Trail, Vaughan, dated January 25, 2017;
- C25. Lino and Mara Callisto, dated January 26, 2017;
- C26. Mr. Ryan Milanese, dated January 23, 2017;
- C27. Lino and Mara Callisto, dated January 26, 2017;
- C29. Ed and Ann Spandlick, Julia Valentina Avenue, Vaughan, dated January 29, 2017;
- C30. Mr. Charlie Muscat, dated January 28, 2017;
- C31. Ms. Marina Serratore, dated January 26, 2017;
- C32. Ms. Jen Hong, dated January 27, 2017;
- C33. Ms. Rose Barrasso, dated January 27, 2017;
- C34. Helen, An and Thanh, dated January 30, 2017;
- C35. Mr. Domenic Suppa, dated January 27, 2017;
- C38. Ms. Nancy T., dated February 2, 2017;
- C47. Ms. Lubna Kakish, dated February 2, 2017;
- C48. Ms. Cynthia Crispino, Water Garden Lane, Woodbridge, dated February 2, 2017;
- C49. Mr. Michael Marcucci, Polo Crescent, Vaughan, dated February 2, 2017;
- C50. Ms. Teresa Kakish, dated February 2, 2017;
- C55. Mr. Frank Silla;
- C56. Ms. Leanne Henwood-Adam, dated February 6, 2017;
- C57. Helen, dated February 6, 2017;
- C58. Mr. Phil Abatecola, Sonoma Boulevard, Woodbridge, dated February 7, 2017;
- C59. Mr. John Giordano, dated February 6, 2017;
- C60. Ms. Rose Marcello, dated February 7, 2017;
- C61. Ms. Mara Buttarazzi, dated February 7, 2017;
- C62. Mr. Remy Giancola, dated February 7, 2017;
- C63. Ms. Irina Szabo, Golden Gate Circle, Vaughan, dated February 7, 2017;
- C65. Mr. Michael John Antczak, dated February 7, 2017;
- C66. Ms. Doreen Smith, Wallace Street, Woodbridge, dated February 7, 2017;
- C67. T. Tran, Sunset Ridge, Woodbridge, dated February 7, 2017;
- C68. Mr. Adrian Mancinelli, dated February 7, 2017; and
- C69. Ms. Sandra Mandarano, dated February 7, 2017.

#### **Recommendation**

The Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning and Senior Manager of Development Planning recommend:

1. THAT the Public Hearing report for Files OP.16.010 and Z.16.039 (Gatehollow Estates Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

#### **Contribution to Sustainability**

The contribution to sustainability such as site and building design initiatives will be determined when the technical report is considered.

#### **Economic Impact**

This will be addressed when the technical report is completed.

#### **Communications Plan**

- a) Date the Notice of a Public Hearing was circulated: January 13, 2017. The Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed on the property in accordance with the City's Notice Signs Procedures and Protocol.

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- b) Circulation Area: to all property owners within 150 m plus the expanded notification area shown on Attachment #2, to the Carrying Place Ratepayers' Association and to the Kleinburg & Area Ratepayers' Association.

- c) Comments Received:

#### Written Correspondence

On September 28, 2016 a Notice to the public of a Complete Application for the Official Plan Amendment and Zoning By-law Amendment applications was circulated to all property owners within 150 m of the subject lands. Through the Notice to the Public of a Complete Application, the following written comments were received:

- i. Tony Alati, President of the Carrying Place Ratepayers' Association, submissions dated October 2, 2016 and November 2, 2016, on behalf of the Carrying Place Ratepayers' Association, expressed concerns regarding whether the proposal was evaluated by the appropriate government agencies (specifically the Ministry of Natural Resources); if an Environmental Assessment and traffic study was completed for the subject applications; the shadow impacts of the development, and gridlock resulting from the proposed development. A concern regarding the installation date of the notice sign on the subject property was also expressed.
- d) On November 17, 2016, representatives of Gatehollow Estates Inc. hosted a community information session with the Carrying Place Ratepayers' Association and other area residents regarding the proposed development, which was held at the Royalpark Homes offices. Another information session is scheduled for January 19, 2017.

Any additional written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Vaughan Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

#### Purpose

To receive comments from the public and the Committee of the Whole on the following applications for the subject lands shown on Attachments #1 and #2, to facilitate a mixed-use development consisting of two apartment buildings. Building "A" ranges from 4 to 7-storeys in height (Phase 1) and Building "B" is 3 to 10-storeys in height (Phase 2). The proposed development contains a total of 228 residential dwelling units, including 25 townhouse units, and 232 m<sup>2</sup> of retail and commercial uses in the base of Building "B" having a gross Floor Space Index (FSI) of 2.43 times the area of the lot. A total of 363 parking spaces are proposed in a three-level underground parking garage and vehicular access for parking and loading would be provided via a consolidated driveway from Islington Avenue.

1. Official Plan Amendment File OP.16.010 to amend the policies of Vaughan Official Plan 2010 (VOP 2010), Volume 1, specifically to permit a portion of the subject lands designated "Low-Rise Residential" to "Mid-Rise Mixed-Use", whereas VOP 2010 only permits single detached, semi-detached and townhouse dwellings in a low rise form no greater than 3-storeys.
2. Zoning By-law Amendment File Z.16.039 to rezone the subject lands from A Agricultural Zone to RA3 Apartment Residential Zone and OS1 Open Space Conservation Zone, together with the following site-specific zoning exceptions:

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	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Residential Apartment Zone Requirements</b>	<b>Proposed Exceptions to the RA3 Residential Apartment Zone Requirements</b>
a.	Permitted Uses	Apartment Dwelling and Day Nursery	<ul style="list-style-type: none"> <li>• To permit Townhouse Dwellings</li> <li>• Permit the following additional uses at grade to a maximum of 132 m<sup>2</sup>: <ul style="list-style-type: none"> <li>- Retail Store,</li> <li>- Convenience Retail Store</li> <li>- Business or Professional Office</li> <li>- Personal Service Shop</li> <li>- Service or Repair Shop</li> <li>- Veterinary Clinic</li> <li>- Club or Health Centre</li> <li>- Pharmacy</li> </ul> </li> </ul>
b.	Minimum Front Yard (Islington Avenue – below grade)	1.8 m	0 m
c.	Minimum Front Yard (Islington Avenue – above grade)	7.5 m	0 m
d.	Minimum Interior Side Yard (north)	4.5 m, except for buildings greater than 11 m in height for which the interior side yard setback shall be a minimum of 7.5 m or half the height, whichever is greater	9.3 m from the top-of-bank
e.	Minimum Rear Yard (Canada Company Avenue – above grade)	7.5 m	Building “A” – 5.5 m Building “B” – 0.2 m



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f.	Minimum Lot Area Per Unit	67m <sup>2</sup>	43 m <sup>2</sup>
g.	Minimum Parking Requirement	<p>203 apartment units @ 1.5 spaces/unit = 305 spaces + 25 townhouse units @ 2 spaces/unit = 50 spaces + 228 units @ 0.25 visitor spaces/unit = 57 spaces + 232 m<sup>2</sup> commercial uses @ 6 spaces/100 m<sup>2</sup> = 14 spaces</p> <p>Total Parking Required = 426 spaces</p>	<p>228 units @ 1.3 spaces/unit = 296 spaces + 228 units @ 0.2 visitor spaces/unit = 46 spaces</p> <p>Total Parking Provided = 342 spaces</p>
h.	Minimum Amenity Area Per Unit	<p>One Bedroom Units – 203 @ 20 m<sup>2</sup> per unit = 2,760 m<sup>2</sup> + Two Bedroom Units – 29 @ 55 m<sup>2</sup> per unit = 1,595 m<sup>2</sup> + Three Bedroom Units – 36 @ 90 m<sup>2</sup> per unit = 3,240 m<sup>2</sup></p> <p>Total Required Amenity Area = 7,595 m<sup>2</sup></p>	<p>228 units @ 8 m<sup>2</sup> per unit (for all unit types) = 1,824 m<sup>2</sup> for the entire site</p>
i.	Minimum Landscape Strip Width Along a Lot Line Which Abuts a Street Line (Islington Avenue)	6 m	0 m
j.	Maximum Yard Encroachment (for Eaves and Canopies)	0.5 m into a required yard	2.2 m beyond the main wall of the building
k.	Maximum Yard Encroachment (for Balconies)	0.3 m into required interior side yard and 1.8 m into the required front, exterior side or rear yard	2 m into the required yards

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Additional zoning exceptions may be identified through the detailed review of the applications and will be considered in a technical report to a future Committee of the Whole meeting.

#### **Background - Analysis and Options**

Location	<ul style="list-style-type: none"><li>9681 and 9691 Islington Avenue, on the east side of Islington Avenue, south of Major Mackenzie Drive, shown as “Subject Lands” on Attachments #1 and #2.</li></ul>
Official Plan Designation	<ul style="list-style-type: none"><li>The subject lands are designated “Low-Rise Residential” and “Natural Area” by Vaughan Official Plan 2010 (VOP 2010), Volume 1, as shown on Schedule 3. The subject lands are also located within a “Community Area”, with a small portion located in the “Natural Areas and Countryside” as identified in Schedule 1 – Urban Structure of VOP 2010.</li><li>The “Low-Rise Residential” designation of VOP 2010 permits single detached, semi-detached and townhouse dwellings in a low-rise form no greater than 3-storeys. The proposed 7 and 10-storey buildings do not conform to VOP 2010.</li><li>Section 9.1.2.2 of VOP 2010 directs that new development in “Community Areas” be designed to respect and reinforce the physical character of the established neighbourhood within which it is located. Additionally, new development within established areas shall pay particular attention to local lot patterns, sizes and configuration, surrounding heights and scale, building types of nearby residential properties, and the setback of buildings from the street. Based on the criteria for new development within established neighbourhoods. The proposed development does not conform to this policy of VOP 2010, as there are no existing 7 to 10-storey mixed-use buildings in the area.</li><li>A portion of the subject lands is designated “Natural Area” by Schedule 13 – Land Use, in VOP 2010, which are further identified as being a “Core Feature” by Schedule 2 – Natural Heritage Network of VOP 2010. As such, the development proposal on the subject lands will be reviewed in the context of the Natural Heritage Network policies of VOP 2010. The alignment and significance of the Core Feature will also be examined as part of the development review process.</li><li>Section 3.2.3.11 of VOP 2010 permits minor modifications to the boundaries and alignment of Core Features identified on Schedule 2 – Natural Heritage Network of VOP 2010 where environmental studies submitted as part of the development review process provide the appropriate rationale for the modifications and includes measures to maintain overall habitat area and enhance ecosystem function. Minor modifications to the boundaries of Core Features must be</li></ul>

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	<p>deemed acceptable by the City in consultation with the Toronto and Region Conservation Authority and do not require an amendment to the Plan.</p> <ul style="list-style-type: none"> <li>The lands located on the north-west and south-west corners of Islington Avenue and Napa Valley Drive are designated “Low-Rise Mixed-Use”, having a maximum permitted building height of 5-storeys and a maximum density of 1.75 FSI north of Napa Valley Avenue, and a maximum height of 4 storeys and a maximum density of 1.5 FSI south of Napa Valley Avenue.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88. An amendment to Zoning By-law 1-88 is required to rezone the subject lands to RA3 Apartment Residential Zone and to permit the site-specific zoning exceptions to Zoning By-law 1-88 that are required to implement the development proposal.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>Shown on Attachment #2.</li> </ul>

**Preliminary Review**

Following a preliminary review of the applications, the Vaughan Development Planning Department has identified the following matters to be reviewed in greater detail:

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> <li>The applications will be reviewed in consideration of the applicable Provincial policies (e.g. Provincial Policy Statement and Growth Plan), the York Region Official Plan and VOP 2010 policies.</li> </ul>
b.	Appropriateness of the Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> <li>The appropriateness of the proposed rezoning of the subject lands, together with the site-specific zoning exceptions, will be reviewed in consideration of the existing and planned surrounding land uses, with particular consideration given to the land use, site design and built form, including the appropriate building height, FSI (Floor Space Index), building setbacks, and transition to existing uses.</li> </ul>
c.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> <li>If approved, the proposed development on the subject lands must conform to the Architectural Control Guidelines approved for the Woodbridge Expansion Area – Sonoma Heights.</li> </ul>

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d.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner has submitted the following reports and studies in support of the applications, which must be reviewed and approved to the satisfaction of the City or respective public approval authority: <ul style="list-style-type: none"> <li>- Planning Justification Report</li> <li>- Stage 1 &amp; 2 Archaeological Assessment</li> <li>- Community Services and Facilities Study</li> <li>- Environmental Impact Study</li> <li>- Functional Servicing Report</li> <li>- Geotechnical Investigation and Slope Stability Analysis</li> <li>- Noise and Vibration Impact Study</li> <li>- Phase One Environmental Site Assessment Report</li> <li>- Urban Transportation Considerations Report</li> <li>- Sun/Shadow Study</li> <li>- Tree Conservation Plan</li> </ul> </li> </ul>
e.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc., will be reviewed and implemented through the site plan approval process, if the applications are approved.</li> </ul>
f.	Parkland Dedication	<ul style="list-style-type: none"> <li>▪ The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-Lieu of Parkland Policy, should the applications be approved.</li> </ul>
g.	Section 37 Provisions of the <i>Planning Act</i>	<ul style="list-style-type: none"> <li>▪ Opportunities for Section 37 benefits under the <i>Planning Act</i>, the policies of VOP 2010, and the City's Guideline for the Implementation of Section 37 of the <i>Planning Act</i> will be explored for this development. Section 37 of the <i>Planning Act</i> allows municipalities to authorize increases in the height and/or density of development in return for the provision of facilities, services or other matters (i.e. community benefits) as determined by the municipality only if the proposed increase is considered to be appropriate.</li> </ul>

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h.	Water & Servicing Allocation	<ul style="list-style-type: none"><li>▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and allocated by Vaughan Council, if the proposed development is approved. If servicing capacity is unavailable, the lands will be zoned with a Holding Symbol “(H)”, which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.</li></ul>
i.	Toronto and Region Conservation Authority	<ul style="list-style-type: none"><li>▪ The subject lands are partially located within the Toronto and Region Conservation Authority’s (TRCA) regulated area, and therefore, the Owner must satisfy all requirements of the TRCA.</li></ul>
j.	Future Site Development Application	<ul style="list-style-type: none"><li>▪ A Site Development Application will be required for the proposed development, if the subject applications are approved.</li><li>▪ All issues identified through the review of the Site Development Application will be addressed in a technical report to a future Committee of the Whole meeting.</li><li>▪ Should the applications be approved, the related Site Development Application for the development proposal must be considered by the Design Review Panel (DRP) as part of the site plan review process.</li></ul>
k.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none"><li>▪ A future Draft Plan of Condominium (Standard) Application is required to permit the condominium tenure for the proposed development. It will be reviewed for consistency with the final site plan, if approved, including the location, type, and number of parking spaces, common landscaped areas, and design of the driveway. The appropriate conditions respecting the condominium tenure will be identified in the future technical report.</li></ul>

#### **Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

The applicability of these applications to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

#### **Regional Implications**

The applications have been circulated to York Region for review and comment. Any issues will be addressed when the technical report is considered.

#### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the applications will be considered in the technical review of the applications, together with comments from the public and Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

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**Attachments**

1. Context Location Map
2. Location Map
3. Conceptual Site Plan and Proposed Zoning
4. Conceptual Landscape Plan
5. Conceptual Building Elevations

**Report prepared by:**

Letizia D'Addario, Planner, ext. 8213  
Clement Messere, Senior Planner, ext. 8409

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

## Magnifico, Rose

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**Subject:**

FW: 7 & 10 Storey proposal at Islington & Napa Valley Dr

-----Original Message-----

From: FAZIO [mailto:[ncfazio@rogers.com](mailto:ncfazio@rogers.com)]

Sent: Wednesday, February 08, 2017 11:09 AM

To: [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

Subject: 7 & 10 Storey proposal at Islington & Napa Valley Dr

c <u>1</u>
Communication
COUNCIL: <u>Feb 21/17</u>
<u>W(PH)</u> Rpt. No. <u>7</u> Item <u>3</u>

Unfortunately I was unable to attend yesterday's meeting re above proposal, however I'm concerned about the increased traffic additional units will bring to this area. It's fine to approve new projects but first you should deal with the current traffic gridlocks that cost everyone time and \$. If the city is unable to deal with the current traffic congestion how will it manage when all the existing projects are complete. We all want to prosper and grow but at what expense. Quite often I want to go shopping or out for a drive but then I think of the traffic issues and I stay home, not good for the economy but ok for my pocket book.

Please resolve the traffic issues before further projects are accepted.

Concerned citizen.

Cristina

Sent from my iPad

**Subject:**

FW: Islington & Napa Valley Proposed Condo Development

**From:** Marlon D'Addio [mailto:marlondaddio@gmail.com]

**Sent:** Saturday, January 14, 2017 4:20 PM

**To:** Carella, Tony

**Cc:** Clerks@vaughan.ca; carryingplacaterpayers@rogers.com

**Subject:** Islington & Napa Valley Proposed Condo Development

C I  
**COMMUNICATION**  
CW (PH) - February 7/2017  
ITEM - 3

Good Afternoon,

I am writing in regards to 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. These sites 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.

My Concerns include, but are not limited to, the following:

- **Intensification plan**
  - o Islington Ave South of Major Mackenzie is definitely not part of the City of Vaughan intensification plan.
  - o **This development is adjacent to Conservation Land! Has the Toronto Conservation Authority been consulted? What effect will this development have on the local environment?**
- **Traffic congestion and grid lock.**
  - o The transportation structure is not there to support high density. There are no other high density projects on Islington and I don't think we need one in this area. Save them for Hwy 7, as you are already destroying the infrastructure there.
  - o Traffic study was done from 9:00 am and was not independent (paid for by the developer). We all know that is not an acceptable time because traffic starts at 6am. We suggest council have their own independent study created
  - o Traffic study to actually be completed at all intersections starting from Langstaff. It should cover all major intersections because they are all related to congestion on Islington
  - o **There are 3 Elementary Schools within walking distance right across the street!**
- **Emergency exit**
  - o There is no emergency exit for the proposed development. This can be an issue in case emergency vehicles needed to enter the site and there is an accident in the front of the intersection of Islington and Napa Valley.
  - o Has the fire department or police department completed their assessment of the safety concerns?

I'm asking that you set-up a meeting with our entire community to discuss these concerns as soon as possible. We are already upset that the City has allowed multiple assessments to be made without making us aware that this development was even a consideration. We will not consider it, fight it, and don't believe that this piece of land is suitable for this type of development.

Regards,

Marlon D'Addio



**Subject:**

FW: Islington & Napa Valley Proposed Condo Development

**From:** TONY CIUFO [mailto:tcufo@rogers.com]

**Sent:** Sunday, January 15, 2017 2:04 PM

**To:** Carella, Tony; Clerks@vaughan.ca; carryingplacaterpayers@rogers.com

**Subject:** Islington & Napa Valley Proposed Condo Development

C 2  
**COMMUNICATION**  
CW (PH) - February 7 | 2017  
ITEM - 3

Hello,

I am writing in regards to 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. These sites 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.

My Concerns include, but are not limited to, the following:

· **Intensification plan**

- o Islington Ave South of Major Mackenzie is definitely not part of the City of Vaughan intensification plan.
- o **This development is adjacent to Conservation Land! Has the Toronto Conservation Authority been consulted? What effect will this development have on the local environment?**

· **Traffic congestion and grid lock.**

- o The transportation structure is not there to support high density. There are no other high density projects on Islington and I don't think we need one in this area. Save them for Hwy 7, as you are already destroying the infrastructure there.
- o Traffic study was done from 9:00 am and was not independent (paid for by the developer). We all know that is not an acceptable time because traffic starts at 6 am. We suggest council have their own independent study created
- o Traffic study to actually be completed at all intersections starting from Langstaff. It should cover all major intersections because they are all related to congestion on Islington
- o **There are 3 Elementary Schools within walking distance right across the street!**

· **Emergency exit**

- o There is no emergency exit for the proposed development. This can be an issue in case emergency vehicles needed to enter the site and there is an accident in the front of the intersection of Islington and Napa Valley.
- o Has the fire department or police department completed their assessment of the safety concerns?

**I'm asking that you set-up a meeting with our entire community to discuss these concerns as soon as possible. We are already upset that the City has allowed multiple assessments to be made without making us aware that this development was even a consideration. We will not consider it, but fight it, and don't believe that this piece of land is suitable for this type of development.**

Regards,

Tony Ciufu

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**Subject:**

FW: Islington Ave and Napa Valley Proposed Condominium

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**From:** Filomena Zuccaro [<mailto:menazuc@hotmail.com>]

**Sent:** Monday, January 16, 2017 11:01 AM

**To:** Carella, Tony; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); [carryingplacaterpayers@rogers.com](mailto:carryingplacaterpayers@rogers.com)

**Subject:** Islington Ave and Napa Valley Proposed Condominium

C 3  
**COMMUNICATION**  
CW (PH) - February 7 / 2017  
ITEM - 3

Hello,

My name is Filomena Grossi and I live at 146 Casa Nova Drive in Vaughan.

I am not in support of the proposed condominium at Islington Avenue and Napa Valley.

*Filomena Grossi*

---

**Subject:**

FW: Islington Ave & Napa Valley Condo

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**COMMUNICATION**  
CW (PH) - February 7/2017  
ITEM - 3

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**From:** Tony [mailto:tonymic@bellnet.ca]

**Sent:** Monday, January 16, 2017 11:04 AM

**To:** Carella, Tony; Clerks@vaughan.ca

**Subject:** Islington Ave & Napa Valley Condo

Good morning Mr Carella

As you know we are among many who are not in support of the proposed condo development by Gate Hollow Estates (Royal Park Homes).

I am definitely not in favour of this proposed condo

We hope that the city rejects the application.

Tony & Tanja Zuccaro  
143 Humber Forest Crt.

---

**Subject:**

FW: Islington Condo Development - Gatehollow Estates Inc

**From:** CALOGERO SPANO [<mailto:calogerospano@rogers.com>]**Sent:** Monday, January 16, 2017 2:46 PM**To:** Carella, Tony**Cc:** [carryingplacatepayers@rogers.com](mailto:carryingplacatepayers@rogers.com) ; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); [cmsspano@gmail.com](mailto:cmsspano@gmail.com)**Subject:** Islington Condo Development - Gatehollow Estates Inc

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**COMMUNICATION**  
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Dear Mr. Carella,

We are writing in connection with 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. These sites 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.

We live at 56 Canada Company Ave and we have serious issues with this proposed development, including:

- intensification plan: Islington Ave South of Major Mackenzie is definitely not part of the intensification plan.
- Traffic congestion and grid lock: The transportation structure is not there to support a high density structure as it will be on Highway 7 or on Jane or in the other designated intensification areas. Traffic study has been done from 9:00 am. We all know that is not an acceptable time bc traffic starts at 6am. We suggest council to have their own independent study created. Traffic study to actually be completed at all intersection starting from Langstaff covering all major intersections bc they are all related to congestion on Islington
- Emergency exit: There is no emergency exit for the proposed condos which can be an issue in case of emergency vehicles needed to enter the site and there is an accident in the front of the intersection of islington and Napa Valley. Has the fire department or police department completed their assessment of the safety concerns
- removal of the mature trees
- lost landscaping
- impact on natural habitat of wildlife
- lost community character and clean air
- pollution
- lost privacy

These are just a few of our issues. We ask that you kindly set up a community meeting at the Al Palladini center asap so that we can discuss this further.

Thank you,  
Mirella and Charlie Spano.

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**From:** Pina Lancia <pslancia@gmail.com>  
**Sent:** January-17-17 5:55 AM  
**To:** Clerks@vaughan.ca  
**Subject:** Gate Hollow Estates

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**COMMUNICATION**  
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Good Morning Mr. Carella,

I live at 117 Humber Forest Crt.

I've been living here since 2002. Over the last 15 years I've seen the traffic and pollution increase exponentially. It takes me half an hour to 45 minutes to get to highway 7 and Weston road in the mornings. The infrastructure for this community is barely working now, and by adding a 10 story building in our neighborhood definitely is not going to help.

This is a beautiful community just the way it is. Not only is this going to block the view to the beautiful conservation area but it will definitely add pollution and congestion all around us.

I am NOT in favour of this building in our community. It saddens and makes me angry me to think that a builder, just for profit, is allow to put up a 10 story building without consideration to the existing community, and to the affects on the environment all around us.

When do we say enough is enough!

Pina Lancia

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**Subject:** FW: Islington and Napa Valley 10 floor Condominium

**From:** Silvia Scavuzzo [<mailto:silvia.scavuzzo@yahoo.ca>]

**Sent:** Wednesday, January 18, 2017 11:00 AM

**To:** Carella, Tony

**Subject:** Islington and Napa Valley 10 floor Condominium

I wish to complain regarding the proposed 10 floor Condominium. It will cause a lot of traffic in the area in the morning.

---

**Subject:**

FW: Condominium Proposal - Islington Ave and Napa Valley

**From:** [afedr2518@rogers.com](mailto:afedr2518@rogers.com) [<mailto:afedr2518@rogers.com>]**Sent:** Friday, January 20, 2017 12:38 PM**To:** Carella, Tony**Cc:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); [carryingplaceratepayers@rogers.com](mailto:carryingplaceratepayers@rogers.com)**Subject:** Condominium Proposal - Islington Ave and Napa Valley

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**COMMUNICATION**  
CW (PH) - February 7/2017  
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Good afternoon,

As a resident of the adjacent community I am concerned about the proposed development in the area mainly in regards to the height of the building and the impact on traffic. The city spent millions of dollars on a city plan which provides for a 3 story structure in the area and not the proposed 10 story condominium. After spending this considerable amount of money the builder/city feels it is wise to alter the plans and allow for changes. As a resident I feel this would be detrimental to the area to say nothing of the fact that millions was spent on a plan that is not being altered simply in the name of greed and profit. To blatantly disregard a study/plan for the area which our taxes paid for only contributes to growing concerns about mismanagement in city government.

Please accept this letter as a formal complaint regarding the construction of a 10 floor condominium in the area.

Anna Fedrigoni  
Henry Fedrigoni  
Alessia Fedrigoni

**Subject:**

FW: Gate Hollow Estates (Royal Park Homes) - Islington/Napa Valley- File Numbers :  
OP.16.010 & Z.16.039

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**COMMUNICATION**  
CW (PH) - February 7/2017  
ITEM - 3

**From:** MERCURI,SAM [mailto:smercuri@trebnet.com]

**Sent:** Friday, January 20, 2017 1:08 PM

**To:** Carella, Tony; Clerks@vaughan.ca

**Cc:** carryingplacatepayers@rogers.com

**Subject:** Gate Hollow Estates (Royal Park Homes) - Islington/Napa Valley- File Numbers : OP.16.010 & Z.16.039

To whom it may concern,

My name is Sam Mercuri and I am a resident of 132 Humber Forest Court. I have lived at this address for almost 15 years and in Vaughan for over 31 years.

I am reaching to you in regards to the above application and would like to go on record to state that **I am strongly against** such application.

There are number of concerns that I have:

- Potential traffic nightmare (have proper traffic studies been done ???)
- Project is not consistent with the existing Single Family Dwellings adjacent to the Subject Property.
- Future Home Values to the Existing Neighbourhood

It is last point (Future Home Values) that is of most concern to me. Not only am I resident of Vaughan, I have also been a Real Estate Broker in the Community for over 28 years. Therefore, I am qualified to make the following statement : **Our Home Values will severely be affected if these two apartment buildings will be allowed to be constructed.**

I challenge anyone to prove otherwise.

Should you wish to discuss this matter further.....feel free to contact me at 416.804.2274

sam

SAM V MERCURI

Broker

ROYAL LEPAGE MAXIMUM REALTY CORP.

416.324.2626 BUS.

[www.sammercuri.com](http://www.sammercuri.com)



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**Subject:** FW: FILE NUMBERS: OP.16.010 and Z.1.6.039: High Rise Development - INSLINGTON AND NAPA VALLEY

**From:** Walter Antonel [<mailto:wantonel@equidev.ca>]

**Sent:** Sunday, January 22, 2017 5:08 PM

**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

**Cc:** [carryingplacateratepayers@rogers.com](mailto:carryingplacateratepayers@rogers.com)

**Subject:** FILE NUMBERS: OP.16.010 and Z.1.6.039: High Rise Development - INSLINGTON AND NAPA VALLEY

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**COMMUNICATION**  
CW (PH) - February 7/2017  
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----- Original message -----

From: Walter Antonel <[wantonel@equidev.ca](mailto:wantonel@equidev.ca)>

Date: 01-22-2017 5:00 PM (GMT-05:00)

To: [tony.carella@vaughan.ca](mailto:tony.carella@vaughan.ca)

Cc: [carryingplacateratepayers@rogers.com](mailto:carryingplacateratepayers@rogers.com)

Subject: FILE NUMBERS: OP.16.010 and Z.1.6.039: High Rise Development - INSLINGTON AND NAPA VALLEY

Hello,

It has just come to my attention that there is a development proposal for 10 and 6 floor condominiums at the address above.

I am extremely **opposed** to high rise construction in my neighbourhood for the obvious reasons but I am also extremely angry and concerned with the way in which the surrounding residents have not been adequately informed of such plans. This proposal should have been properly conveyed to the public and the potential affected residents. I firmly believe the neighbourhood tax payers should have a strong say in this proposed development. My say is absolutely **NO**.

Thank you.

**Mr. Walter Antonel**  
7 Water Garden Lane  
Woodbridge ON L4H 1N2  
905-893-0021

---

**Subject:** FW: Application for Development | Gatehollow Estates

**From:** Fabrizio Tenaglia [<mailto:fabrizio.tenaglia5@gmail.com>]  
**Sent:** Saturday, January 21, 2017 3:04 PM  
**To:** Carella, Tony; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); [carryingplacratepayers@rogers.com](mailto:carryingplacratepayers@rogers.com)  
**Subject:** Application for Development | Gatehollow Estates

Mr. Carella,

Having received the 'notice of a public hearing' letter in the mail this week, I am writing to officially protest the application to amend the official plan and zoning by-laws, and to permit a mixed-use development of two condominium buildings at Islington and Napa Valley.

As a resident living in the area (Humber Forest Crt) for the last 15 years, I'm deeply concerned about the negative impact these condos will have on an established and flourishing community. My concerns are listed below in no particular order:

- Decrease in home values
- Increased vehicular and pedestrian traffic
- Infringement on privacy (7 and 10 storey buildings)
- Destruction of natural surroundings and habitat

Although I will be attending the hearing on February 7th, I want to ensure that you have a record for your files.

Thank you and please let me know if you need clarification or additional information.

Best Regards,  
Fab

**Subject:**

FW: Gate Hollow Estates

-----Original Message-----

From: Susan Tham [mailto:[stham2v2@yahoo.com](mailto:stham2v2@yahoo.com)]

Sent: Tuesday, January 24, 2017 12:09 PM

To: Carella, Tony; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

Cc: [carryingplaceratepayers@rogers.com](mailto:carryingplaceratepayers@rogers.com)

Subject: Gate Hollow Estates

Mr. Carella!

I would like to first of all thank you for your service and for taking the time to review this email.

Please accept this as my petition against the proposed construction of the condominiums at Islington Avenue and Napa Valley. Amongst other issues, congestion and traffic continue to be a problem on a daily basis and the addition of 228 units in this location will exacerbate the situation.

Regards,  
Susan Tham

**Subject:** FW: File numbers: OP.16.010 and Z.16.039

**From:** D'Addario, Letizia  
**Sent:** Wednesday, January 25, 2017 12:38 PM  
**To:** 'Rocco Carlucci'  
**Cc:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** RE: File numbers: OP.16.010 and Z.16.039

Communication for 9681 & 9691 Islington Avenue (Files OP.16.010 & Z.16.039) – Public Hearing Date February 7, 2017

Thank you Rocco.

Your objection letter has been forwarded to the City Clerks Department for inclusion into the public record for the February 7, 2017 Public Hearing.

Best regards,

Letizia V. D'Addario, MES | MCIP | RPP  
Planner  
905-832-8585 ext. 8213 | [letizia.d'addario@vaughan.ca](mailto:letizia.d'addario@vaughan.ca)

City of Vaughan | Development Planning Department  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



Please consider the environment before printing this e-mail.

**From:** Rocco Carlucci [<mailto:rocco.car@hotmail.com>]  
**Sent:** January-25-17 9:06 AM  
**To:** D'Addario, Letizia  
**Subject:** Fwd: File numbers: OP.16.010 and Z.16.039

**From:** Rocco Carlucci <[rocco.car@hotmail.com](mailto:rocco.car@hotmail.com)>  
**Date:** January 25, 2017 at 8:58:39 AM EST  
**To:** [developmentplanning@vaughn.ca](mailto:developmentplanning@vaughn.ca)  
**Subject:** Re: File numbers: OP.16.010 and Z.16.039

Hi,

I live in Sonoma Heights. I am writing to state my objection of the condo development proposed at Islington and Napa Valley. I understand that the proposal is for 7 and 10 storey condo towers. I believe that these mid rise condos in that particular location would have a huge negative impact on the community do to the density constraints. The current zoning is for a 3 storey condo. These mid rise condos would create a traffic nightmare as well as an eye sore in the area. I am all for new development , but I don't agree on cramming condos into a well developed area that is already congested and cannot handle the added population and infrastructure. It will also be covering up the beautiful conservation in the background which is why I chose this community. We should be staying away from the green space but it seems like money just makes it go away. Please do not let this happen.

Rocco

**Subject:** FW: File numbers: OP.16.010 and Z.16.039

**From:** D'Addario, Letizia  
**Sent:** Wednesday, January 25, 2017 12:37 PM  
**To:** 'Amanda Perruzza'  
**Cc:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** RE: File numbers: OP.16.010 and Z.16.039

Communication for 9681 & 9691 Islington Avenue (Files OP.16.010 & Z.16.039) – Public Hearing Date February 7, 2017

Thank you Amanda.

Your objection letter has been forwarded to the City Clerks Department for inclusion into the public record for the February 7, 2017 Public Hearing.

Best regards,

Letizia V. D'Addario, MES | MCIP | RPP  
Planner  
905-832-8585 ext. 8213 | [letizia.daddario@vaughan.ca](mailto:letizia.daddario@vaughan.ca)

City of Vaughan | Development Planning Department  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



Please consider the environment before printing this e-mail.

-----Original Message-----

**From:** Panaro, Doris  
**Sent:** January-24-17 4:28 PM  
**To:** 'Amanda Perruzza'; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Cc:** D'Addario, Letizia  
**Subject:** RE: File numbers: OP.16.010 and Z.16.039

Amanda, I have forward your concerns to the Planner, Letizia D'Addario who is handling the above mention development applications for her review and response to you directly. Thank you

Doris Panaro  
Administrative Clerk  
905-832-8585 ext. 8208 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca) City of Vaughan | Development Planning Department  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1 [vaughan.ca](http://vaughan.ca)

-----Original Message-----

**From:** Amanda Perruzza [[mailto:a\\_perruzza@hotmail.com](mailto:a_perruzza@hotmail.com)]  
**Sent:** January-24-17 3:10 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** File numbers: OP.16.010 and Z.16.039

Hi

I am a resident of Sonoma Heights. I am writing to state my objection of the condo development proposed at Islington and Napa Valley. I understand that the proposal is for 7 and 10 storey condo towers. I believe that these mid rise condos in that particular location would have a negative impact on the community do to the density constraints. The current zoning, I believe, is for a 3 storey condo. These mid rise condos would create a traffic nightmare as well as an eye sore in the area. I

am all for affordable housing, but I don't agree on cramming condos into a well developed area that is already congested and cannot handle the added population and infrastructure.

Regards  
Amanda

Sent from my iPhone

**Subject:** FW: File Numbers: OP.16.010 & Z.16.039

**From:** D'Addario, Letizia  
**Sent:** Wednesday, January 25, 2017 12:33 PM  
**To:** 'Ingrid Punwani'  
**Cc:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** RE: File Numbers: OP.16.010 & Z.16.039

Communication for 9681 & 9691 Islington Avenue (Files OP.16.010 & Z.16.039) – Public Hearing Date February 7, 2017

Thank you Ms. Punwani.

Your objection letter has been forwarded to the City Clerks Department for inclusion into the public record for the February 7, 2017 Public Hearing.

Best regards,

Letizia V. D'Addario, MES | MCIP | RPP  
Planner  
905-832-8585 ext. 8213 | [letizia.d'addario@vaughan.ca](mailto:letizia.d'addario@vaughan.ca)

City of Vaughan | Development Planning Department  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



 Please consider the environment before printing this e-mail.

**From:** Panaro, Doris  
**Sent:** January-23-17 5:40 PM  
**To:** 'Ingrid Punwani'; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Cc:** D'Addario, Letizia  
**Subject:** RE: File Numbers: OP.16.010 & Z.16.039

Ingrid, I have forward your concerns to the Planner, Letizia D'Addario who is handling the above mention development applications for her review and response to you directly. Thank you

Doris Panaro  
Administrative Clerk  
905-832-8585 ext. 8208 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca)

City of Vaughan | Development Planning Department  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



**From:** Ingrid Punwani [<mailto:ingridpunwani@hotmail.com>]  
**Sent:** January-23-17 1:38 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** File Numbers: OP.16.010 & Z.16.039

To Whom It May Concern,

I have become aware of the proposed plans for the high rise which is to be developed at Islington & Major Mackenzie (9681-9691 Islington Ave.). I would like to make a few strong objections as I believe the construction will have a serious ill effect on our standard of living :

1) This building would cause a seriously loss of privacy to the adjacent houses due to its size and placement.

- 2) The construction and placement of such a building would have an adverse effect on neighbourhood that is in place as well as an adverse impact on the amenities of the neighbourhood because of the overbearing size of the purposed building.
- 3)The placement of the building in relation to surrounding houses, public spaces and views is unsympathetic to the character of the surrounding area.
- 4)The purposed building will cause insufficient parking spaces not only along our narrow neighbourhood streets but around all surrounding area & properties.
- 5) Lastly, I object to the disruption & mess that the construction alone will cause to the neighbourhood.

I thank you for hearing out these concerns & appreciate the council taking these objections into consideration!

Sincerely,  
Ingrid Punwani



**Subject:** FW: FILE # OP.16.010 & Z.16.039

**From:** D'Addario, Letizia  
**Sent:** Wednesday, January 25, 2017 12:34 PM  
**To:** 'Mimmo Barci'  
**Cc:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** RE: FILE # OP.16.010 & Z.16.039

Communication for 9681 & 9691 Islington Avenue (Files OP.16.010 & Z.16.039) – Public Hearing Date February 7, 2017

Thank you Mr. Barci.

Your objection letter has been forwarded to the City Clerks Department for inclusion into the public record for the February 7, 2017 Public Hearing.

Best regards,

Letizia V. D'Addario, MES | MCIP | RPP  
Planner  
905-832-8585 ext. 8213 | [letizia.daddario@vaughan.ca](mailto:letizia.daddario@vaughan.ca)

City of Vaughan | Development Planning Department  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



Please consider the environment before printing this e-mail.

**From:** Panaro, Doris  
**Sent:** January-24-17 4:26 PM  
**To:** 'Mimmo Barci'; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Cc:** D'Addario, Letizia  
**Subject:** RE: FILE # OP.16.010 & Z.16.039

Mimmo, I have forward your concerns to the Planner, Letizia D'Addario who is handling the above mention development applications for her review and response to you directly. Thank you

Doris Panaro  
Administrative Clerk  
905-832-8585 ext. 8208 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca)

City of Vaughan | Development Planning Department  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



**From:** Mimmo Barci [<mailto:mimmob@rogers.com>]  
**Sent:** January-24-17 12:42 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** FILE # OP.16.010 & Z.16.039

To Whom it may concern:

I am deeply concerned with the proposed development at Napa Valley and Islington Ave.

When I first moved to the Woodbridge area many many years ago. It was never to see high rise buildings in the Woodbridge area. Now all of a sudden we are seeing these buildings go up everywhere in Vaughan.

I live in this area and I definitely oppose of this development going up in this area. There is way too many homes in this area that are defined as prestigious areas to live in. We don't need condos built in this area.

City of Vaughan must not allow this to happen from a financial view. There are many areas in the city of Vaughan where Condos can be considered instead of an area that have Multi Million Dollars homes that residences have considered to spend life savings in order to move away from where condos are being built and considered.

THIS MUST NOT GO THROUGH !!!

Mimmo Barci  
647-408-4599  
Woodbridge/Kleinburg Resident

C 19  
COMMUNICATION  
CW (PH) - February 7/2017  
ITEM - 3

**Subject:** FW: File numbers OP.16.010 & Z.16.039

**From:** D'Addario, Letizia  
**Sent:** Wednesday, January 25, 2017 12:31 PM  
**To:** 'marianna arrizza'  
**Cc:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** RE: File numbers OP.16.010 & Z.16.039

Communication for 9681 & 9691 Islington Avenue (Files OP.16.010 & Z.16.039) – Public Hearing Date February 7, 2017

Thank you Ms. Arrizza.

Your objection letter has been forwarded to the City Clerks Department for inclusion into the public record for the February 7, 2017 Public Hearing.

Best regards,

Letizia V. D'Addario, MES | MCIP | RPP  
Planner  
905-832-8585 ext. 8213 | [letizia.d'addario@vaughan.ca](mailto:letizia.d'addario@vaughan.ca)

City of Vaughan | Development Planning Department  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



Please consider the environment before printing this e-mail.

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**From:** Panaro, Doris  
**Sent:** January-23-17 5:38 PM  
**To:** 'marianna arrizza'; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Cc:** D'Addario, Letizia  
**Subject:** RE: File numbers OP.16.010 & Z.16.039

Marianna, I have forward your concerns to the Planner, Letizia D'Addario who is handling the above mention development applications for her review and response to you directly. Thank you

Doris Panaro  
Administrative Clerk  
905-832-8585 ext. 8208 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca)

City of Vaughan | Development Planning Department  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



**From:** marianna arrizza [<mailto:m3pantaleo@gmail.com>]  
**Sent:** January-23-17 10:25 AM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** File numbers OP.16.010 & Z.16.039

To Whom It May Concern;

I am writing to express my concern and disagreement with the planned High Rise Apartment building purposed for 9681-9691 Islington Avenue (Islington & Major Mac area).

I am a resident of Sonoma Heights and a mother of two young children. We frequent this area very often while on our walks of the neighbourhood. It is a shame that this piece of vacant land will be used for more condominiums. It seems that every last piece of vacant land in Woodbridge is being used to squeeze in as much residential property as possible. I feel that Woodbridge is already highly populated and cannot support the traffic load as it is. Take a drive at peak times and you will see that. Adding more condos will make the traffic even worse. Not to mention will ruin the dynamics of the community. Sonoma is a small neighbourhood that we feel is tucked away from all of the hustle and bustle of the Weston/Rutherford or Major mack/Weston Road areas. It is a nice little pocket that is surrounded by the natural beauty of the Kortright Centre. Can we not keep it this way?? Such a shame to surround this beautiful piece of nature with a condo?????

I don't want a condo in my neighbourhood. Keep the condos downtown.

A very concerned resident.

Marianna Arrizza

**Subject:**  
**Attachments:**

FW: Apartment Development Islington and Canada Parkway- Across Tim Hortons  
T1107663\_LDAPMAIL\_09272016-161736.pdf

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**COMMUNICATION**  
CW (PH) - February 7, 2017  
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**From:** D'Addario, Letizia  
**Sent:** Wednesday, January 25, 2017 9:52 AM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** FW: Apartment Development Islington and Canada Parkway- Across Tim Hortons

Hello,

Kindly add the attached correspondence and email below into the public record for the February 7, 2017 Public Hearing.

Thank you,

Letizia V. D'Addario, MES | MCIP | RPP  
Planner  
905-832-8585 ext. 8213 | [letizia.daddario@vaughan.ca](mailto:letizia.daddario@vaughan.ca)

City of Vaughan | Development Planning Department  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



Please consider the environment before printing this e-mail.

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**From:** Tony [<mailto:carryingplaceratepayers@rogers.com>]  
**Sent:** October-02-16 11:04 PM  
**To:** Carella, Tony; D'Addario, Letizia; [steve.varga@ontario.ca](mailto:steve.varga@ontario.ca)  
**Cc:** Cardile, Lucy; 'Mario Verrilli'; 'Corry Cashera'; 'Ralph Capocci'; 'Elvira Caria'; [tonymic@bellnet.ca](mailto:tonymic@bellnet.ca); 'Mario Verrilli'; 'Domenic Scaturchio - Royal Bank'; 'M A-P'; 'Tony Alati'; 'Lissa Tonin-Iuliano'; David Krakovsky; DINO GIULIANI; Ferri, Mario; Di Biase, Michael; Bevilacqua, Maurizio; [Gary.S.Wheeler@ontario.ca](mailto:Gary.S.Wheeler@ontario.ca); [Lucy\\_vona@rogers.com](mailto:Lucy_vona@rogers.com); [david.mullock@ontario.ca](mailto:david.mullock@ontario.ca); [deb@debschulte.ca](mailto:deb@debschulte.ca); [deb.schulte@parl.gc.ca](mailto:deb.schulte@parl.gc.ca); [kenschwenger@sympaticoc.ca](mailto:kenschwenger@sympaticoc.ca); [KARA@kara-inc.ca](mailto:KARA@kara-inc.ca); [concord.west.ra@gmail.com](mailto:concord.west.ra@gmail.com); [amartinrobbins@yrmg.com](mailto:amartinrobbins@yrmg.com); [avolpentesta@hotmail.com](mailto:avolpentesta@hotmail.com); [vellorewoods@hotmail.com](mailto:vellorewoods@hotmail.com); Bortoluzzi, Angela; 'Eddy Aceti'; [francomirenzi@hotmail.com](mailto:francomirenzi@hotmail.com); [rkenedy@yorku.ca](mailto:rkenedy@yorku.ca); [info@villageofwoodbridge.ca](mailto:info@villageofwoodbridge.ca); [mariaverna@rogers.com](mailto:mariaverna@rogers.com); [wwha@wwha.ca](mailto:wwha@wwha.ca); [peter.badali@rogers.com](mailto:peter.badali@rogers.com); [info@preservethornhillwoods.com](mailto:info@preservethornhillwoods.com); 'Antony Niro'; [Pauline.Durso@hydroone.com](mailto:Pauline.Durso@hydroone.com); 'Rom Koubi'; [tiwarym@gmail.com](mailto:tiwarym@gmail.com); 'Josh Martow'; [president@westondownsra.com](mailto:president@westondownsra.com); [castolfo@icsavings.ca](mailto:castolfo@icsavings.ca); [tim.sorochinsky@urs.com](mailto:tim.sorochinsky@urs.com); [afl@rogers.com](mailto:afl@rogers.com); [pfam@rogers.com](mailto:pfam@rogers.com); [elviracaria@aol.com](mailto:elviracaria@aol.com); [mark.milunsky@gmail.com](mailto:mark.milunsky@gmail.com); [acudanin@hotmail.com](mailto:acudanin@hotmail.com); [p.taraday@rogers.com](mailto:p.taraday@rogers.com); 'Angelo DiNardo'; [vicepresident@westondownsra.com](mailto:vicepresident@westondownsra.com); [jekalpin@gmail.com](mailto:jekalpin@gmail.com); 'Czekalla-Martinez, Rudi'; 'Alden Cudanin'; 'Anthony Francescucci'; 'Anthony La Regina'; 'Clara Astolfo'; 'Elvira Caria'; 'Franco Mirenzi'; 'Josh Martow'; 'Ken Schwenger'; 'Manoj Tiwary'; 'Maria Verna'; 'Mario Racco'; 'Nick Pinto'; 'P. Taraday-Levy'; 'Pauline Durso'; 'Pia Famiglietti'; 'Robert Kenedy'; 'Rom Koubi'; 'Silvana Cavaliere-Galloro'; 'Tim Sorochinsky'; 'Iafrate, Marilyn'; 'Rosati, Gino'; 'Racco, Sandra'; 'Shefman, Alan'; [wwha@wwha.ca](mailto:wwha@wwha.ca); 'Furio Liberatore'; 'Eddy Aceti'; [francomirenzi@hotmail.com](mailto:francomirenzi@hotmail.com); [rkenedy@yorku.ca](mailto:rkenedy@yorku.ca); [info@villageofwoodbridge.ca](mailto:info@villageofwoodbridge.ca); [mariaverna@rogers.com](mailto:mariaverna@rogers.com); [wwha@wwha.ca](mailto:wwha@wwha.ca); [info@preservethornhillwoods.com](mailto:info@preservethornhillwoods.com); 'Antony Niro'; [Pauline.Durso@hydroone.com](mailto:Pauline.Durso@hydroone.com); 'Rom Koubi'; [tiwarym@gmail.com](mailto:tiwarym@gmail.com); 'Josh Martow'; [president@westondownsra.com](mailto:president@westondownsra.com); [castolfo@icsavings.ca](mailto:castolfo@icsavings.ca); [tim.sorochinsky@urs.com](mailto:tim.sorochinsky@urs.com); [afl@rogers.com](mailto:afl@rogers.com); [pfam@rogers.com](mailto:pfam@rogers.com); [elviracaria@aol.com](mailto:elviracaria@aol.com); [concord.west.ra@gmail.com](mailto:concord.west.ra@gmail.com); [mark.milunsky@gmail.com](mailto:mark.milunsky@gmail.com); [acudanin@hotmail.com](mailto:acudanin@hotmail.com); [p.taraday@rogers.com](mailto:p.taraday@rogers.com); 'Angelo DiNardo'; [vicepresident@westondownsra.com](mailto:vicepresident@westondownsra.com); [jekalpin@gmail.com](mailto:jekalpin@gmail.com); [sam.audia@rogers.com](mailto:sam.audia@rogers.com); [mimi.robertson@rogers.com](mailto:mimi.robertson@rogers.com); 'Furio Liberatore'; 'Peter Badali'; Fearon, Kyle  
**Subject:** RE: Apartment Development Islington and Canada Parkway- Across Tim Hortons

Hi Letizia,

Hope all is well. I wanted to confirm that the members of the Carrying Place rate Payers association will be **objecting** to this new proposal for 'mid-rise Mixed Use. More importantly we would like to understand if there was evaluation from several government bodies i.e. Ministry of Natural Resources and Environmental assessment i.e. overshadowing, traffic studies, fighting gridlock and more.

Kindly call me to discuss this matter in greater detail.

To facilitate the proposed development, the Official Plan Amendment proposes to rezone the lands from "Low-Rise Residential" to "Mid-Rise Mixed-Use" and the Zoning E Amendment proposes to rezone the lands from the A Agricultural Zone to RA3 Apartment Residential Zone, with site specific exceptions.

All,

Please forward this information to all residents from Northeast southwest boundaries and make certain they send me an email asking for more information and petitions to be signed.

Thank You

Tony Alati  
President  
Carrying Place Rate Payers Association (C.P.R.A)  
C: 647-233-9271

---

**From:** Tony Alati [<mailto:Tony.Alati@aero.bombardier.com>]  
**Sent:** Wednesday, September 28, 2016 9:04 AM  
**To:** Alati; Domenic Scaturchio - Royal Bank ([dscaturchio@gmail.com](mailto:dscaturchio@gmail.com)); M A-P; Lissa Tonin-Iuliano ([lissatonin@rogers.com](mailto:lissatonin@rogers.com)); Tony Carella ([tony.carella@vaughan.ca](mailto:tony.carella@vaughan.ca))  
**Cc:** Lucy Cardile ([lucy.cardile@vaughan.ca](mailto:lucy.cardile@vaughan.ca)); Mario Verrilli ([mariov@yorku.ca](mailto:mariov@yorku.ca)); Corry Cashera ([corrycasch@hotmail.com](mailto:corrycasch@hotmail.com)); Ralph Capocci ; Elvira Caria  
**Subject:** Apartment Development Islington and Canada Parkway- Across Tim Hortons  
**Importance:** High

Hi Tony,

Hope all is well. The community will be objecting to such proposal this week. I would ask if we can have a community meeting with you to understand next steps and process for this upcoming battle.

Thanks Again for your continued support.

Hi Lucy,

You can call me on my cell to arrange a common date to discuss.

Thanks

Tony Alati

C 22

COMMUNICATION

CW (PH) - February 7/2017  
ITEM - 3

**Subject:** FW: 10 story condominium on Islington and Napa Val

-----Original Message-----

From: Steve Rea [mailto:srea@decoralpainting.ca]

Sent: Wednesday, January 25, 2017 12:12 PM

To: Carella, Tony; Clerks@vaughan.ca; carryingplacratepayers@rogers.com

Subject: 10 story condominium on Islington and Napa Valley

To whom it may concern,

I live on Humber forest Court just a few blocks away from the proposed site. I am not happy with a condo of this magnitude on such a small section of property. It will degrade the area and make things worse for all other taxpayers. Luxury townhomes would be acceptable, not the condo that is presently proposed.

Regards,

Steve Rea,  
Decoral Painting, Vice President

P: 905 669 2897

C: 416 520 6933

[srea@decoralpainting.ca](mailto:srea@decoralpainting.ca)

Sent from my iPhone

**Subject:** FW: OP.16.010 & z.16.039

C 23  
**COMMUNICATION**  
CW (PH) - February 7 / 2017  
ITEM - 3

**From:** D'Addario, Letizia  
**Sent:** Thursday, January 26, 2017 9:54 AM  
**To:** 'Norina Marcucci'  
**Cc:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** RE: OP.16.010 & z.16.039

Communication for 9681 & 9691 Islington Avenue (Files OP.16.010 & Z.16.039) – Public Hearing Date February 7, 2017

Thank you Ms. Marcucci.

Your objection letter has been forwarded to the City Clerks Department for inclusion into the public record for the February 7, 2017 Public Hearing.

Best regards,

Letizia V. D'Addario, MES | MCIP | RPP  
Planner  
905-832-8585 ext. 8213 | [letizia.d'addario@vaughan.ca](mailto:letizia.d'addario@vaughan.ca)

City of Vaughan | Development Planning Department  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



Please consider the environment before printing this e-mail.

**From:** Panaro, Doris  
**Sent:** January-26-17 9:50 AM  
**To:** 'Norina Marcucci'; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Cc:** D'Addario, Letizia  
**Subject:** RE: OP.16.010 & z.16.039

Norina, Thank you for contacting the City of Vaughan. This email is in response to direct you to who will be able to further assist you. I have forward your concerns to the Planner, Letizia D'Addario for her response to you directly. Thank you.

Doris Panaro  
Administrative Clerk  
905-832-8585 ext. 8208 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca)

City of Vaughan | Development Planning Department  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



**From:** Norina Marcucci [<mailto:norina.marcucci@gmail.com>]  
**Sent:** January-25-17 6:05 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** OP.16.010 & z.16.039

I'm writing this email to show my objection to this purposed development.

This is a high congested traffic location to begin with, adding this development will only make it worse and lead to more similar development which would even further compound the problem.  
I believe this type of development should be located in location that the city has already designated as high density, HWY 7. Where transit can handle the numbers.  
Traffic is already horrible because of the cancellation of the Pine Valley extension.  
Everyone knows why that was cancelled. I just wonder if it's even possible that our voice will net a similar result?

Norina Marcucci  
41 Silverado Trail  
L4H 1W4



**From:** Tony Zuccaro <tonymic@bellnet.ca>  
**Sent:** January-27-17 11:31 AM  
**To:** DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca  
**Subject:** OP .16.010 & Z .16.039 Gatehollow Estates Inc

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Planning Department and City Clerk

We are in opposition to the proposed condo development regarding Gatehollow Estates and Royal Park. I have spoken to many members of the community and my views are echoed by many

- 1) We trust that the City of Vaughan would stand by the official plan. We understand that the city spent millions of dollars in developing the plan. As such must have conducted research and asked for input from citizens and various sources as well as kept with the guidelines that were asked for by the province. The official plan calls for 3 storey residential. This is what we would like to see.
- 2) A 10 storey and a 7 story does not fit in the area. This development would stick out like sore thumb
- 3) The builders keep pushing the envelope to maximize their profit. On Pine Valley and major a 5 storey was just built. In this case the builder is asking for a 10 and 7!. What's next! If City of Vaughan does not stick by the official plan it will defiantly be chaos.
- 4) Traffic and congestion. Currently during the busy morning time it takes 15 – 20 minutes to go from Major Mac to Rutherford south on Islington and ½ hour in the evening to go from Langstaff to Rutherford along Islington.
- 5) There isn't the proper transit infrastructure in the area. People would need cars making the traffic problem worse. This is unlike hwy 7 that is designed to accommodate something like this.
- 6) We don't think it's a safe design. There would be 230 units with entrance. We live in the subdivision directly north and we would have about the same number of home and we have 2 entrances. We know how busy it can get at that we can't imagine only 1. There will without a doubt be 460 cars associated with proposed construction. Some units will have 1 some, some 2 and some 3. However they will need cars!
- 7) The main entrance exit is at a intersection and we feel that's dangerous. Intersections are notorious for accidents. What would happen if there was an accident and an ambulance or a fire truck would need to get in. The answer is tragic
- 8) The area is an environmentally sensitive area with all sorts of animal and plant life. This development would no doubt have a greater impact then would a 3 story residential unit. The wetlands would disappear and so would the species that thrive on them.
- 9) There are beautiful mature trees on the 9681 and 9691 property that will be destroyed! The current owners or tenants have already been cutting and burning wood over the past 2 years no doubt already destroying some of the beautiful trees. We ask the city of Vaughan to investigate to see what has already been cut!
- 10) We have issue with the notice sign that was placed on the property and the notice area. The current notice area only reached 90 homes however, this will affect many more! The notice sign looks like an advertising or promotional sign and not like a proper notice sign. This is also overshadowed by the other large advertising sign that's on the property!

As proud residence of Vaughan we keep our neighbourhoods looking beautiful. We create the demand for others to want to come and live in the area. We have invested in the area!

We understand and accept that developments will come and we believe that they should come. However they must to be in the spirit, interest, design and nature of the community that they are going in and this proposed condo just doesn't fit!!!

We hope that council and planning take our concerns in consideration and votes against this proposal and uphold the official plan of 3 storey residential.

Regards

Tony & Tanja Zuccaro

143 Humber Forest Court

C 25  
**COMMUNICATION**

**CW (PH) -** February 7/2017  
**ITEM -** 3

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**From:** Lino Callisto <lino\_and\_mara@rogers.com>  
**Sent:** January-26-17 7:16 PM  
**To:** Carella, Tony  
**Cc:** Clerks@vaughan.ca; carryingplaceratepayers@rogers.com  
**Subject:** Protest to High Rise Apartment Buildings

RE: Property on 9681 and 9691 Islington Avenue

Dear Mr. Carella,

My family is not in favour of the high rise apartments that are proposed for the Islington Avenue and Napa Valley Drive intersection. We will be attending the public hearing set for February 7<sup>th</sup> at the Vaughan City Hall Council Chamber.

Regards,

Lino & Mara Callisto

---

**From:** D'Addario, Letizia  
**Sent:** January-27-17 1:26 PM  
**To:** 'Ryan Milanese'  
**Cc:** Clerks@vaughan.ca  
**Subject:** RE: Objection of High Rise Apartment Buildings (File Numbers: OP.16.010 & Z.16.039)

C 26  
**COMMUNICATION**  
CW (PH) - February 7/2017  
ITEM - 3

Communication for 9681 & 9691 Islington Avenue (Files OP.16.010 & Z.16.039) – Public Hearing Date February 7, 2017

Thank you Mr. Milanese.

Your objection letter has been forwarded to the City Clerks Department for inclusion into the public record for the February 7, 2017 Public Hearing.

Best regards,

**Letizia V. D'Addario, MES | MCIP | RPP  
Planner**  
905-832-8585 ext. 8213 | [letizia.d'addario@vaughan.ca](mailto:letizia.d'addario@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



Please consider the environment before printing this e-mail.

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**From:** Panaro, Doris  
**Sent:** January-27-17 12:18 PM  
**To:** 'Ryan Milanese'; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Cc:** D'Addario, Letizia  
**Subject:** RE: Objection of High Rise Apartment Buildings (File Numbers: OP.16.010 & Z.16.039)

Ryan, by way of this email concerning OP.16.010 & Z.16.039 as noted below.  
I have copied Letizia D'Addario, Planner who will respond to you directly.  
Thank you for contacting the Development Planning Department.

Regards,

**Doris Panaro**  
**Administrative Clerk**  
905-832-8585 ext. 8208 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)

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**From:** Ryan Milanese [<mailto:ryanmilanese@rogers.com>]

**Sent:** January-23-17 8:24 AM

**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)

**Subject:** Objection of High Rise Apartment Buildings (File Numbers: OP.16.010 & Z.16.039)

To Whom It May Concern,

I wish to make you aware of a number of strong objections that I have with regard to the planned construction of high-rise apartment buildings at the vicinity of Islington Avenue & Major MacKenzie Drive (File Numbers: OP.16.010 & Z.16.039). As an immediate neighbour to the site of the proposed development, I am of the view that the proposed construction will have a serious impact on our standard of living. My specific objections are as follows:

1. The proposed construction, by reason of its size and siting, represents an un-neighbourly form of development that would have an adverse impact on the amenity of neighbouring properties by reason of an overbearing effect;
2. The proposed construction, by reason of its siting, would result in an unacceptable loss of privacy, adversely affecting the amenities enjoyed by the occupiers of the adjacent houses;
3. The layout and siting, both in itself and relation to the surrounding houses, spaces and views, is inappropriate and unsympathetic to the appearance and character of the local environment;
4. Insufficient parking space will adversely affect the amenity of surrounding properties through roadside parking on this narrow road/busy intersection;

I would be grateful if the council would take my objections into consideration when deciding this construction.

Sincerely,

Ryan Milanese

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**Subject:** FW: Protest to High Rise Apartment Buildings

C 27  
COMMUNICATION  
CW (PH) - February 7, 2017  
ITEM - 3

**From:** Lino Callisto [[mailto:lino\\_and\\_mara@rogers.com](mailto:lino_and_mara@rogers.com)]  
**Sent:** Thursday, January 26, 2017 7:16 PM  
**To:** Carella, Tony  
**Cc:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); [carryingplacatepayers@rogers.com](mailto:carryingplacatepayers@rogers.com)  
**Subject:** Protest to High Rise Apartment Buildings

RE: Property on 9681 and 9691 Islington Avenue

Dear Mr. Carella,

My family is not in favour of the high rise apartments that are proposed for the Islington Avenue and Napa Valley Drive intersection. We will be attending the public hearing set for February 7<sup>th</sup> at the Vaughan City Hall Council Chamber.

Regards,

Lino & Mara Callisto

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**Subject:** FW: FILE NUMBERS: OP.16.010 & Z.16.039

C 29  
COMMUNICATION  
CW (PH) - February 7/2017  
ITEM - 3

**From:** D'Addario, Letizia  
**Sent:** Monday, January 30, 2017 5:46 PM  
**To:** 'Edward Spandlick'  
**Cc:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** RE: FILE NUMBERS: OP.16.010 & Z.16.039

Communication for 9681 & 9691 Islington Avenue (Files OP.16.010 & Z.16.039) – Public Hearing Date February 7, 2017

Thank you Mr. and Ms. Spandlick.


Your objection letter has been forwarded to the City Clerks Department for inclusion into the public record for the February 7, 2017 Public Hearing.

Best regards,

Letizia V. D'Addario, MES | MCIP | RPP  
Planner  
905-832-8585 ext. 8213 | [letizia.d'addario@vaughan.ca](mailto:letizia.d'addario@vaughan.ca)

City of Vaughan | Development Planning Department  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



 Please consider the environment before printing this e-mail.

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**From:** Panaro, Doris  
**Sent:** January-30-17 5:00 PM  
**To:** 'Edward Spandlick'; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Cc:** D'Addario, Letizia  
**Subject:** RE: FILE NUMBERS: OP.16.010 & Z.16.039

Edward, Thank you for contacting the City of Vaughan. This email is in response to direct you to who will be able to further assist you. I have forward your concerns regarding the development mentioned below to Letizia D'Addario, Planner for her response to you directly.

Doris Panaro  
Administrative Clerk  
905-832-8585 ext. 8208 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca)

City of Vaughan | Development Planning Department  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



---

**From:** Edward Spandlick [<mailto:espandlick@hotmail.com>]  
**Sent:** January-29-17 9:29 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** FILE NUMBERS: OP.16.010 & Z.16.039

Attention: Development Planning, City of Vaughan  
File Numbers: OP.16.010 & Z.16.039

We purchased our home in this area with the understanding that there were conservation areas on the east side of Islington Ave. and that it would be a single family home neighbourhood. That being the case, there would

never be any high rise developments in the area because Conservation areas are there to protect land from over development and provide Green Space and buffers from Urban Sprawl.

For these reasons, we protest this development. The government put these Conservation Laws in place to protect people, animals and the environment. Therefore the government must uphold this conviction.

The people who live in our neighbourhood area have employed their politicians and demand that they enforce their requirements.

Sincerely,

Ed and Ann Spandlick  
298 Julia Valentina Ave.  
Vaughan, Ontario  
L4H 1Z5



**Subject:** FW: file numbers: OP.16.010 and Z.16.039

**From:** D'Addario, Letizia  
**Sent:** Monday, January 30, 2017 5:42 PM  
**To:** 'Charlie Muscat'  
**Cc:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** RE: file numbers: OP.16.010 and Z.16.039

Communication for 9681 & 9691 Islington Avenue (Files OP.16.010 & Z.16.039) – Public Hearing Date February 7, 2017

Thank you Mr. Muscat.

Your objection letter has been forwarded to the City Clerks Department for inclusion into the public record for the February 7, 2017 Public Hearing, which will be held at 7pm at the Vaughan City Hall Council Chambers (2<sup>nd</sup> Floor), if you would like to attend. More information about the proposal can be obtained at the following link, which is the City's Development Application Tracking software:

[PLANit Viewer](#)

To obtain information regarding this proposal, you can search by file number (either OP.16.010 or Z.16.039).

Best regards,

**Letizia V. D'Addario, MES | MCIP | RPP**  
**Planner**  
905-832-8585 ext. 8213 | [letizia.daddario@vaughan.ca](mailto:letizia.daddario@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



Please consider the environment before printing this e-mail.

**From:** Panaro, Doris  
**Sent:** January-30-17 4:59 PM  
**To:** 'Charlie Muscat'; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Cc:** D'Addario, Letizia  
**Subject:** RE: file numbers: OP.16.010 and Z.16.039

Charlie, Thank you for contacting the City of Vaughan. This email is in response to direct you to who will be able to further assist you. I have forward your concerns regarding the development mentioned below to Letizia D'Addario, Planner for her response to you directly.

**Doris Panaro**  
**Administrative Clerk**  
905-832-8585 ext. 8208 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



**From:** Charlie Muscat [<mailto:charlie.muscat@LIVE.COM>]  
**Sent:** January-28-17 11:38 AM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** file numbers: OP.16.010 and Z.16.039

This is regarding the properties at 9681 and 9691 Islington:

Good morning, I would like to state my objection regarding the above properties becoming a high rise building for a few reasons.

The first is traffic, there is enough traffic in the area and the intersection is extremely busy and dangerous as it is and adding this high rise will add to the congestion and danger of pedestrians and vehicle accidents as the roads are now!

The second is preserving the area and respecting the animals and natural landscape that are in the area. Every spring there is a herd of deer that come to the area and eat and is a sight to enjoy! A high rise will destroy this and the reason why so many people come to live in the area.

Please let me know when the next meeting is with the location and time to discuss this proposal and if there is any information available on line about this proposal.

Thanks

Charlie

**Bellisario, Adelina**

C 31  
COMMUNICATION  
CW (PH) - February 7/2017  
ITEM - 3

**Subject:** FW: High rise at islington and napa valley

**From:** D'Addario, Letizia  
**Sent:** Monday, January 30, 2017 5:31 PM  
**To:** 'Marina Serratore'  
**Cc:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** RE: High rise at islington and napa valley

Communication for 9681 & 9691 Islington Avenue (Files OP.16.010 & 2.16.039) – Public Hearing Date February 7, 2017

Thank you Ms. Serratore.

Your objection letter has been forwarded to the City Clerks Department for inclusion into the public record for the February 7, 2017 Public Hearing.

Best regards,

**Letizia V. D'Addario, MES | MCIP | RPP**  
**Planner**  
905-832-8585 ext. 8213 | [letizia.daddario@vaughan.ca](mailto:letizia.daddario@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



Please consider the environment before printing this e-mail.

**From:** Panaro, Doris  
**Sent:** January-30-17 4:56 PM  
**To:** 'Marina Serratore'; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Cc:** D'Addario, Letizia; DiGirolamo, Diana; Rende, Daniel; Jeffers, Judy  
**Subject:** RE: High rise at islington and napa valley

Marina, Thank you for contacting the City of Vaughan. This email is in response to direct you to who will be able to further assist you. I have forward your email to the area Planners for their review and response..

**Doris Panaro**  
**Administrative Clerk**  
905-832-8585 ext. 8208 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



**From:** Marina Serratore [[mailto:marina\\_serratore@rogers.com](mailto:marina_serratore@rogers.com)]  
**Sent:** January-26-17 8:31 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** High rise at islington and napa valley

I live on Tuscan Woods Trail.

I don't understand this plan to build this high rise. How do you plan to fix the already traffic disaster that's all along islington in the morning and rush hour with adding more?????? No sense

A very awkward spot to place a high rise. It will also destroy the privacy and beauty of that part of our neighbourhood. If it even matters, I would want to vote it to not be built.

Regards,

**Marina Serratore**

**Subject:** FW: OP.16.010 & Z.16.039

C 32  
**COMMUNICATION**  
CW (PH) - February 7/17  
ITEM - 3

**From:** D'Addario, Letizia  
**Sent:** Monday, January 30, 2017 5:30 PM  
**To:** 'Jen Hong'  
**Cc:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** RE: OP.16.010 & Z.16.039

Communication for 9681 & 9691 Islington Avenue (Files OP.16.010 & Z.16.039) – Public Hearing Date February 7, 2017

Thank you Ms. Hong.

Your objection letter has been forwarded to the City Clerks Department for inclusion into the public record for the February 7, 2017 Public Hearing.

Best regards,

**Letizia V. D'Addario, MES | MCIP | RPP**  
**Planner**  
905-832-8585 ext. 8213 | [letizia.d'addario@vaughan.ca](mailto:letizia.d'addario@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



Please consider the environment before printing this e-mail.

-----Original Message-----

**From:** Panaro, Doris  
**Sent:** January-30-17 4:44 PM  
**To:** 'Jen Hong'; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Cc:** D'Addario, Letizia  
**Subject:** RE: OP.16.010 & Z.16.039

Jen, Thank you for contacting the City of Vaughan. This email is in response to direct you to who will be able to further assist you. I have forward your concerns regarding the development mentioned below to Letizia D'Addario, Planner for her response to you directly.

Doris Panaro  
Administrative Clerk  
905-832-8585 ext. 8208 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca) City of Vaughan | Development Planning Department  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1 [vaughan.ca](http://vaughan.ca)

-----Original Message-----

**From:** Jen Hong [[mailto:jen\\_silver2001@hotmail.com](mailto:jen_silver2001@hotmail.com)]  
**Sent:** January-27-17 6:54 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** OP.16.010 & Z.16.039

To whom this may concern,

We are a member of this community and feel strongly regarding the proposed high rise apartment building in our neighbourhood.

We do not want this located in our neighbourhood. We vote NO to this development.

Thanks,

Jen

Sent from my iPhone

**Subject:** FW: File Number:OP.16.010 & Z.16.039

**From:** D'Addario, Letizia  
**Sent:** Monday, January 30, 2017 5:28 PM  
**To:** 'Rose Barrasso'  
**Cc:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** RE: File Number:OP.16.010 & Z.16.039

Communication for 9681 & 9691 Islington Avenue (Files OP.16.010 & Z.16.039) – Public Hearing Date February 7, 2017

Thank you Ms. Barrasso.

Your objection letter has been forwarded to the City Clerks Department for inclusion into the public record for the February 7, 2017 Public Hearing.

Best regards,

**Letizia V. D'Addario, MES | MCIP | RPP**  
**Planner**  
905-832-8585 ext. 8213 | [letizia.daddario@vaughan.ca](mailto:letizia.daddario@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



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---

**From:** Panaro, Doris  
**Sent:** January-30-17 4:40 PM  
**To:** 'Rose Barrasso'; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Cc:** D'Addario, Letizia  
**Subject:** RE: File Number:OP.16.010 & Z.16.039

Rose, Thank you for contacting the City of Vaughan. This email is in response to direct you to who will be able to further assist you. I have forward your concerns to the development mentioned below to Letizia D'Addario for her response to you directly.

**Doris Panaro**  
**Administrative Clerk**  
905-832-8585 ext. 8208 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



**From:** Rose Barrasso [<mailto:rosebarrasso@gmail.com>]  
**Sent:** January-27-17 4:03 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** File Number:OP.16.010 & Z.16.039

Hello,

As a resident in the Sonoma Heights area, I would like to object to the building of the high rise apartment on Islington Ave. This development can only negatively affect our neighborhood in terms of depreciating the value of our homes, and causing high traffic in the area. It is currently a quiet neighbourhood which we enjoy.

In addition, when it comes to real estate, Sonoma Heights is a popular choice, and we feel that with the development of condos, not many people will favour Sonoma Heights as a place to live.

**Kindest Regards,**

**Rose Barrasso**

**Subject:** FW: Complaining

C 34  
COMMUNICATION  
CW (PH) - February 7/2017  
ITEM - 3

**From:** D'Addario, Letizia  
**Sent:** Monday, January 30, 2017 5:24 PM  
**To:** 'Awesome Ally'  
**Cc:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** RE: Complaining

Communication for 9681 & 9691 Islington Avenue (Files OP.16.010 & Z.16.039) – Public Hearing Date February 7, 2017

Thank you Helen.

Your objection letter has been forwarded to the City Clerks Department for inclusion into the public record for the February 7, 2017 Public Hearing.

Best regards,

**Letizia V. D'Addario, MES | MCIP | RPP**  
**Planner**  
905-832-8585 ext. 8213 | [letizia.daddario@vaughan.ca](mailto:letizia.daddario@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



Please consider the environment before printing this e-mail.

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**From:** Panaro, Doris  
**Sent:** January-30-17 2:39 PM  
**To:** 'Awesome Ally'; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Cc:** D'Addario, Letizia  
**Subject:** RE: Complaining

Ally, by way of this email concerning OP.16.010 & Z.16.039 as noted below.  
I have copied Letizia D'Addario, Planner who will respond to you directly.  
Thank you for contacting the Development Planning Department.

**Doris Panaro**  
**Administrative Clerk**  
905-832-8585 ext. 8208 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



**From:** Awesome Ally [<mailto:vuthuha148@gmail.com>]  
**Sent:** January-30-17 9:57 AM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** Complaining

We are the residents at :  
166 Monterey Rd, Woodbrige, on  
32 Firestone Rd, Woodbrige, on  
57 Monte Carlo Dr, on

We don't want they build the high rise building at :  
9681and 9691 Islington Av

Quote: file numbers: OP.16.010 & Z.16.039

If you need any information, please contact me at [helenvu148@gmail.com](mailto:helenvu148@gmail.com) or  
4168547359 (Helen)  
6479815595 (An)  
6478307675 (Thanh)  
Thankyou!



**Subject:** FW: 9681 9691 Islington Avenue

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**COMMUNICATION**  
**CW (PH) - February 7, 2017**  
**ITEM - 3**

**From:** D'Addario, Letizia  
**Sent:** Monday, January 30, 2017 5:21 PM  
**To:** 'Domenic Suppa'  
**Cc:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** RE: 9681 9691 Islington Avenue

Communication for 9681 & 9691 Islington Avenue (Files OP.16.010 & Z.16.039) – Public Hearing Date February 7, 2017

Thank you Mr. Suppa.

Your objection letter has been forwarded to the City Clerks Department for inclusion into the public record for the February 7, 2017 Public Hearing.

Best regards,

**Letizia V. D'Addario, MES | MCIP | RPP**  
**Planner**  
905-832-8585 ext. 8213 | [letizia.daddario@vaughan.ca](mailto:letizia.daddario@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



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---

**From:** Panaro, Doris  
**Sent:** January-30-17 11:49 AM  
**To:** 'Domenic Suppa'; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Cc:** D'Addario, Letizia  
**Subject:** RE: 9681 9691 Islington Avenue

Domenic, Thank you for contacting the City of Vaughan. This email is in response to direct you to who will be able to further assist you. I have forward your concerns to Letizia D'Addario, Planner who is overseeing the above noted development application. Thank you.

**Doris Panaro**  
**Administrative Clerk**  
905-832-8585 ext. 8208 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



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**From:** Domenic Suppa [<mailto:DomenicS@gandlgroupp.com>]  
**Sent:** January-27-17 3:52 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** FW: 9681 9691 Islington Avenue

**From:** Domenic Suppa  
**Sent:** Friday, January 27, 2017 3:50 PM  
**To:** [developmentplanning@vaughan.ca](mailto:developmentplanning@vaughan.ca)  
**Subject:** 9681 9691 Islington Avenue

I am opposing your file numbers:OP.16.010 & Z.16.039

FOR THE FOLLOWING REASONS:

1. The property is designated Community Area-Low Rise.
2. Policy 9.2.2.1 states that Low Rise Residential areas be planned to consist of buildings in a low-rise from no greater than three storeys. Thus even though there is a push from the Province and Region to meet growth forecast (29,300 units for Vaughan) , it is important to realize that this growth is to be accommodated in specific intensification areas identified by the local OP. The subject site is not within any specific intensification area identified by Vaughan.

Domenic Suppa CPA, CA

CFO

t: (416) 798.7050 x245

c: (416) 688.4393

e: [domenics@gandlgroup.com](mailto:domenics@gandlgroup.com)



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This email may be privileged and/or confidential. Any distribution, use or copying of this email or the information it contains by other than an intended recipient is unauthorized. If you received this email in error, please advise me (by return e-mail or otherwise) immediately.

**From:** Nancy Tr <non6411@mail.com>  
**Sent:** February-02-17 8:44 AM  
**To:** Carella, Tony; Clerks@vaughan.ca; carryingplacaterpayers@rogers.com  
**Subject:** Plan Amendment & Rezoning / Islington & Napa Valley Ave (file #OP.16.010 & #Z.16.039)

Good day,

As a resident of the community since the first days of its construction, I would like to express my concerns about the proposed plan to build 2 condominiums at Islington & Napa Valley Ave.

This new development plan containing multi-storey buildings will permanently change the landscape of this community and will have a very negative impact on the flora and fauna of the adjacent conservation area. The increased flow of traffic will undermine the environmental stability of the forest and will dramatically affect the ecology, as well as research and studies conducted in this natural oasis.

That same substantial traffic growth through historic Kleinburg village will ruin its idyllic charm and peaceful tranquility. It has already started to fade with the addition of new condo/townhouse developments right in the heart of the town.

Please take the above into consideration when reviewing the new development plan. Do not let urbanity conquer the nature and history. Leave something for our ancestors to admire and be inspired by.

Yours truly,

Nancy T

Sonoma Heights resident

C 47

COMMUNICATION

CW (PH) - February 7/2017  
ITEM - 3

**Subject:** FW: File Numbers - OP.16.010 & Z.16.039

**From:** D'Addario, Letizia  
**Sent:** Monday, February 06, 2017 2:45 PM  
**To:** 'Kakish, Lubna'  
**Cc:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** RE: File Numbers - OP.16.010 & Z.16.039

Communication for 9681 & 9691 Islington Avenue (Files OP.16.010 & Z.16.039) – Public Hearing Date February 7, 2017

Thank you Ms. Kakish.

Your objection letter has been forwarded to the City Clerks Department for inclusion into the public record for the February 7, 2017 Public Hearing.

Best regards,

Letizia V. D'Addario, MES | MCIP | RPP  
Planner  
905-832-8585 ext. 8213 | [letizia.daddario@vaughan.ca](mailto:letizia.daddario@vaughan.ca)

City of Vaughan | Development Planning Department  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



Please consider the environment before printing this e-mail.

**From:** Panaro, Doris  
**Sent:** February-02-17 4:52 PM  
**To:** 'Kakish, Lubna'; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Cc:** D'Addario, Letizia  
**Subject:** RE: File Numbers - OP.16.010 & Z.16.039

Lubna, Thank you for contacting the City of Vaughan. This email is in response to direct you to who will be able to further assist you. I have forward your concerns regarding the development mentioned below to Letizia D'Addario, Planner for her response to you directly.

Doris Panaro  
Clerical Assistant  
905-832-8585, ext. 8208 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca)

City of Vaughan | Development Planning Department  
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



**From:** Kakish, Lubna [<mailto:lubna.kakish@magna.com>]  
**Sent:** February-02-17 10:11 AM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** File Numbers - OP.16.010 & Z.16.039

Hello

I as a resident of Sonoma Height object to the High Rise Apartment Building planned at the intersection of Napa Valley and Islington. I moved to this area to avoid high rise building and the traffic that comes along with it.

## Thank you

Lubna Kakish  
Strategic Commodity Buyer  
Magna Power Train  
600 Tesma Way  
Concord, Ontario  
L4K 5C2  
Ph: 905-303-3745 ext 6507  
Cell: 416-627-4367  
E mail: [Lubna.kakish@magna.com](mailto:Lubna.kakish@magna.com)

**Subject:** FW: Objection

**From:** D'Addario, Letizia  
**Sent:** Monday, February 06, 2017 2:47 PM  
**To:** 'Cynthia Crispino'  
**Cc:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** RE: Objection

Communication for 9681 & 9691 Islington Avenue (Files OP.16.010 & Z.16.039) – Public Hearing Date February 7, 2017

Thank you Ms. Crispino.

Your objection letter has been forwarded to the City Clerks Department for inclusion into the public record for the February 7, 2017 Public Hearing.

Best regards,

Letizia V. D'Addario, MES | MCIP | RPP  
Planner  
905-832-8585 ext. 8213 | [letizia.daddario@vaughan.ca](mailto:letizia.daddario@vaughan.ca)

City of Vaughan | Development Planning Department  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



Please consider the environment before printing this e-mail.

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**From:** Panaro, Doris  
**Sent:** February-02-17 5:32 PM  
**To:** 'Cynthia Crispino'; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Cc:** D'Addario, Letizia  
**Subject:** RE: Objection

Cynthia, Thank you for contacting the City of Vaughan. This email is in response to direct you to who will be able to further assist you. I have forward your concerns regarding the development mentioned below to Letizia D'Addario, Planner for her response to you directly.

Doris Panaro  
Clerical Assistant  
905-832-8585, ext. 8208 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca)

City of Vaughan | Development Planning Department  
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



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**From:** Cynthia Crispino [<mailto:ccrispino@rogers.com>]  
**Sent:** February-02-17 12:24 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** Objection

This email to confirm my position to object the building proposal as outlined in the following to files: OP.16.010 and Z.16.039.

Please confirm receipt of this email if possible.

Cynthia Crispino  
76 Water Garden Lane  
Woodbridge, ON

L4H 2G3  
(905)893-0102

Sent from my iPhone

**Subject:** FW: OP.16.010 & z.16.039

**From:** D'Addario, Letizia  
**Sent:** Monday, February 06, 2017 2:50 PM  
**To:** 'MIKE MARCUCCI'  
**Cc:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** RE: OP.16.010 & z.16.039

Communication for 9681 & 9691 Islington Avenue (Files OP.16.010 & Z.16.039) – Public Hearing Date February 7, 2017

Thank you Mr. Marcucci.

Your objection letter has been forwarded to the City Clerks Department for inclusion into the public record for the February 7, 2017 Public Hearing.

Best regards,

Letizia V. D'Addario, MES | MCIP | RPP  
Planner  
905-832-8585 ext. 8213 | [letizia.daddario@vaughan.ca](mailto:letizia.daddario@vaughan.ca)

City of Vaughan | Development Planning Department  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



Please consider the environment before printing this e-mail.

**From:** Panaro, Doris  
**Sent:** February-03-17 3:38 PM  
**To:** 'MIKE MARCUCCI'; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Cc:** D'Addario, Letizia  
**Subject:** RE: OP.16.010 & z.16.039

Charlie, Thank you for contacting the City of Vaughan. This email is in response to direct you to who will be able to further assist you. I have forward your concerns regarding the development mentioned below to Letizia D'Addario, Planner for her response to you directly.

Doris Panaro  
Clerical Assistant  
905-832-8585, ext. 8208 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca)

City of Vaughan | Development Planning Department  
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



**From:** MIKE MARCUCCI [<mailto:mm911.4s.cab@gmail.com>]  
**Sent:** February-02-17 6:28 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** OP.16.010 & z.16.039

I'm writing this email to show my objection to this purposed development.

This is a high congested traffic location to begin with, adding this development will only make it worse and lead to more similar development which would even further compound the problem.



I believe this type of development should be located in location that the city has already designated as high density, HWY 7. Where transit can handle the numbers.

Traffic is already horrible because of the cancellation of the Pine Valley extension.

Everyone knows why that was cancelled. I just wonder if it's even possible that our voice will net a similar result?

I'm sure no one wants to go in their backyard and look up at a condo see all these units staring down at them.

Where they bought and had privacy now the have none.

Michael Marcucci

116 Polo Cres

Sent from my BlackBerry 10 smartphone on the Fido network.

---

**From:** Clerks@vaughan.ca  
**Subject:** FW: Objection to High Rise Building at Napa Valley and Islington

**From:** D'Addario, Letizia  
**Sent:** February-06-17 3:29 PM  
**To:** 'Teresa\_Kakish@tjxcanada.ca'  
**Cc:** Clerks@vaughan.ca  
**Subject:** RE: Objection to High Rise Building at Napa Valley and Islington

C 50  
**COMMUNICATION**  
**CW (PH) -** February 7/2017  
**ITEM -** 3

Communication for 9681 & 9691 Islington Avenue (Files OP.16.010 & Z.16.039) – Public Hearing Date February 7, 2017

Thank you Ms. Kakish.

Your objection letter has been forwarded to the City Clerks Department for inclusion into the public record for the February 7, 2017 Public Hearing.

Best regards,

Letizia V. D'Addario, MES | MCIP | RPP  
Planner  
905-832-8585 ext. 8213 | [letizia.d'addario@vaughan.ca](mailto:letizia.d'addario@vaughan.ca)

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2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



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**From:** Panaro, Doris  
**Sent:** February-03-17 3:57 PM  
**To:** D'Addario, Letizia  
**Subject:** FW: Objection to High Rise Building at Napa Valley and Islington

Doris Panaro  
Clerical Assistant  
905-832-8585, ext. 8208 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca)

City of Vaughan | Development Planning Department  
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



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**From:** Teresa Kakish [[mailto:Teresa\\_Kakish@tjxcanada.ca](mailto:Teresa_Kakish@tjxcanada.ca)]  
**Sent:** February-02-17 10:43 AM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** Objection to High Rise Building at Napa Valley and Islington

Hello

I as a resident of Sonoma Heights I sincerely object to the High Rise Apartment Building planned at the intersection of Napa Valley and Islington. I moved to this area to avoid high rise buildings and the traffic that comes along with it.

Thank you

Teresa Kakish  
Store Operations Continuous Improvement Manager, TJX Canada

60 Standish Court, Mississauga, ON Canada, L5R 0G1  
P: (905) 405 -7607 | [teresa\\_kakish@tjxcanda.ca](mailto:teresa_kakish@tjxcanda.ca)

---



WINNERS

HOMESENSE

*Marshalls*

**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***



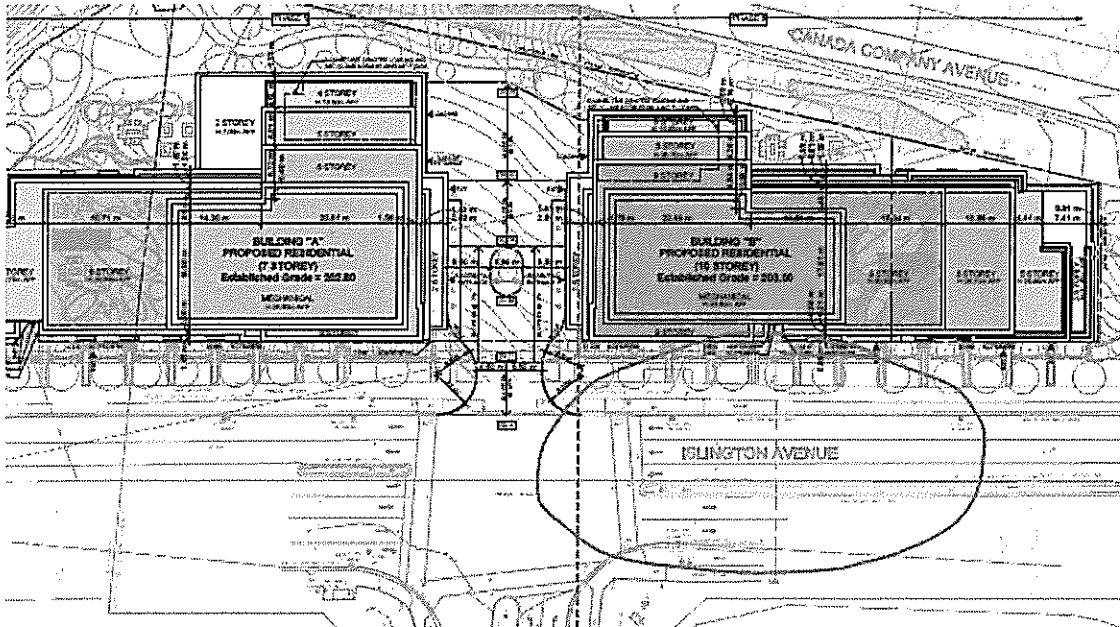
North on islington just  
north of Langstaff at 530  
pm January 26<sup>th</sup>



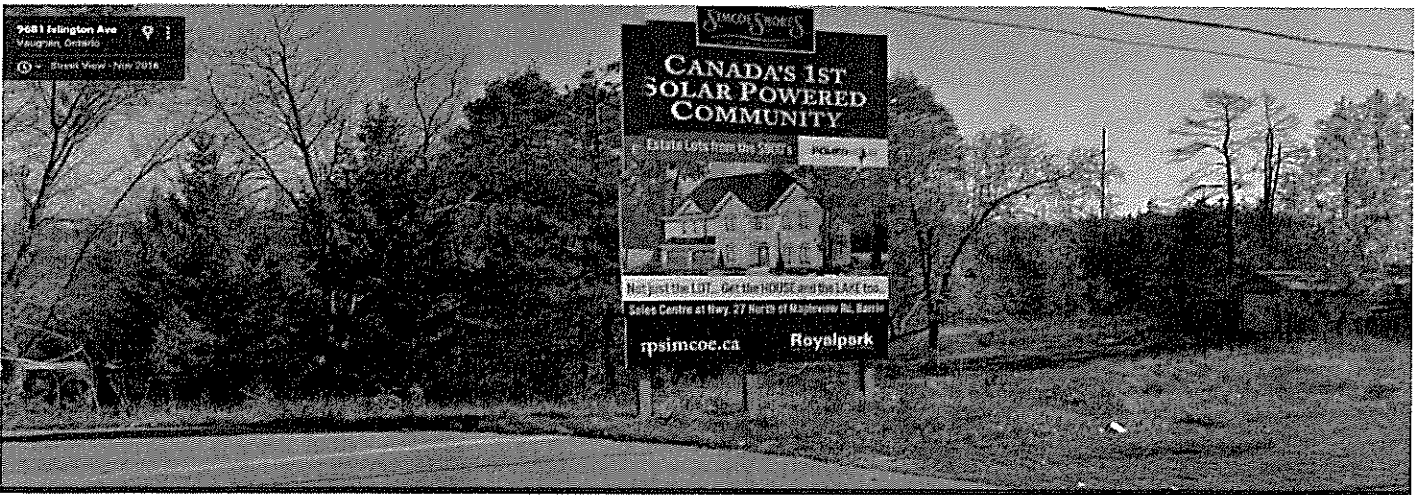
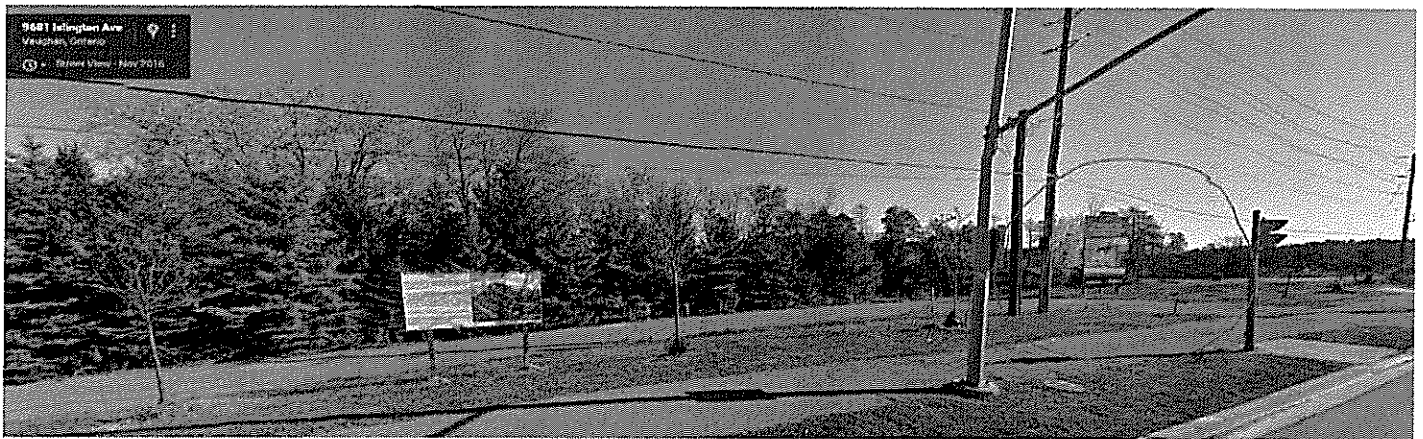
Going West Bound On  
Langstaff after Pinevalley  
January 26<sup>th</sup>



**Figure 2**



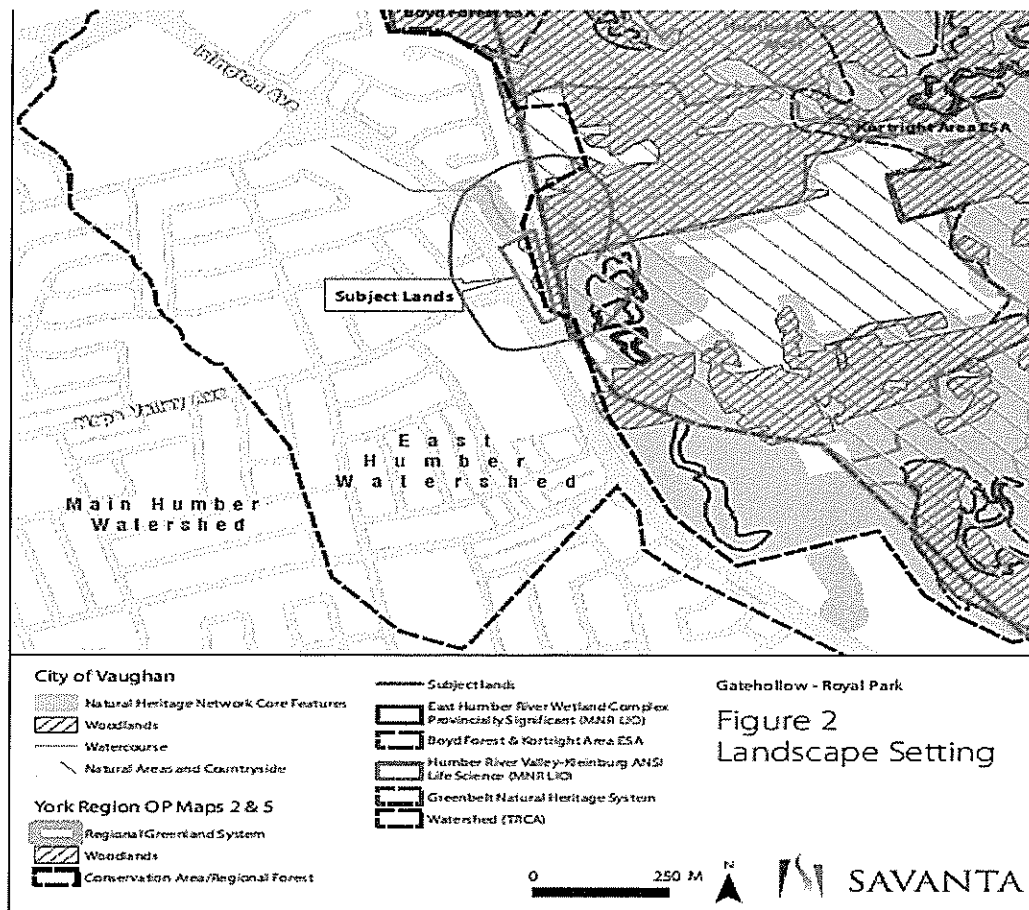
**Figure 3**



**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.

**From:** Clerks@vaughan.ca  
**Subject:** FW: 10-storey and 7-storey proposals at Islington and Rutherford

Good Morning.

I also can not attend tonight, I agree with my neighbour points and want to add.

What planning has the city done to accommodate the additional vehicles and residences? Traffic is already heavy with people cutting through Sonoma to avoid Islington and Rutherford.

Also why would you allow a reduction in zoning By-law 1-88 Standard?

1. Min front yard from Islington 1.8 M to 0M below grade? Min Front yard above grade 7.5m to 0m? How would this construction be accomplished without closing a live lane of Islington?
2. Min Parking Requirements. from 426 to 342. Have we not learned that the public transit system in this area is horrible at best. People who live in Sonoma have more than 2 cars as a result. I remind you of the La Neve Ave., street parking pilot project. This area is NOT Jane & Hwy 7 where your allowing 50 story buildings that are being serviced by the new subway line.
3. Is this area not part of conservation lands? How could we allow this type of development in conservation lands?

Best Regards,  
Frank Silla

**From:** Leanne Henwood-Adam <leanne.henwoodadam@humber.ca>  
**Sent:** February-06-17 4:17 PM  
**To:** Clerks@vaughan.ca; Carella, Tony  
**Cc:** fsilla@rogers.com  
**Subject:** 10-storey and 7-storey proposals at Islington and Rutherford

Hi there – I live in the neighborhood of Sonoma Heights on La Neve Ave. My neighbor just sent me the info on this. I am upset that this is the first time we have heard of this possible development.

I am unable to attend the information session but want to advise of my concerns:

- At the best of times in the mornings and evenings the traffic on both Islington and Rutherford is crazy as people drop off/pick up their children to the local high school and go to or come back from work. This many units in one area will cause total gridlock.
- We already have traffic safety issues with cars that do not stop at stop signs and barely even slow down at stop signs – we are all concerned for the safety of our children and even ourselves when out walking - adding in more cars to this mix is going to make it even more dangerous.
- The local high school is already over crowded – how many more can they accommodate and still provide a proper education to our children?

Putting this many units into an already crazy busy area is a disaster in the making.

I moved out of the city to this “suburbia” type area to get away from the tall buildings and the overcrowding. Now you want to do this here?

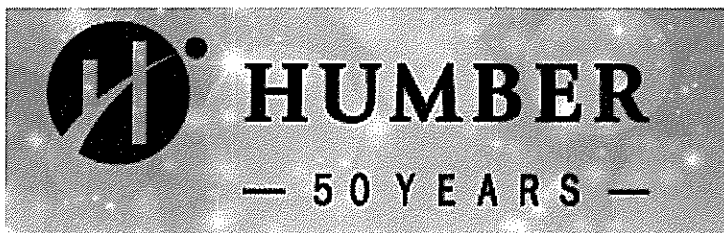
"inspire, encourage, motivate"

Leanne Henwood-Adam  
Fitness Coordinator - Fitness Facility Manager  
Humber College - North Campus  
(416) 675-6622 x4186  
[leanne.henwoodadam@humber.ca](mailto:leanne.henwoodadam@humber.ca)

<http://www.humber.ca/student-life/swac/fitness>

Check us out on Facebook and Instagram!  
<https://www.facebook.com/humbnorthfitness>

Instagram - @HumberNorthFitness



Join the celebration. Visit us at [humber50.ca](http://humber50.ca)

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C 57  
COMMUNICATION  
CW (PH) - February 7/2017  
ITEM - 3

**From:** Awesome Ally <vuthuha148@gmail.com>  
**Sent:** February-06-17 4:19 PM  
**To:** D'Addario, Letizia  
**Cc:** Clerks@vaughan.ca  
**Subject:** Re: Complaining  
**Attachments:** image004.png

If they build less than 6 level is ok. The high rise buildings wouldn't suit the area !  
On Mon, Jan 30, 2017 at 5:23 PM D'Addario, Letizia <[Letizia.D'Addario@vaughan.ca](mailto:Letizia.D'Addario@vaughan.ca)> wrote:

Communication for 9681 & 9691 Islington Avenue (Files OP.16.010 & Z.16.039) – Public Hearing Date February 7, 2017

Thank you Helen.

Your objection letter has been forwarded to the City Clerks Department for inclusion into the public record for the February 7, 2017 Public Hearing.

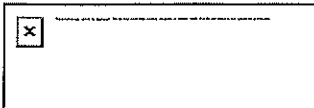
Best regards,

**Letizia V. D'Addario, MES | MCIP | RPP**

**Planner**  
905-832-8585 ext. 8213 | [letizia.d'addario@vaughan.ca](mailto:letizia.d'addario@vaughan.ca)

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

**[vaughan.ca](http://vaughan.ca)**



**From:** Abatecola, Phil <phil.abatecola@sobeys.com>  
**Sent:** February-06-17 6:38 PM  
**To:** Clerks@vaughan.ca  
**Cc:** Cardile, Lucy; Carella, Tony; dianeabatecola@yahoo.ca  
**Subject:** 10-storey and 7-storey proposals at Islington Avenue and Napa Valley Drive

Hello,

I will not be able to attend tomorrow's public hearing on the 10-storey and 7-storey proposals at Islington Avenue and Napa Valley Drive. However I want to voice my views on this very important matter. First and foremost, many of the residences that purchased their home in Sonoma Heights did so because they wanted to live in a community that had low density. When the majority of the homes were purchased in the late 1990's and early 2000's there were no medium or high residential areas. And to this date there are none. However by changing existing low density zones from low to medium/high the city would be cheating all taxpaying residents in Sonoma Heights.

Secondly, the city of Vaughan needs to keep the integrity of its official plan (VOP 2010). This proposal contravenes this plan in so many sections. Below are a few points that have been previously noted I but strongly agree with,

- New development in "Community Areas" such as Sonoma should respect and reinforce the physical character of the established neighbourhood within which it is located.
- Additionally, new development within established areas shall pay particular attention to local lot patterns, sizes and configuration, surrounding heights and scale, building types of nearby residential properties, and the setback of buildings from the street. Based on the criteria for new development within established neighbourhoods.

The proposed development does not conform to this policy of VOP 2010, as there are no existing 7 to 10-storey mixed-use buildings in the area.

- A portion of the subject lands is designated "Natural Area" by Schedule 13 – Land Use, in VOP 2010, which are further identified as being a "Core Feature" by Schedule 2 – Natural Heritage Network of VOP 2010.

Today was the first time that I was made aware of this proposal and as a result have not had the time to completely review impact of this proposal. Other than receiving an email from my councilor today were there any public notifications about this meeting sent out?

Hopefully another meeting will be held shortly for those that are unable to attend tomorrow's meeting.

Thanks,

*Phil Abatecola*

205 Sonoma Blvd Woodbridge Ont. L4H 1P2  
905 893 2075

**From:** john giordano <giordano\_j1@hotmail.com>  
**Sent:** February-06-17 11:14 PM  
**To:** DevelopmentPlanning@vaughan.ca  
**Cc:** Carella, Tony; Clerks@vaughan.ca  
**Subject:** Re: File Numbers: OP.16.010 & Z.16.039

Hello,

As a member of the Vaughan community since 1979 and a resident very near to the proposed new condominium on Islington Avenue, I sincerely hope that the will and opinion of the residents are taken into consideration regarding this development.

I, as many numerous members of the nearby community object to the development of the condominium to be located on 9600 Islington Avenue. Please note that I am not against development or progress, although I am a strong believer that any such development should comply with existing city plans and conform with development of existing structures in the nearby area.

Below are just a few reasons why I object the current proposal;

- **City Plan** - The proposal as presented as approximately 10 storeys is against the existing city plan that was only just reviewed and approved last year. I am sure that a lot of tax payers dollars have been spent over the many years reviewing and assessing the city plan in an effort to develop a plan that best meets its needs. To allow a variance after much study to appease a developer speaks little to the ethics of such officials responsible for this decision and undermines the efforts of all individuals who worked on developing this plan. What is the point of a city plan if people with deep pockets and change them for their own benefits at the cost of those of its residents?
- **Noise pollution** - there are many homes in the surrounding area that side on, back on to, or live near Islington. Before purchasing a home in this area, I reviewed the city plan to assess whether the probability of the existing car noise would get worse as a result of future development. After review of the plan, we were satisfied that the city plan as designed would limit significant increases in noise. However, a change in the plan, adding an additional 500+ vehicle would go against the design of city plan leading to significantly increased noise, increased health concerns amongst other direct and indirect consequences. Again, what is the point of a city plan if people with deep pockets and change them for their own benefits at the cost of those of its residents?
- **Aesthetics** - The proposed 10 storey building does not conform with any of the surrounding structures in the area, additionally given its proposed sized and building envelop, the proximity to the Islington curbside and traffic flow represents increased considering the existing traffic flow.
- **Conservation Area** - The set back to the conservation lands is only 9 meters for such a big structure and proposed underground parking is much too small. As a resident of the area who was building a pool, I was advised that the setback was to be 10 meters. It took me 2.5 years and countless dollars in planning changes to comply. How is it that this structure only needs 9?

Thank you for your attention. I will be expressing my concerns at the meeting to be held on February 7.

John

---

**From:** ROSE MARCELLO <marcello2104@rogers.com>  
**Sent:** February-07-17 6:50 AM  
**To:** Clerks@vaughan.ca  
**Subject:** Gate Hollow Estate

To whom it may concern,

I would like to go on record stating that I am against the proposed building of the Gate Hollow Estates condo by Royal Park Homes.

I am extremely concerned of the traffic issues it will cause and not to mention the disruption of the green space.

Please do not approve the application.

Regards,  
Rose Marcello  
Via Carmine Avenue

**From:** Mara Buttarazzi <mara.buttarazzi@hotmail.com>  
**Sent:** February-07-17 2:52 PM  
**To:** Clerks@vaughan.ca; carryingplaceratepayers@rogers.com  
**Subject:** Fw: Royal Park Homes Islington and Major Mackenzie Condominium

RE SENT

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**From:** Mara Buttarazzi <mara.buttarazzi@hotmail.com>  
**Sent:** February 7, 2017 2:50 PM  
**To:** [clerks@vaughan.ca](mailto:clerks@vaughan.ca); [carryingplaceratepayers@roger.com](mailto:carryingplaceratepayers@roger.com)  
**Subject:** Royal Park Homes Islington and Major Mackenzie Condominium

To Whom It May Concern,

RE: Islington and Major Mackenzie Condominium 10 Storey

I am a resident that lives on Golden Gate Circle and has live here more the 10 years now. I love the area in which I live. I am not content about this 10 storey condominium unit that possibly might be going up in the near future.

I can't image the extra traffic now travelling northward on Islington Ave into Klienburg. I will be a pain just to enter my subdivision for who knows how many years.

And 10 stories is way to high for the peaceful community.!!!

I will be in attendance at the City Hall this evening.

Mara Buttarazzi

---

**From:** The Giancolas on Avdell <giancolas@outlook.com>  
**Sent:** February-07-17 3:02 PM  
**To:** Clerks@vaughan.ca  
**Subject:** 10-storey and 7-storey proposals at Islington Avenue and Napa Valley Drive

I look forward to this development. I currently live in a large home and want to downsize now that my children have moved out. Please keep me informed on this project and I hope it gets quick approval.

Sincerely  
Remy Giancola

---

**Subject:**

FW: City of Vaughan files #OP.16.010 and #Z.16.039 development application by Gatehollow Estates Inc. (Royal Park)

**From:** Irina Szabo [mailto:irinasz@yahoo.com]

**Sent:** Tuesday, February 07, 2017 3:35 PM

**To:** Clerks@vaughan.ca; D'Addario, Letizia

**Subject:** City of Vaughan files #OP.16.010 and #Z.16.039 development application by Gatehollow Estates Inc. (Royal Park)

C 63  
**COMMUNICATION**  
**CW (PH) - February 7/2017**  
**ITEM - 3**

Hello,

I am a concerned Vaughan resident and like to express by voice against 10-storey and 7-storey proposals at Islington Avenue and Napa Valley Drive. ( City of Vaughan files #OP.16.010 and #Z.16.039 development application by Gatehollow Estates Inc. (Royal Park)

The scale and height of the proposed development will dwarf the surrounding buildings and the nearby park and is completely out of keeping with the character of Woodbridge, Sonoma Heights neighborhood.

I believe that this development will destroy the uniqueness that we love about Sonoma Heights neighborhood: its mature, its human scale, and the small town feel that we have so carefully preserved here. Sonoma Heights neighborhood belongs to all of us to enjoy.

Best Regards,

Irina Szabo

65 Golden Gate Circle  
289-236-2088

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**From:** remike70@gmail.com on behalf of Michael Antczak <info@realestatemike.ca>  
**Sent:** February-07-17 5:08 PM  
**To:** Clerks@vaughan.ca  
**Subject:** 10 Storey Condo on Islington and Napa

C 65  
**COMMUNICATION**  
CW (PH) - February 7/2017  
ITEM - 3

I would like more information about this project.

Michael John Antczak  
Sales Representative

RE/MAX PREMIER INC.  
9100 Jane Street Bldg L, #77  
Vaughan, Ontario L4K 0A4  
[www.RealEstateMike.ca](http://www.RealEstateMike.ca)  
[info@realestatemike.ca](mailto:info@realestatemike.ca)  
T: 416-987-8000  
F: 416-987-8001



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**From:** Doreen <doreensmith@rogers.com>  
**Sent:** February-07-17 4:18 PM  
**To:** Clerks@vaughan.ca  
**Subject:** Islington Avenue/Nappa Valley

Please bring this request to the attention of John Mackenzie, Mauro Peverini and Bill Kiru.

Re OP 16.010 and Z 16.039. I have just received a copy of this plan from Counsellor Carella so have not had time to study it in detail. However there are a couple of concerns that jump out that I would respectfully ask the planning department to consider. The proposed buildings are next to green space and as such are a stark contrast to their surroundings. The request is for 0 setbacks, please ensure that we don't have buildings right up to the sidewalk and without a buffer on all sides. Wherever trees are removed more should be planted. This developer is requesting far more than the OP allows, please be respectful of the O.P guidelines while considering this proposal, they are there for a reason. A 10 story building is a huge leap from the Agriculture zone that is currently in place for part of these lands, I believe that means NO buildings. The remainder of the site as you know is RA3 which sets a limit of 3 stories. I trust as planners you will make the right decision for the good of the community.

Thank you for your considering my comments.

Best Regards,

Doreen Smith  
95 Wallace Street,  
Woodbridge, Ont.  
L4L 2P2

**From:** Clerks@vaughan.ca  
**Subject:** FW: File #

C 67  
**COMMUNICATION**  
CW (PH) - February 7/2017  
ITEM - 3

**From:** D'Addario, Letizia  
**Sent:** February-07-17 4:28 PM  
**To:** 'T Tran'  
**Cc:** Clerks@vaughan.ca  
**Subject:** RE: File #

Communication for 9681 & 9691 Islington Avenue (Files OP.16.010 & Z.16.039) – Public Hearing Date February 7, 2017

Thank you.

Your objection letter has been forwarded to the City Clerks Department for inclusion into the public record for the February 7, 2017 Public Hearing.

Best regards,

Letizia V. D'Addario, MES | MCIP | RPP  
Planner  
905-832-8585 ext. 8213 | [letizia.d'addario@vaughan.ca](mailto:letizia.d'addario@vaughan.ca)

City of Vaughan | Development Planning Department  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



Please consider the environment before printing this e-mail.

**From:** Panaro, Doris  
**Sent:** February-07-17 1:58 PM  
**To:** 'T Tran'; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Cc:** D'Addario, Letizia  
**Subject:** RE: File #

Good Day, Thank you for contacting the City of Vaughan. This email is in response to direct you to who will be able to further assist you. I have forward your concerns to Letizia D'Addario, Planner who is overseeing the above noted development application (OP.16.010& Z.16.039) . Thank you.

Doris Panaro  
Clerical Assistant  
905-832-8585, ext. 8208 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca)

City of Vaughan | Development Planning Department  
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



VAUGHAN

CANADA 150

**From:** T Tran [<mailto:tctran2002@hotmail.com>]  
**Sent:** February-07-17 1:56 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** File # OP.16.010& Z.16.039

I reside at 43 Sunset Ridge Woodbridge On L4H 1W1. I am strongly OBJECTION of the above file number. Sonoma community already have to deal with every morning over crowded traffic. We do not want to add on more problem in our neighbor. We also do not want to loose the beautiful nature environment we currently have in this community. We do not want to have the project to be build in this neighbor. Please consider move the project else where. Thanks

T. Tran  
43 Sunset Ridge  
Woodbridge On L4H 1W1

**From:** Clerks@vaughan.ca  
**Subject:** FW: File Numbers: OP.16.010 & Z.16.039

C 68  
**COMMUNICATION**  
**CW (PH) - February 7/2017**  
**ITEM - 3**

**From:** D'Addario, Letizia  
**Sent:** February-07-17 4:36 PM  
**To:** 'Adrian Mancinelli'  
**Cc:** Clerks@vaughan.ca  
**Subject:** RE: File Numbers: OP.16.010 & Z.16.039

Communication for 9681 & 9691 Islington Avenue (Files OP.16.010 & Z.16.039) – Public Hearing Date February 7, 2017

Thank you Mr. Mancinelli.

Your objection letter has been forwarded to the City Clerks Department for inclusion into the public record for the February 7, 2017 Public Hearing.

Best regards,

Letizia V. D'Addario, MES | MCIP | RPP  
Planner  
905-832-8585 ext. 8213 | [letizia.daddario@vaughan.ca](mailto:letizia.daddario@vaughan.ca)

City of Vaughan | Development Planning Department  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



Please consider the environment before printing this e-mail.

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**From:** Panaro, Doris  
**Sent:** February-07-17 3:45 PM  
**To:** 'Adrian Mancinelli'; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Cc:** D'Addario, Letizia  
**Subject:** RE: File Numbers: OP.16.010 & Z.16.039

Adrian, by way of this email to the Planner, Letizia D'Addario, I am forwarding your comments for communication and notification in regards to the above proposal (OP.16.010 & Z.16.039).

Doris Panaro  
Clerical Assistant  
905-832-8585, ext. 8208 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca)

City of Vaughan | Development Planning Department  
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



---

**From:** Adrian Mancinelli [<mailto:adrianmancinelli@hotmail.com>]  
**Sent:** February-07-17 3:00 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** File Numbers: OP.16.010 & Z.16.039

I am a resident living in Sonoma Heights and I wish to object to the construction of property 9681 and 9691 Islington Ave.

Thank you,

Adrian Mancinelli

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**From:** Clerks@vaughan.ca  
**Subject:** FW: OP.16.010 & Z.16.039

C 69  
COMMUNICATION  
CW (PH) - February 7/2017  
ITEM - 3

**From:** D'Addario, Letizia  
**Sent:** February-07-17 4:23 PM  
**To:** 'Sandra'  
**Cc:** Clerks@vaughan.ca  
**Subject:** RE: OP.16.010 & Z.16.039

Communication for 9681 & 9691 Islington Avenue (Files OP.16.010 & Z.16.039) – Public Hearing Date February 7, 2017

Thank you Ms. Mandarano.

Your objection letter has been forwarded to the City Clerks Department for inclusion into the public record for the February 7, 2017 Public Hearing.

Best regards,

Letizia V. D'Addario, MES | MCIP | RPP  
Planner  
905-832-8585 ext. 8213 | [letizia.daddario@vaughan.ca](mailto:letizia.daddario@vaughan.ca)

City of Vaughan | Development Planning Department  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



Please consider the environment before printing this e-mail.

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**From:** Panaro, Doris  
**Sent:** February-07-17 1:46 PM  
**To:** 'Sandra'; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Cc:** D'Addario, Letizia  
**Subject:** RE: OP.16.010 & Z.16.039

Sandra, Thank you for contacting the City of Vaughan. This email is in response to direct you to who will be able to further assist you. I have forward your concerns to Letizia D'Addario, Planner who is overseeing the above noted development application. Thank you.

Doris Panaro  
Clerical Assistant  
905-832-8585, ext. 8208 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca)

City of Vaughan | Development Planning Department  
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



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**From:** Sandra [[mailto:Sandra\\_Mandarano@hotmail.com](mailto:Sandra_Mandarano@hotmail.com)]  
**Sent:** February-07-17 12:44 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** OP.16.010 & Z.16.039

To development planning  
Please consider the neighbourhood,

In regards to the high rise apartment building planning at  
9681 and 9691 Islington Ave. (Napa valley and Islington)

I am a permanent resident living on Napa Valley a few steps away from this proposed building and I am **strongly against** this building. It is extremely congested with traffic and living across the street from the plaza, I am

disgusted in the amount of garbage this plaza has lying in the parking lots. This building will bring more garbage and loitering in this plaza on a daily basis. Having small children, and living on Napa Valley, I am concerned with the amount of traffic it will bring and amount of more garbage it will bring in the plaza.

This building being built by the greenbelt of vaughan will block our view of nature, and having to look out each morning and having nothing else to look at but this tall building. It also effects our privacy as they overlook our properties.

We understand there is a meeting being held at the city this evening, however we are unable to attend so please consider our families in the area which are asking to **please stop** this high-rise building development.

Thank you for your understanding  
Sandra Mandarano

3.      **OFFICIAL PLAN AMENDMENT FILE OP.16.010      P.2016.5**  
**ZONING BY-LAW AMENDMENT FILE Z.16.039**  
**GATEHOLLOW ESTATES INC.**  
**WARD 2 - VICINITY OF ISLINGTON AVENUE AND MAJOR MACKENZIE DRIVE**

**Recommendation**

The Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning and Senior Manager of Development Planning recommend:

1.      THAT the Public Hearing report for Files OP.16.010 and Z.16.039 (Gatehollow Estates Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

**Contribution to Sustainability**

The contribution to sustainability such as site and building design initiatives will be determined when the technical report is considered.

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

- a)      Date the Notice of a Public Hearing was circulated: January 13, 2017. The Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed on the property in accordance with the City's Notice Signs Procedures and Protocol.
- b)      Circulation Area: to all property owners within 150 m plus the expanded notification area shown on Attachment #2, to the Carrying Place Ratepayers' Association and to the Kleinburg & Area Ratepayers' Association.
- c)      Comments Received:

**Written Correspondence**

On September 28, 2016 a Notice to the public of a Complete Application for the Official Plan Amendment and Zoning By-law Amendment applications was circulated to all property owners within 150 m of the subject lands. Through the Notice to the Public of a Complete Application, the following written comments were received:

- i.      Tony Alati, President of the Carrying Place Ratepayers' Association, submissions dated October 2, 2016 and November 2, 2016, on behalf of the Carrying Place Ratepayers' Association, expressed concerns regarding whether the proposal was evaluated by the appropriate government agencies (specifically the Ministry of Natural Resources); if an Environmental Assessment and traffic study was completed for the subject applications; the shadow impacts of the development, and gridlock resulting from the proposed development. A concern regarding the installation date of the notice sign on the subject property was also expressed.
- d)      On November 17, 2016, representatives of Gatehollow Estates Inc. hosted a community information session with the Carrying Place Ratepayers' Association and other area

residents regarding the proposed development, which was held at the Royalpark Homes offices. Another information session is scheduled for January 19, 2017.

Any additional written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Vaughan Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

### **Purpose**

To receive comments from the public and the Committee of the Whole on the following applications for the subject lands shown on Attachments #1 and #2, to facilitate a mixed-use development consisting of two apartment buildings. Building "A" ranges from 4 to 7-storeys in height (Phase 1) and Building "B" is 3 to 10-storeys in height (Phase 2). The proposed development contains a total of 228 residential dwelling units, including 25 townhouse units, and 232 m<sup>2</sup> of retail and commercial uses in the base of Building "B" having a gross Floor Space Index (FSI) of 2.43 times the area of the lot. A total of 363 parking spaces are proposed in a three-level underground parking garage and vehicular access for parking and loading would be provided via a consolidated driveway from Islington Avenue.

1. Official Plan Amendment File OP.16.010 to amend the policies of Vaughan Official Plan 2010 (VOP 2010), Volume 1, specifically to permit a portion of the subject lands designated "Low-Rise Residential" to "Mid-Rise Mixed-Use", whereas VOP 2010 only permits single detached, semi-detached and townhouse dwellings in a low rise form no greater than 3-storeys.
2. Zoning By-law Amendment File Z.16.039 to rezone the subject lands from A Agricultural Zone to RA3 Apartment Residential Zone and OS1 Open Space Conservation Zone, together with the following site-specific zoning exceptions:

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Residential Apartment Zone Requirements</b>	<b>Proposed Exceptions to the RA3 Residential Apartment Zone Requirements</b>
a.	Permitted Uses	Apartment Dwelling and Day Nursery	<ul style="list-style-type: none"> <li>• To permit Townhouse Dwellings</li> <li>• Permit the following additional uses at grade to a maximum of 132 m<sup>2</sup>: <ul style="list-style-type: none"> <li>- Retail Store,</li> <li>- Convenience Retail Store</li> <li>- Business or Professional Office</li> <li>- Personal Service Shop</li> <li>- Service or Repair Shop</li> <li>- Veterinary Clinic</li> <li>- Club or Health</li> </ul> </li> </ul>

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Residential Apartment Zone Requirements</b>	<b>Proposed Exceptions to the RA3 Residential Apartment Zone Requirements</b>
			Centre - Pharmacy
b.	Minimum Front Yard (Islington Avenue – below grade)	1.8 m	0 m
c.	Minimum Front Yard (Islington Avenue – above grade)	7.5 m	0 m
d.	Minimum Interior Side Yard (north)	4.5 m, except for buildings greater than 11 m in height for which the interior side yard setback shall be a minimum of 7.5 m or half the height, whichever is greater	9.3 m from the top-of- bank
e.	Minimum Rear Yard (Canada Company Avenue – above grade)	7.5 m	Building “A” – 5.5 m Building “B” – 0.2 m
f.	Minimum Lot Area Per Unit	67m <sup>2</sup>	43 m <sup>2</sup>
g.	Minimum Parking Requirement	<p>203 apartment units @ 1.5 spaces/unit = 305 spaces + 25 townhouse units @ 2 spaces/unit = 50 spaces + 228 units @ 0.25 visitor spaces/unit = 57 spaces + 232 m<sup>2</sup> commercial uses @ 6 spaces/100 m<sup>2</sup> = 14 spaces</p> <p>Total Parking Required = 426 spaces</p>	<p>228 units @ 1.3 spaces/unit = 296 spaces + 228 units @ 0.2 visitor spaces/unit = 46 spaces</p> <p>Total Parking Provided = 342 spaces</p>



	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Residential Apartment Zone Requirements</b>	<b>Proposed Exceptions to the RA3 Residential Apartment Zone Requirements</b>
h.	Minimum Amenity Area Per Unit	<p>One Bedroom Units – 203 @ 20 m<sup>2</sup> per unit = 2,760 m<sup>2</sup> +</p> <p>Two Bedroom Units – 29 @ 55 m<sup>2</sup> per unit = 1,595 m<sup>2</sup> +</p> <p>Three Bedroom Units – 36 @ 90 m<sup>2</sup> per unit = 3,240 m<sup>2</sup></p> <p>Total Required Amenity Area = 7,595 m<sup>2</sup></p>	228 units @ 8 m <sup>2</sup> per unit (for all unit types) = 1,824 m <sup>2</sup> for the entire site
i.	Minimum Landscape Strip Width Along a Lot Line Which Abuts a Street Line (Islington Avenue)	6 m	0 m
j.	Maximum Yard Encroachment (for Eaves and Canopies)	0.5 m into a required yard	2.2 m beyond the main wall of the building
k.	Maximum Yard Encroachment (for Balconies)	0.3 m into required interior side yard and 1.8 m into the required front, exterior side or rear yard	2 m into the required yards

Additional zoning exceptions may be identified through the detailed review of the applications and will be considered in a technical report to a future Committee of the Whole meeting.

#### **Background - Analysis and Options**

Location	<ul style="list-style-type: none"> <li>9681 and 9691 Islington Avenue, on the east side of Islington Avenue, south of Major Mackenzie Drive, shown as “Subject Lands” on Attachments #1 and #2.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>The subject lands are designated “Low-Rise Residential” and “Natural Area” by Vaughan Official Plan 2010 (VOP 2010),</li> </ul>

	<p>Volume 1, as shown on Schedule 3. The subject lands are also located within a “Community Area”, with a small portion located in the “Natural Areas and Countryside” as identified in Schedule 1 – Urban Structure of VOP 2010.</p> <ul style="list-style-type: none"> <li>▪ The “Low-Rise Residential” designation of VOP 2010 permits single detached, semi-detached and townhouse dwellings in a low-rise form no greater than 3-storeys. The proposed 7 and 10-storey buildings do not conform to VOP 2010.</li> <li>▪ Section 9.1.2.2 of VOP 2010 directs that new development in “Community Areas” be designed to respect and reinforce the physical character of the established neighbourhood within which it is located. Additionally, new development within established areas shall pay particular attention to local lot patterns, sizes and configuration, surrounding heights and scale, building types of nearby residential properties, and the setback of buildings from the street. Based on the criteria for new development within established neighbourhoods. The proposed development does not conform to this policy of VOP 2010, as there are no existing 7 to 10-storey mixed-use buildings in the area.</li> <li>▪ A portion of the subject lands is designated “Natural Area” by Schedule 13 – Land Use, in VOP 2010, which are further identified as being a “Core Feature” by Schedule 2 – Natural Heritage Network of VOP 2010. As such, the development proposal on the subject lands will be reviewed in the context of the Natural Heritage Network policies of VOP 2010. The alignment and significance of the Core Feature will also be examined as part of the development review process.</li> <li>▪ Section 3.2.3.11 of VOP 2010 permits minor modifications to the boundaries and alignment of Core Features identified on Schedule 2 – Natural Heritage Network of VOP 2010 where environmental studies submitted as part of the development review process provide the appropriate rationale for the modifications and includes measures to maintain overall habitat area and enhance ecosystem function. Minor modifications to the boundaries of Core Features must be deemed acceptable by the City in consultation with the Toronto and Region Conservation Authority and do not require an amendment to the Plan.</li> <li>▪ The lands located on the north-west and south-west corners of Islington Avenue and Napa Valley Drive are designated “Low-Rise Mixed-Use”, having a maximum permitted building height of 5-storeys and a maximum density of 1.75 FSI north of Napa Valley Avenue, and a maximum height of 4 storeys and a maximum density of 1.5 FSI south of Napa Valley Avenue.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88. An amendment to Zoning By-law 1-88 is required to rezone the subject lands to RA3 Apartment Residential Zone and to permit the site-specific zoning exceptions to Zoning By-</li> </ul>

	law 1-88 that are required to implement the development proposal.
Surrounding Land Uses	<ul style="list-style-type: none"> <li>Shown on Attachment #2.</li> </ul>

### **Preliminary Review**

Following a preliminary review of the applications, the Vaughan Development Planning Department has identified the following matters to be reviewed in greater detail:

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> <li>The applications will be reviewed in consideration of the applicable Provincial policies (e.g. Provincial Policy Statement and Growth Plan), the York Region Official Plan and VOP 2010 policies.</li> </ul>
b.	Appropriateness of the Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> <li>The appropriateness of the proposed rezoning of the subject lands, together with the site-specific zoning exceptions, will be reviewed in consideration of the existing and planned surrounding land uses, with particular consideration given to the land use, site design and built form, including the appropriate building height, FSI (Floor Space Index), building setbacks, and transition to existing uses.</li> </ul>
c.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> <li>If approved, the proposed development on the subject lands must conform to the Architectural Control Guidelines approved for the Woodbridge Expansion Area – Sonoma Heights.</li> </ul>
d.	Studies and Reports	<ul style="list-style-type: none"> <li>The Owner has submitted the following reports and studies in support of the applications, which must be reviewed and approved to the satisfaction of the City or respective public approval authority: <ul style="list-style-type: none"> <li>Planning Justification Report</li> <li>Stage 1 &amp; 2 Archaeological Assessment</li> <li>Community Services and Facilities Study</li> <li>Environmental Impact Study</li> <li>Functional Servicing Report</li> <li>Geotechnical Investigation and Slope Stability Analysis</li> <li>Noise and Vibration Impact Study</li> <li>Phase One Environmental Site Assessment Report</li> <li>Urban Transportation Considerations Report</li> <li>Sun/Shadow Study</li> <li>Tree Conservation Plan</li> </ul> </li> </ul>

e.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc., will be reviewed and implemented through the site plan approval process, if the applications are approved.</li> </ul>
f.	Parkland Dedication	<ul style="list-style-type: none"> <li>▪ The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-Lieu of Parkland Policy, should the applications be approved.</li> </ul>
g.	Section 37 Provisions of the <i>Planning Act</i>	<ul style="list-style-type: none"> <li>▪ Opportunities for Section 37 benefits under the <i>Planning Act</i>, the policies of VOP 2010, and the City's Guideline for the Implementation of Section 37 of the <i>Planning Act</i> will be explored for this development. Section 37 of the <i>Planning Act</i> allows municipalities to authorize increases in the height and/or density of development in return for the provision of facilities, services or other matters (i.e. community benefits) as determined by the municipality only if the proposed increase is considered to be appropriate.</li> </ul>
h.	Water & Servicing Allocation	<ul style="list-style-type: none"> <li>▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and allocated by Vaughan Council, if the proposed development is approved. If servicing capacity is unavailable, the lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.</li> </ul>
i.	Toronto and Region Conservation Authority	<ul style="list-style-type: none"> <li>▪ The subject lands are partially located within the Toronto and Region Conservation Authority's (TRCA) regulated area, and therefore, the Owner must satisfy all requirements of the TRCA.</li> </ul>
j.	Future Site Development Application	<ul style="list-style-type: none"> <li>▪ A Site Development Application will be required for the proposed development, if the subject applications are approved.</li> <li>▪ All issues identified through the review of the Site Development Application will be addressed in a technical report to a future Committee of the Whole meeting.</li> <li>▪ Should the applications be approved, the related Site Development Application for the development proposal must be considered by the Design Review Panel (DRP) as part of the site plan review process.</li> </ul>

k.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none"> <li>A future Draft Plan of Condominium (Standard) Application is required to permit the condominium tenure for the proposed development. It will be reviewed for consistency with the final site plan, if approved, including the location, type, and number of parking spaces, common landscaped areas, and design of the driveway. The appropriate conditions respecting the condominium tenure will be identified in the future technical report.</li> </ul>
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#### **Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

The applicability of these applications to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

#### **Regional Implications**

The applications have been circulated to York Region for review and comment. Any issues will be addressed when the technical report is considered.

#### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the applications will be considered in the technical review of the applications, together with comments from the public and Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

#### **Attachments**

1. Context Location Map
2. Location Map
3. Conceptual Site Plan and Proposed Zoning
4. Conceptual Landscape Plan
5. Conceptual Building Elevations

#### **Report prepared by:**

Letizia D'Addario, Planner, ext. 8213  
Clement Messere, Senior Planner, ext. 8409

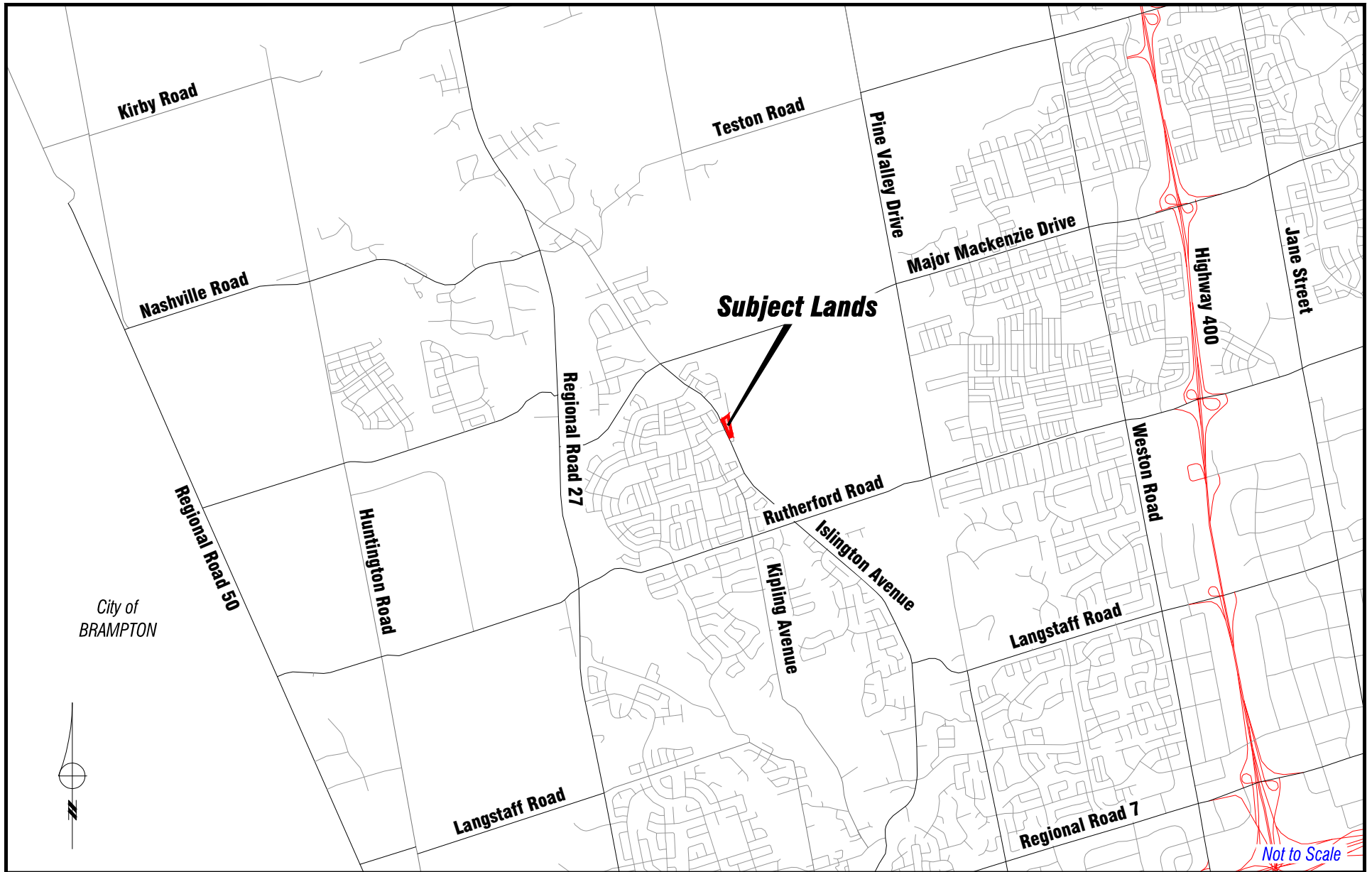
Respectfully submitted,

JOHN MACKENZIE  
Deputy City Manager  
Planning & Growth Management

MAURO PEVERINI  
Interim Director of Development Planning

BILL KIRU  
Senior Manager of Development Planning

/CM



## Context Location Map

LOCATION:  
Part of Lots 18 & 19, Concession 8

APPLICANT:  
Gatehollow Estates Inc.

N:\GIS\_Archive\Attachments\OP\op.16.010etal.dwg

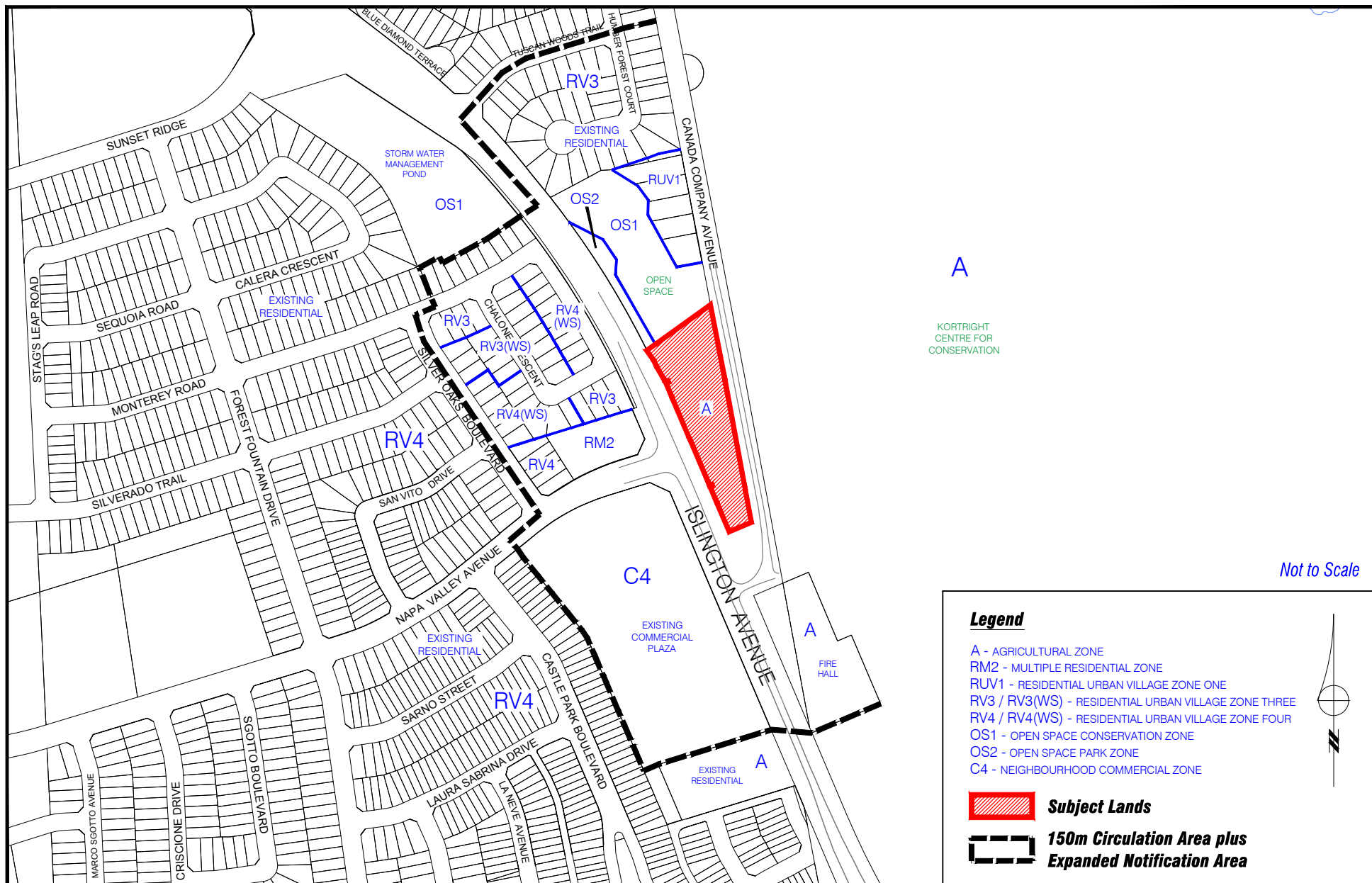


## Attachment

FILES: OP.16.010 &  
Z.16.039

DATE:  
December 15, 2016

1



## Location Map

LOCATION:  
Part of Lots 18 & 19, Concession 8

APPLICANT:  
Gatehollow Estates Inc.

N:\GIS\_Archive\Attachments\OP\op.16.010etal.dwg



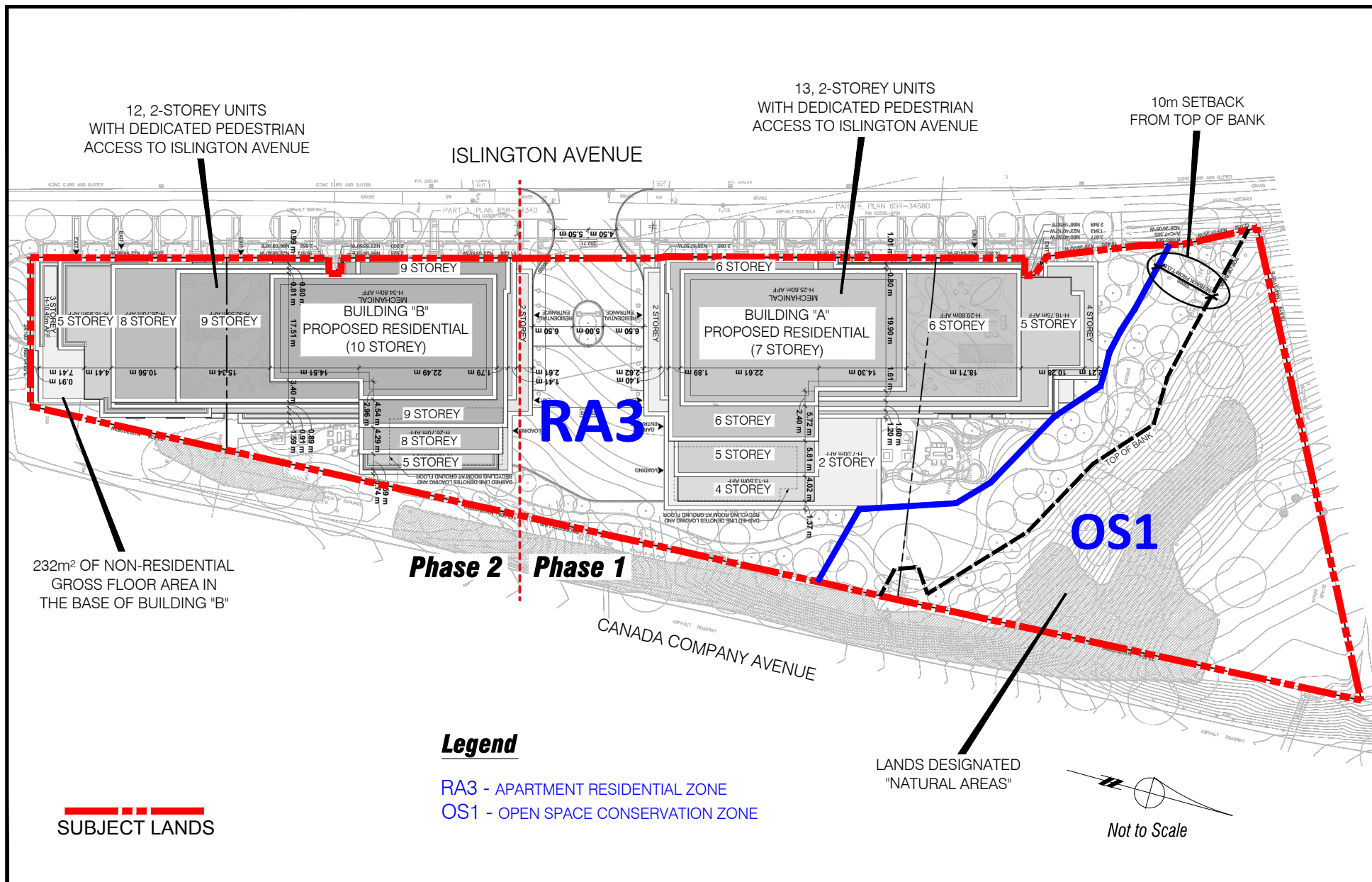
## Attachment

FILES: OP.16.010 &  
Z.16.039

DATE:  
December 15, 2016

2





# Conceptual Site Plan & Proposed Zoning

APPLICANT: Gatehollow Estates Inc. LOCATION: Part of Lots 18 & 19, Concession 8

N:\GIS\_Archive\Attachments\OP\op.16.010etal.dwg

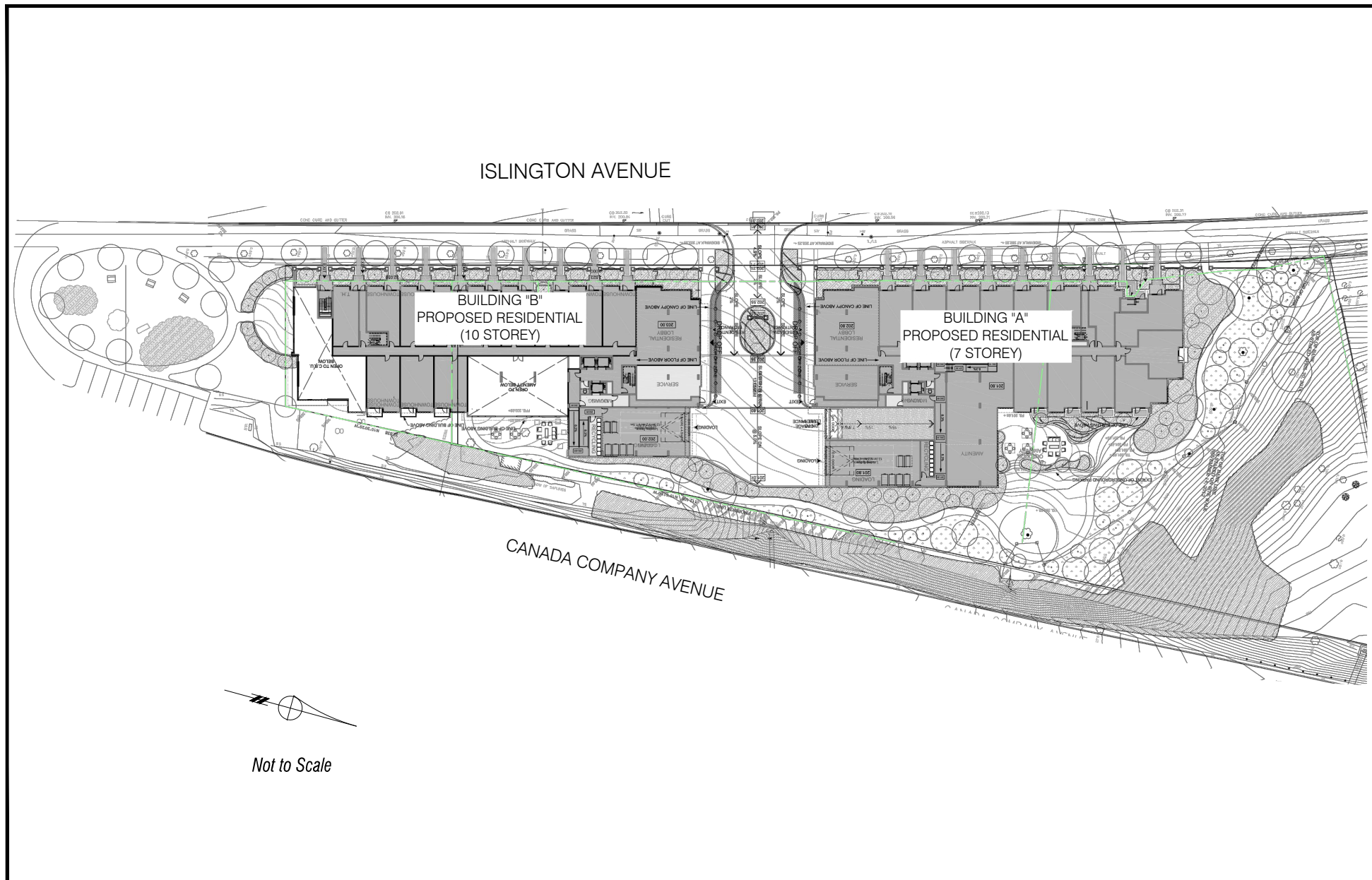


Attachment

FILES: OP.16.010 & Z.16.039

DATE: December 15, 2016

3



## Conceptual Landscape Plan

LOCATION:  
Part of Lots 18 & 19, Concession 8

APPLICANT:  
Gatehollow Estates Inc.

N:\GIS\_Archive\Attachments\OP\op.16.010etal.dwg



## Attachment

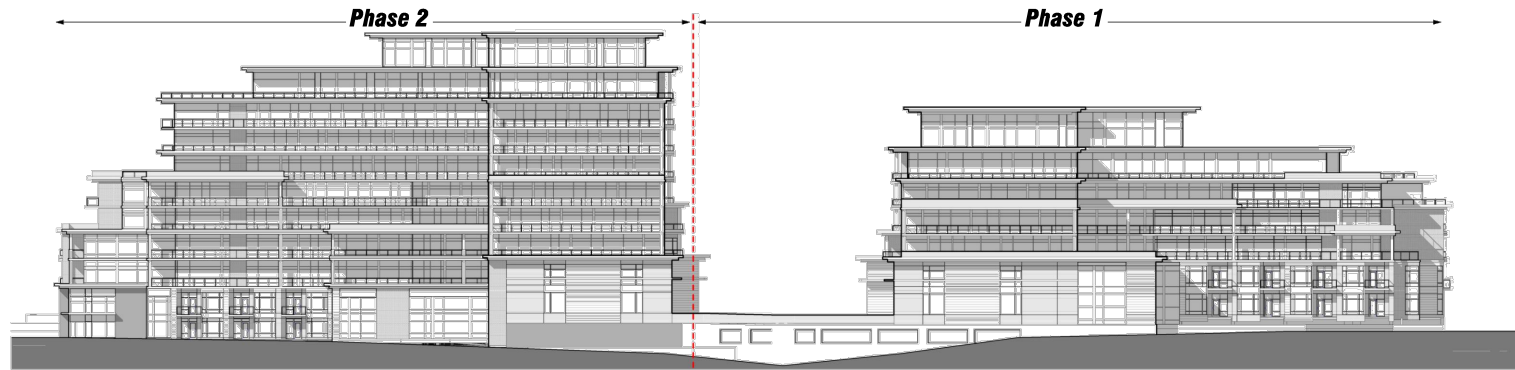
FILES: OP.16.010 &  
Z.16.039

DATE:  
December 15, 2016

4



WEST ELEVATION - FACING ISLINGTON AVENUE



EAST ELEVATION - FACING CANADA COMPANY AVENUE



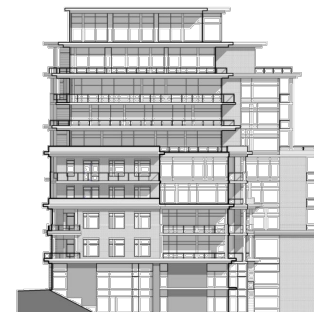
NORTH ELEVATION -  
BUILDING A



NORTH ELEVATION -  
BUILDING B



SOUTH ELEVATION -  
BUILDING A



SOUTH ELEVATION -  
BUILDING B

*Not to Scale*

# Conceptual Building Elevations

APPLICANT: Gatehollow Estates Inc. LOCATION: Part of Lots 18 & 19, Concession 8

N:\GIS\_Archive\Attachments\OP\op.16.010etal.dwg



Attachment

FILES: OP.16.010 &  
Z.16.039

DATE:  
December 15, 2016

5