

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 9, 2014**

Item 4, Report No. 43, of the Committee the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on December 9, 2014, as follows:

***By receiving the following Communications:***

- C2. Ms. Bettina Palmieri, William Street, Woodbridge, dated December 2, 2014;**
- C3. Mr. Lou DeBellis, dated December 2, 2014;**
- C5. Ms. Leslie Ann Coles, Wallace Street, Woodbridge, dated December 3, 2014; and**
- C6. Mr. Henry Weilenmann, Wallace Street, Woodbridge dated December 3, 2014.**

**4 OFFICIAL PLAN AMENDMENT FILE OP.14.006  
ZONING BY-LAW AMENDMENT FILE Z.14.026  
FCF OLD MARKET LANE 2013 INC.  
WARD 2 – VICINITY OF WOODBRIDGE AVENUE AND WALLACE STREET**

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

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Manager of Development Planning, dated December 2, 2014, be approved;**
- 2) That a community meeting be organized by the local Ward Councillor with Regional Councillors, the applicant, a selection of the ratepayers who spoke at the December 2, 2014, Public Hearing and appropriate City staff to address issues raised;**
- 3) That the following deputations and Communications be received:**
  - 1. Mr. Christopher Tanzola, Overland LLP, Yonge Street, Toronto, on behalf of the applicant;**
  - 2. Mr. Henry Weilenmann, Wallace Street, Woodbridge;**
  - 3. Ms. Liana Vohaitis, Norton Place, Woodbridge;**
  - 4. Ms. Gina Pietrangelo, James Street, Woodbridge;**
  - 5. Ms. Tricia Santaguida, Woodbridge Avenue, Woodbridge;**
  - 6. Ms. Joanna Farrugia, Old Firehall Lane, Woodbridge;**
  - 7. Ms. Sophie Cogliano, Wallace Street, Woodbridge;**
  - 8. Mr. Enzo Iannarelli, Kipling Avenue, Woodbridge;**
  - 9. Mr. Louis De Bellis, Woodbridge Avenue, Woodbridge;**
  - 10. Ms. Pina Sacco, Amos Maynard Circle, Woodbridge;**
  - 11. Mr. Edward Uchimar, James Street, Woodbridge;**
  - 12. Ms. Maria Verna, President, Village of Woodbridge Ratepayers' Association, Woodbridge Avenue, Woodbridge, and C23, petition submitted at the meeting;**
  - 13. Ms. Maria D'Agostino, Old Firehall Lane, Woodbridge, representing the York Region Condominium Corporation 848;**
  - 14. Ms. Josie Fedele, Albany Drive, Woodbridge, representing the West Woodbridge Homeowners Association Inc.;**
  - 15. Mr. Jamie Maynard, William Street, Woodbridge;**
  - 16. Ms. Linda Mae Maxey, Cheltenham Avenue, Woodbridge;**
  - 17. Ms. Deb Schulte, Mira Vista Place, Woodbridge;**
  - 18. Mr. Clarke Wallace, Clarence Street, Woodbridge; and**
  - 19. Ms. Elisa Tortola, Woodbridge Avenue, Woodbridge; and**
- 4) That the following communications be received:**
  - C3. Mr. Jeff Semper, Wallace Street, dated November 27, 2014;**
  - C4. Ms. Sarah E. Prospero, Clarence Street, Woodbridge, dated November 30, 2014;**

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- C5. Derek and Antoinette Steede, Fairground Lane, Woodbridge, dated November 30, 2014;**
- C6. Ms. Mary Cicchirillo, dated December 1, 2014;**
- C8. Yan de Thieulloy, James Street, Woodbridge, dated November 30, 2014;**
- C9. Mr. Steve Woodhall, Fairground Lane, Woodbridge, dated December 1, 2014;**
- C10. Ms. Heather Semper, Wallace Street, Woodbridge, dated December 2, 2014;**
- C11. Mr. William E. Wallis, Woodbridge, dated December 2, 2014;**
- C12. Elizabeth Langenberger and Mace Blundell, Park Drive, Woodbridge, dated December 2, 2014;**
- C13. Ms. Rita Cacciola, dated December 1, 2014;**
- C14. Ms. Martha Bell, dated December 2, 2014;**
- C15. Mr. David Gilfillan, Park Drive, Woodbridge, dated December 2, 2014 and;**
- C17. Ms. Doreen Smith, Wallace Street, Woodbridge, dated December 2, 2014.**

#### **Recommendation**

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

1. THAT the Public Hearing report for Files OP.14.006 and Z.14.026 (FCF Market Lane 2013 Inc.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan 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: November 7, 2014
- b) Circulation Area: Extended polling area beyond the required 150 m as shown on Attachment #1. The Notice of Public Hearing was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign installed on the property in accordance with the City's Sign Notification Protocol.
- c) Comments Received as of November 18, 2014: None

#### **Purpose**

To receive comments from the public and the Committee of the Whole on the following applications on the subject lands shown on Attachments #1 and #2, to facilitate the development of an 8-storey apartment building with 143 residential apartment units, three 2-storey townhouse units, and 230 m<sup>2</sup> of ground floor commercial uses and to restore and retain two heritage dwellings (Thomas Frazier Wallace House and the Dr. Peter Mclean House), as shown on Attachments #3 and #4:

1. Official Plan Amendment File OP.14.006 to amend in-effect Official Plan Amendment #240 (Woodbridge Community Plan) as amended by OPA #440 (Woodbridge Core Plan) to redesignate the subject lands from "Medium Density Residential" and "Mixed Use Commercial" to "High Density Residential" and to amend the following official plan policies:

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<b>OPA #440 (Woodbridge Core Plan)</b>	<b>Proposed Amendment to OPA #440</b>
<ul style="list-style-type: none"> <li>The maximum permitted density is 99 units per hectare, with a maximum building height of 4-storeys.</li> </ul>	<ul style="list-style-type: none"> <li>Permit a residential apartment building with terracing ranging in height from 3 to 8-storeys, with a maximum density of 417 units per hectare (3.28 FSI).</li> </ul>

2. Zoning By-law Amendment File Z.06.026 to amend Zoning By-law 1-88, specifically to rezone the subject lands from R2 Residential Zone and C1 Restricted Commercial Zone to RA2 Apartment Residential Zone, together with the following site-specific zoning exceptions:

Table 1:

	<b>By-law Standard</b>	<b>By-law 1-88, RA2 Apartment Residential Zone Requirements</b>	<b>Proposed Exceptions to the RA2 Apartment Residential Zone Requirements</b>
a.	Permitted Uses	<ul style="list-style-type: none"> <li>Apartment Dwelling</li> <li>Day Nursery</li> </ul>	<p>Permit the following uses:</p> <ul style="list-style-type: none"> <li>An 8-storey Residential Apartment Building with 143 Residential Apartment Dwelling units</li> <li>3 Townhouse Dwelling units</li> <li>2 existing Detached Heritage Dwelling units</li> <li>230 m<sup>2</sup> of ground floor commercial area with the following permitted uses: <ul style="list-style-type: none"> <li>Bank or Financial Institution</li> <li>Dry Cleaning Establishment</li> <li>Eating Establishment</li> <li>Eating Establishment, Convenience</li> <li>Eating Establishment, Take-out</li> <li>Office, Business or Professional</li> <li>Personal Service Shop</li> <li>Pharmacy</li> <li>Retail Store</li> <li>Retail Store, Convenience</li> </ul> </li> </ul>
b.	Minimum Lot Area/Unit	80 m <sup>2</sup>	23.6 m <sup>2</sup>
c.	Minimum Yard Setbacks	Front - 7.5 m Rear - 7.5 m Interior - 13.35 m Exterior - 7.5 m	Front - 1.5 m (Wallace Street) Rear - 2 m (West) Interior - 1 m (South) Exterior - 0 m (Woodbridge Ave.)

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d.	Minimum Setbacks to Underground Garage	Front - 1.8 m Rear - 0 m Interior - 0 m Exterior - 1.8 m	Front - 1.5 m (Wallace Street) Rear - 0.5 m (West) Interior - 0.3 m (South) Exterior - 0 m (Woodbridge Ave.)
e.	Minimum Parking Requirements	143 apartment units @ 1.5 spaces/unit = 215 spaces + 3 townhouse units @ 2.0 spaces/unit = 6 spaces  + 143 apartment units @ 0.25 visitor spaces/unit = 36 spaces + 230 m <sup>2</sup> Commercial @ 6 spaces/100 m <sup>2</sup> GFA = 14 spaces  Total Parking Required = 271 spaces	76, one bedroom apartment units @ 0.8 spaces/unit = 61 spaces + 67, two bedroom apartment units = 67 spaces  + 146 units (apartment and townhouse) @ 0.2 visitor spaces/unit = 30 spaces + 3 townhouse units @ 1 space/unit = 3 spaces + 230m <sup>2</sup> Commercial GFA @ 3 spaces/100 m <sup>2</sup> = 7 spaces  Total Parking Proposed = 168 spaces
f.	Barrier-Free Parking Spaces	3	0
g.	Definition of Accessory Building	Accessory Building - Means a subordinate building or structure, whether separate or attached, located on the same lot as the main building, the use of which is clearly incidental to that of the main building, not used for human habitation, and includes a private garage or carport.	For the existing Heritage Homes located at 185 and 197 Woodbridge Avenue, an Accessory Building - Means a subordinate building or structure, whether separate or attached, located on the same lot as the main building, the use of which is clearly incidental to that of the main building, not used for human habitation, and without a private garage or carport.
h.	Minimum Amenity Area	76 one-bedroom unit @ 20m <sup>2</sup> = 1,520 m <sup>2</sup> + 67 two-bedroom units @ 55m <sup>2</sup> = 3,685 m <sup>2</sup> + 3 three-bedroom units @ 90m <sup>2</sup> = 270 m <sup>2</sup> Total = 5,475 m <sup>2</sup>	2,520 m <sup>2</sup> for the entire development

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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.

#### Analysis and Options

Location	<ul style="list-style-type: none"> <li>▪ Southwest corner of Woodbridge Avenue and Wallace Street known municipally as 177, 185 and 197 Woodbridge Avenue, City of Vaughan, as shown on Attachments #1 and #2.</li> <li>▪ The 0.35 ha site is comprised of an assembly of 3 parcels with frontage on Woodbridge Avenue and Wallace Street. The subject lands are currently developed with 3 residential dwellings, two of which (185 and 197 Woodbridge Avenue, the Thomas Frazier Wallace House and the Dr. Peter Mclean house respectively) are proposed to be restored and incorporated within the development. The third dwelling (177 Woodbridge Avenue) is proposed to be demolished to facilitate the proposed development.</li> </ul>
Official Plan Designation  a) OPA #600 (In-effect)          b) VOP 2010	<ul style="list-style-type: none"> <li>▪ The subject lands are designated 'Medium Density Residential' and "Mixed Use Commercial" by the in-effect OPA #240 (Woodbridge Community Plan) as amended by OPA #440 (Woodbridge Core Plan), which permits low rise residential and mixed-use buildings with a maximum building height of 3-storeys and density of 35 units per hectare. The "Mixed Use Commercial" designation does not prescribe a maximum density. The opportunity for a 4<sup>th</sup> storey in the roofline is permitted within the "Mixed Use Commercial" designation depending on the adjacent development. The proposal to redesignate the subject lands to "High Density Residential" to permit an 8-storey mixed-use building with a residential density of 417 units per hectare does not conform to the in-effect Official Plan.</li> <li>▪ The subject lands are designated "Low Rise Mixed Use" by the City of Vaughan Official Plan 2010 (VOP 2010), specifically Volume 2, the Woodbridge Core Secondary Plan, which was adopted by Vaughan Council on September 7, 2010, however, subject to appeal before the Ontario Municipal Board (OMB). This designation permits multi-unit mixed-use buildings with a maximum building height of 4-storeys and a Floor Space Index (FSI) of 1.0. The proposed 8-storey building with an FSI of 3.82 does not conform to VOP 2010.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ The subject lands are zoned R2 Residential Zone and C1 Restricted Commercial Zone, which do not permit the proposed development. In order to implement the proposed development shown on Attachment #3 and the site-specific zoning standards proposed in Table 1, an amendment to Zoning By-law 1-88 is required.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

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**Preliminary Review**

Following a preliminary review of the applications, the Vaughan 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 Plan Policies	<ul style="list-style-type: none"><li>▪ The applications will be reviewed in consideration of the applicable Provincial policies and Regional and City Official Plan policies.</li><li>▪ The appropriateness of the proposed redesignation, density and height, among other matters, will be reviewed.</li></ul>
b.	Appropriateness of the Proposed Uses and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"><li>▪ The appropriateness of the proposed rezoning of the subject lands to permit the proposed residential and commercial uses and built form, together with the site-specific exceptions to implement the plan, will be reviewed in consideration of the surrounding existing and planned land uses, with particular consideration given to land use compatibility, built-form, height, building setbacks, parking adequacy, accessibility, and appropriate development standards.</li></ul>
c.	Impact on Heritage Conservation District	<ul style="list-style-type: none"><li>▪ The property is subject to the Woodbridge Heritage Conservation District Plan and is located within the Woodbridge Avenue Character Area, containing two buildings identified as significant heritage dwellings as shown on Attachment #3. The Owner is proposing to restore and incorporate 185 and 197 Woodbridge Avenue, the Thomas Frazier Wallace House and Dr. Peter Mclean House, respectively, into the development as additional amenity space.</li><li>▪ The proposed development will be reviewed in consideration of compatibility and the appropriateness of incorporating the existing heritage dwellings into the proposed development. The proposed development must be reviewed by the Heritage Vaughan Committee.</li><li>▪ A Cultural Heritage Resource Impact Assessment was submitted in support of the proposed development and must be reviewed by Cultural Heritage staff in the Vaughan Planning Department.</li><li>▪ The proposed development will be reviewed for conformity with the applicable Heritage Conservation District policies respecting, but not limited to, building use, design, height and setbacks.</li></ul>

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d.	Urban Design Review Panel	<ul style="list-style-type: none"> <li>A preliminary design concept was considered by the Vaughan Design Review Panel (DRP) on February 27, 2014. After the Public Hearing and once all comments have been satisfactorily addressed, it will be necessary to take a revised proposal for consideration at a future DRP meeting.</li> </ul>
e.	Water and 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 formally allocated by Vaughan Council, if the applications are approved. Should servicing capacity not be available, the use of the Holding Symbol "(H)" will be considered for the subject lands.</li> </ul>
f.	Transportation/Roads	<ul style="list-style-type: none"> <li>The Owner has submitted a Traffic Impact/Parking Study, prepared by Cole Engineering in support of the proposed development, which has been circulated for review.</li> <li>Access improvements and any required road widening or sight triangles must be identified and approved by the Vaughan Development/Transportation Engineering Department.</li> </ul>
g.	Additional Studies and reports	<ul style="list-style-type: none"> <li>The following additional studies have been submitted in support of the proposed development, which must be reviewed by the appropriate City Departments. <ul style="list-style-type: none"> <li>Preliminary Pedestrian Level Wind Study</li> <li>Noise Feasibility Study</li> <li>Phase 1 Environmental Study</li> <li>Arborist Report</li> <li>Planning Rationale including Sun/Shadow Study</li> </ul> </li> </ul> <p>These reports and any additional reports, as required, as identified through the development process must be reviewed by the City.</p>
h.	Sustainable Development	<ul style="list-style-type: none"> <li>Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, drought tolerant landscaping, alternatives to vehicular modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment (e.g. green roofs) to address the "heat island" effect, etc, will be reviewed through the Site Development process.</li> </ul>

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i.	Future Site Development Application/Condominium Approval	<ul style="list-style-type: none"><li>Future Site Development and Draft Plan of Condominium Applications will be required to facilitate the proposed development, should the subject applications be approved. The development will be reviewed to ensure, but not be limited to, appropriate site design, details, and materials and colours in keeping with heritage policies, the incorporation of the heritage dwellings and the transition between the proposed development and surrounding land uses, pedestrian connectivity, access, internal traffic movement, parking adequacy, landscaping, servicing and grading, appropriate amenity area and barrier-free accessibility.</li></ul>
j.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"><li>The subject lands are located within the Toronto and Region Conservation Authority Regulated Area, and therefore, the Owner must satisfy all requirements of the Toronto and Region Conservation Authority.</li></ul>
k.	The Woodbridge Core Streetscape Plan (WCSP)	<ul style="list-style-type: none"><li>The Owner shall incorporate any design works required to implement the WCSP along Woodbridge Avenue and Wallace Street to the satisfaction of the City of Vaughan. The WCSP study is scheduled to commence in the first quarter of 2015.</li></ul>

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

The applicability of the applications to the Vaughan Vision 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 Vaughan 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/Extended Polling Area Map
2. Location Map
3. Site Plan
4. Elevation Plan



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**Report prepared by:**

Eugene Fera, Planner, ext. 8064

Carmela Marrelli, Senior Planner, ext. 8791

(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.)

**From:** Panaro, Doris  
**Sent:** Wednesday, December 03, 2014 11:06 AM  
**To:** 'Palmieri'; DevelopmentPlanning@vaughan.ca  
**Cc:** Fera, Eugene; Bellisario, Adelina  
**Subject:** RE: Comments regarding File # OP.14.006 and Z.14.026 FCF OLD MAR

C	2
Item #	4
Report No.	43 (PH)
Council - December 9/14	

Bettina, with reference to your email below, regarding proposed project (OP.14.006 & Z.14.026), I have forward it onto the Planner overseeing this file and to Clerk's Dept. for their record. Thank you.

**Doris Panaro**  
**Development Planning Dept.**



T: 905.832.8565 ext. 8208 | 2141 Major Mackenzie Drive, 2<sup>nd</sup> Fl. N. | Vaughan, ON. L6A 1T1  
F: 905.832.6080 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca) | [www.cityofvaughan.ca](http://www.cityofvaughan.ca)

**From:** Palmieri [<mailto:bstreiter22@rogers.com>]  
**Sent:** Tuesday, December 02, 2014 6:48 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** Comments regarding File # OP.14.006 and Z.14.026 FCF OLD MARKET LANE 2013 INC.

Good evening,

Unfortunately due to weather and health I could not attend today's meeting regarding the developpment on 177, 185 and 197 Woodbridge Ave.

My concerns about the development are that the building is too tall to suit the heart of old Woodbridge. The design of the building is also very modern, and as we have seen with other developments in the area, it does not suit the special feeling and historic significance of the area. There have been developers who have used the area's history to their advantage and built to compliment the area. The traffic and schools are already conjested and this dense and tall development will make this issue worse. It also appears to be very close to the road, which will create a dark and narrow feel. There is already little green space in the area, and it seems that this development is not including any green space for the residents or for the neighbourhood. This is not only environmentally irresponsible, but for the enjoyment of the residents and community it should be part of the plan.

Please take these issues into consideration. These types of developments would never be allowed in the heart of Kleinburg, Margham, or other neighbouring community centres. Let's not ruin the special heart of our community. I am not against development but feel that the community members do not want such a tall modern building.

Regards,  
Bettina Palmieri  
84 William Street.  
905-605-2226

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

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

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

**Doris Panaro**  
**Development Planning Dept.**



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

December 2, 2014

Dear City of Vaughan Development and Planning Department;

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

Official Plan Amendment File OP.14.006

Zoning By-Law Amendment File Z.14.026

FCF Old Market Lane 2013

Ward 2 - Vicinity of Woodbridge Avenue and Wallace Street

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

I want to address shading issues.

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

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

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

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

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

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

I am opposed to this amendment.

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

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

Regards,  
Lou DeBellis

**From:** Panaro, Doris  
**Sent:** Wednesday, December 03, 2014 4:32 PM  
**To:** 'Leslie Ann Coles'; DevelopmentPlanning@vaughan.ca; info@villageofwo  
**Cc:** Fera, Eugene; Bellisario, Adelina  
**Subject:** RE: Proposed 8 Storey Condo Corner of Woodbridge Ave and Wallace

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Leslie Ann, with reference to your email below, regarding proposed project (OP.14.006 & Z.14.026), I have forward this onto the Planner overseeing this file and to Clerk's Dept. for their record. Thank you.

**Doris Panaro**  
**Development Planning Dept.**



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F. 905.832.6080 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca) | [www.cityofvaughan.ca](http://www.cityofvaughan.ca)

**From:** Leslie Ann Coles [<mailto:lacolessproductions@gmail.com>]  
**Sent:** Wednesday, December 03, 2014 11:38 AM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca); [info@villageofwoodbridge.ca](mailto:info@villageofwoodbridge.ca)  
**Subject:** Fwd: Proposed 8 Storey Condo Corner of Woodbridge Ave and Wallace

Leslie Ann Coles  
Homeowner: 50 Wallace Street, Woodbridge, ON L4L 2P3

I write to express my opposition to the proposed eight story Condo Quote File #OP. 14.006 on the corner of Wallace St. and Woodbridge Ave. It not in keeping with the landscape and integrity of the existing built form specifically on Woodbridge Ave. which are town homes and single detached homes on large sites. There are many other sites that have more modern structures of this nature that can accommodate this structure. Given the historical nature of this location and the existing heritage strictures in the area no development should be pursued on this site until such time that an archaeological assessment be conducted.

Thank you,  
Leslie Ann Coles

**12th Annual Female Eye, June 17th - 22nd, 2014**  
**Top International Women Director's Film Festival in North America**  
*The world through the female eye*

The Female Eye voted worlds "Top 50 Festivals Worth the Entry Fee: MovieMaker releases its annual list!" <http://www.moviemaker.com/festivals/top-50-festivals-worth-entry-fee-moviemaker-releases-annual-list/>

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

**LA Coles Fine Art Films**  
Film, TV and Interactive Digital Media Production  
**Leslie Ann Coles** • 647 891-3469  
50 Wallace Street, Woodbridge, Ontario, L4L 2P3, Canada  
[lacolessfineartfilms@gmail.com](mailto:lacolessfineartfilms@gmail.com)  
[www.melodymakersmovie.com](http://www.melodymakersmovie.com)

The lack of gender equity in filmmaking [and in other arts] is perhaps a self-sustaining cycle. Movies shape the way that people see the world and by extension, the way that people see women. - Odessa Kelebay

**From:** Panaro, Doris  
**Sent:** Thursday, December 04, 2014 9:35 AM  
**To:** 'Henry Weilenmann'; DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca  
**Cc:** Fera, Eugene; Bellisario, Adelina  
**Subject:** RE: OP.14.006 and Z.14.26 Woodbridge & Wallace

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

Henry, with reference to your email below, regarding proposed project (OP.14.006 & Z.14.026), I have forward it onto the Planner overseeing this file and to Clerk's Dept. for their record. Thank you.

**Doris Panaro**  
**Development Planning Dept.**



T. 905.832.8585 ext. 8208 | 2141 Major Mackenzie Drive, 2<sup>nd</sup> Fl. N. | Vaughan, ON. L6A 1T1  
F. 905.832.6080 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca) | [www.cityofvaughan.ca](http://www.cityofvaughan.ca)

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**From:** Henry Weilenmann [<mailto:henry.weilenmann@hotmail.com>]  
**Sent:** Wednesday, December 03, 2014 4:59 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca); [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** OP.14.006 and Z.14.26 Woodbridge & Wallace

Dear City Clerk and Commissioner of Planning (John MacKenzie) and Eugene Fera (Planner),

I just want to confirm that yesterday, I made a deputation to Council on the aforementioned planning application. I believe I was the first deputation. I did fill out the deputation form and submitted to through the Association. I did want to ensure that you have my correct spelling of my name and address. Also, my hand writing may not have been clear, so I thought this email would help.

Thanks to Eugene for providing me information about the preliminary planning report submitted to Council for the public hearing yesterday. I read it with interest.

I provide this confirmation, because if there is need to appeal this matter to the OMB, I wanted it recorded that I have been part of the planning process, so that I have appeal rights or party status as an OMB hearing.

Thank you for your understanding. I would appreciate a confirmation of this hearing and to receive further information (i.e. your final planning report) and notices of pending hearings.

Henry Weilenmann  
24 Wallace Street  
Woodbridge, ON L4L 2P3



c	<u>23</u>
COMMUNICATION	
CW (PH) -	<u>DEC 2/14</u>
ITEM -	<u>4</u>

**Communication C23**  
**Committee of the Whole (Public Hearing) – December 2, 2014**  
**Item - 4**

The City Clerk's Office has received a petition with respect to the summary wording below. The total number of signatures on the petition is: 124

**There is genuine concern amongst the existing residents of the surrounding neighbourhood that the construction of the specified number of homes in the portion of land would inevitably lead to overcrowding and increased local traffic/vehicle congestion, in addition to severely restricting the land available for recreational use, such a parks and/or children's play areas.**

A copy of the entire petition document containing a total of 25 pages is on file in the City Clerk's Office.

## Magnifico, Rose

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**Subject:**

Wallace St. and Woodbridge Ave. 8 storey condo development plan

<b>C 3</b>
<b>COMMUNICATION</b>
CW (PH) - <u>Dec 2/14</u>
ITEM - <u>4</u>

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**From:** Jeff Semper [mailto:jsemper@rogers.com]

**Sent:** Thursday, November 27, 2014 4:21 PM

**To:** Fera, Eugene; Panaro, Doris; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)

**Cc:** Woolfson, Daniel; Jeffers, Judy

**Subject:** RE: Wallace St. and Woodbridge Ave. 8 storey condo development plan

I worked in the design and construction field for 35 years. In all those years I have been proud to add my thoughts as to how certain elements should be planned and constructed. I have lived in Vaughan for 30 years in the Village of Woodbridge. What has happened here in this town is not what I studied when taking Architecture. This city has destroyed the Village atmosphere. It's all about GREED as far as I'm concerned. It is far too late now to bring back that small town atmosphere, the damage is long done. When there was much land (Vacant Land) in other areas of this city, Vaughan decided to wipe out what once was!

We now have another Condo being built at Clarence and Woodbridge Ave.. As far as I'm concerned the city is crazy not to mention corrupt. I certainly know what goes on under the table in some of these meetings with developers. It's all disgusting as far as I'm concerned, that's how I will remember the city of Vaughan.

Just the same, my response to this other development still stands. Perhaps the under table meeting has already taken place.

Is that how members of the council want to be remembered? As they say, what goes around, comes around.

Sincerely,

Jeff Semper

56 Wallace St.

Vaughan, On.

L4L 2P3



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**From:** Fera, Eugene [mailto:EUGENE.FERA@vaughan.ca]

**Sent:** Thursday, November 27, 2014 2:50 PM

**To:** Panaro, Doris; 'Jeff Semper'; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)

**Cc:** Woolfson, Daniel; Jeffers, Judy

**Subject:** RE: Wallace St. and Woodbridge Ave. 8 storey condo development plan

Thank You Doris I will forward and file appropriately. Eugene



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**From:** Panaro, Doris  
**Sent:** Thursday, November 27, 2014 1:35 PM  
**To:** 'Jeff Semper'; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Cc:** Fera, Eugene; Woolfson, Daniel; Jeffers, Judy  
**Subject:** RE: Wallace St. and Woodbridge Ave. 8 storey condo development plan

Jeff, with regards to your concerns, I have forward them onto the area Planners for their response to you directly. Thank you.

**Doris Panaro**  
**Development Planning Dept.**



T. 905.832.8565 ext. 8208 | 2141 Major Mackenzie Drive, 2<sup>nd</sup> Fl. N. | Vaughan, ON. L6A 1T1  
F: 905.832.6080 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca) | [www.cityofvaughan.ca](http://www.cityofvaughan.ca)

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**From:** Jeff Semper [<mailto:jsemper@rogers.com>]  
**Sent:** Tuesday, November 25, 2014 9:48 AM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** Wallace St. and Woodbridge Ave. 8 storey condo development plan  
**Importance:** High

To whom it may concern,

I am totally, 100% against any further development in the downtown core of Woodbridge. This latest fiasco with an 8 storey condo at Wallace St. and Woodbridge Ave. is just another death call for this small village. You have already destroyed the downtown core as it is! The traffic snarls, overcrowding and negative effects brought on by compacted development. Enough is enough, no more!

Very concerned,

*Jeff Semper*  
56 Wallace St.  
Vaughan, On.  
L4L 2P3



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This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

**From:** sarah prospero [mailto:sarahprospero@hotmail.com]  
**Sent:** Sunday, November 30, 2014 2:39 PM  
**To:** DevelopmentPlanning@vaughan.ca  
**Cc:** info@villageofwoodbridge.ca  
**Subject:** Proposed Condo - Woodbridge Ave. & Wallace St.

C	4
COMMUNICATION	
CW (PH) -	DEC 2/14
ITEM -	4

To whom it may concern,

**Re: FILE # OP.14.006 and Z.14.26**

I am writing to express my strong objections to the proposed 8 floor condo for the following reasons:

- traffic congestion is already a terrible problem for residents of the downtown core
- the infrastructure has been severely impacted in many negative ways
- the village is losing its charm and uniqueness through the removal of heritage buildings
- the size of this development is not in keeping with the character of our town
- this development only paves the way for more and bigger condos being built
- the needs of the town's residents are not considered, only the developers' profit

I am not able to attend the public hearing on December 2nd, but hope very much that my objections will be added to those of the ratepayers association, and that ordinary people will be given the same consideration as the developer who has proposed this over-sized and, frankly, ugly monstrosity.

I have been a resident of the town for 31 years, and in that time have witnessed it change from a place in which I was proud to say I lived to something of an embarrassment, to say the least.

Respectfully yours,

Sarah E. Prospero  
66 Clarence Street  
Woodbridge, ON  
L4L 1L3

**From:** Derek Steede [<mailto:derek.steede@rogers.com>]  
**Sent:** Sunday, November 30, 2014 10:08 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Cc:** [info@villageofwoodbridge.ca](mailto:info@villageofwoodbridge.ca)  
**Subject:** Proposed 8 storey condo Woodbridge Avenue

C 5	
COMMUNICATION	
CW (PH) -	DEC 2/14
ITEM -	4

Re: File #OP.14.006 and Z.14.26

To Whom It May Concern:

Unfortunately, we cannot make the public hearing on December 2, re the proposed 8 storey condo development at the corner of Woodbridge Avenue and Wallace. We do, however, wish to make our concerns heard and voice our adamant opposition to any further development in the Woodbridge Village/Market Lane area.

In the past ten years we have had to endure increased traffic flow, deteriorating roads due to the increased traffic, inappropriate condo development in what used to be a unique neighbourhood. Woodbridge is, after all, a VILLAGE with some historic background and we are sure most residents wish it to remain so. That the city of Vaughan would even entertain a new 8 storey condo on this particular site is completely beyond belief. This area has two charming old houses and extremely mature trees that enhance the area. Moving these properties and surrounding them with an ugly modern 8 storey structure is urban planning at its worst. One needs only see what has happened across the street where a Disney or southern Florida pastel coloured condo looms above the old preserved hotel. One has to question whether the planners or the people at City Hall who approved such a monstrosity were actually on drugs or under the influence of alcohol.

We believe the village of Woodbridge should remain a village and future condo buyers should live on Highway 7 or better yet, in Toronto. The village of Woodbridge could easily become another Markham village or Oakville if some educated thought and planning would find its way into City Hall.

Yours sincerely,

Derek & Antoinette Steede  
20 Fairground Lane  
Woodbridge, ON L4L 3B7  
[Derek.steede@rogers.com](mailto:Derek.steede@rogers.com)

From: Mary Cicchirillo [mailto:mcicchi@sympatico.ca]  
Sent: Monday, December 01, 2014 3:35 PM  
To: [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
Subject: FW: AN 8-STOREY 143 UNIT CONDO PROPOSED

C. 6	
COMMUNICATION	
CW (PH) -	DEC 2 / 14
ITEM -	4

WHAT happened to protecting/controlling development in Woodbridge? It is nothing like it used to be when we moved here 25 years ago. I say NO to

File#OP.14.006 & Z.14.026

I know it's useless to even try to stop it but surely we still have a say in controlling

development? Quaint little downtown Woodbridge is now indeed **DOWNTOWN** Woodbridge! Not pretty at all.

Mary Cicchirillo

From: [villagehistorycorner@sympatico.ca](mailto:villagehistorycorner@sympatico.ca)  
To: [villagehistorycorner@sympatico.ca](mailto:villagehistorycorner@sympatico.ca)  
Subject: FW: AN 8-STOREY 143 UNIT CONDO PROPOSED  
Date: Mon, 1 Dec 2014 11:07:17 -0500

Hello

Our downtown Woodbridge core is once again on an architect's drawing/chopping board & this is an URGENT NOTICE to ask if you & your family will take time to share your concerns today or tomorrow as per the suggested steps below.

In 2009 as a group effort & individually, the City of Vaughan Council took heed of our community's concerns & passed The Woodbridge Heritage Conservation District. This designation gives strength for SOME character & SOME protection of the 1875 built year Thomas F. Wallace House at 185 Woodbridge Ave & the 1883 built year 3 Generations of Doctor McLean's House at 197 Woodbridge Ave yet not COMPLETELY.

Looming is another domineering (this time) 8 storey over 140 unit apartment building that will overshadow the 2 houses as well as Wallace St, Woodbridge Avenue & a quaint cul de sac that includes Amos Maynard Court & Fairground Lane. The enjoyment of experiencing daily life in the family homes & small businesses that encompass this property presently can be greatly diminished. Even a leisure walk or visit can be compromised.

Please take time to care by saying "NO" to this proposal by joining the voices of:

The new Village of Woodbridge Ratepayers Association  
[info@villageofwoodbridge.ca](mailto:info@villageofwoodbridge.ca)

OR

The Friends of the Village [villagehistorycorner@sympatico.ca](mailto:villagehistorycorner@sympatico.ca)

OR

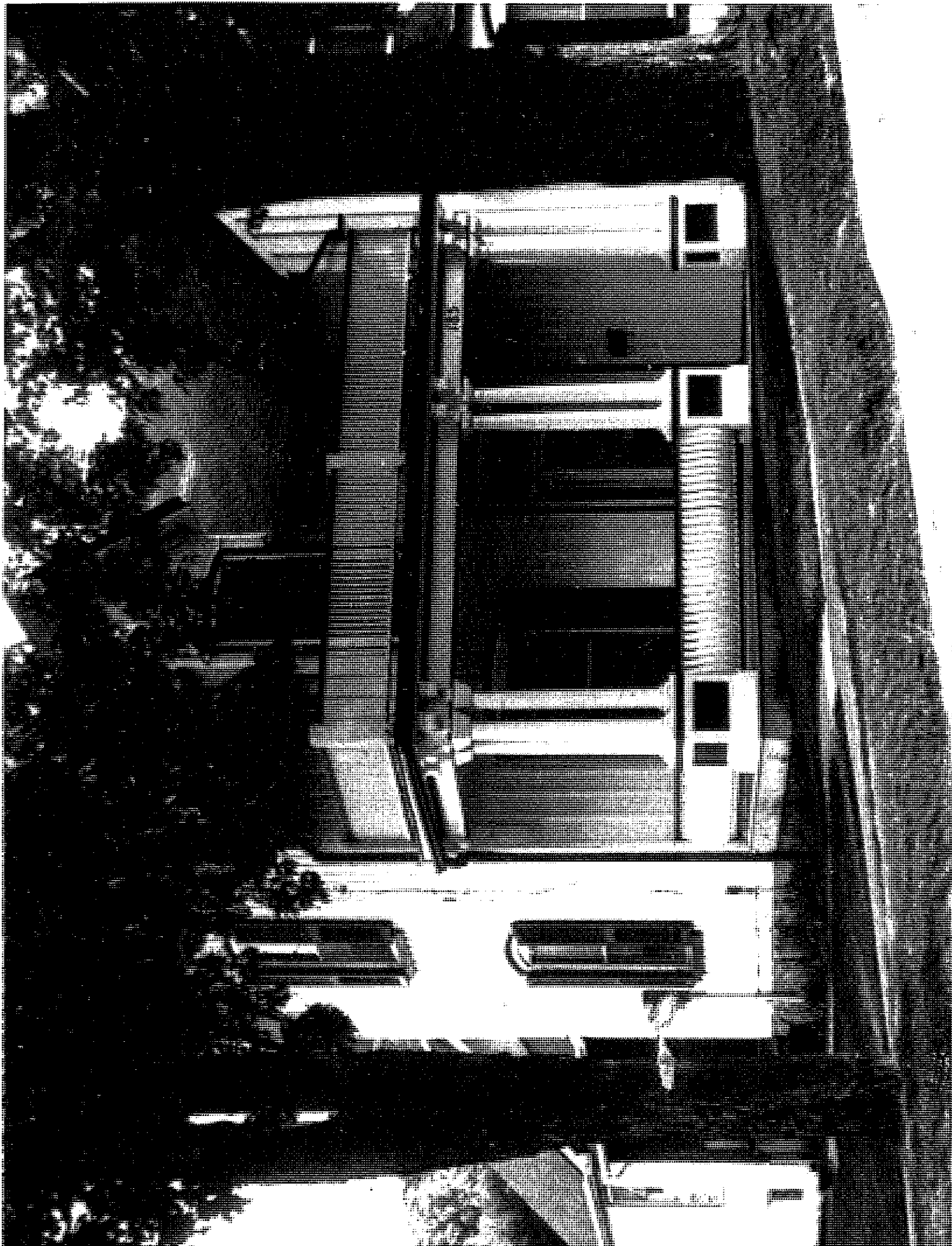
Stand Individually

HOW: REFER TO: File#OP.14.006 & Z.14.026

By email [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca) OR IN PERSON TOMORROW NIGHT

TUESDAY, DEC 2nd, 2014 TIME: 7 pm  
The City of Vaughan Council Chambers, 2nd Floor  
2141 Major Mackenzie Drive  
(Maple) Vaughan

Thank you from Representatives of the Friends of the Village (since 2002)  
Jamie Maynard 905-851-0690 [maynard.insurance@on.aibn.com](mailto:maynard.insurance@on.aibn.com)  
Linda Mae Maxey 905-851-3443 [villagehistorycorner@sympatico.ca](mailto:villagehistorycorner@sympatico.ca)





**From:** Yan de Thieulloy [mailto:condocorp534@rogers.com]  
**Sent:** Sunday, November 30, 2014 10:22 PM  
**To:** DevelopmentPlanning@vaughan.ca  
**Cc:** info@villageofwoodbridge.ca  
**Subject:** Building a Nightmare

C 8	
COMMUNICATION	
CW (PH) -	DEC 2/14
ITEM -	4

To whom it may concern,

My name is Yan de Thieulloy and I live at 33 James st. I am writing to you today to express my concern with the manner in which the City of Vaughan is proceeding full steam ahead with what seems to be an unending stream of condominium developments.

Project #OP.14.006 (Z.14.26) just may be the straw that breaks the camel's back. The monstrosity planned for woodbridge ave will strike the perfect balance of ruining the village's quaint and inviting vibe while simultaneously choking the street with yet more bumper-to-bumper traffic and pollution. This development will tower over the neighborhood townhouses and do a phenomenal job of keeping them in perpetual shade and robbing them of what little backyard privacy they once had.

In the past five years there have been new condos built all along Woodbridge ave: one at Clarence, one in Market Lane, one at Kipling and now this. Let's not forget that there is still phase II of Market Lane that is slated for imminent construction and that both Islington ave and Kipling also have a number of projects on the books ([Avenueon7.com](http://Avenueon7.com) anyone?), but that nothing has been done by either the City nor the developers to address the increased density all of these mid-rises bring with them: We keep losing open, green spaces and other than bricks and glass we have not one new park, playground or parking spot to show for all the bulldozers, backhoes and dumptrucks that invade our streets. The nightmare traffic situation on Hwy7 already extends to us as drivers keep using our street as a bypass during the morning and evening rush-hour. I can only imagine how much better it's going to get once we have 146 new unit owners (and their cars) joining the fray.

While I will unfortunately be out of town and thus unable to attend the public hearing this upcoming Tuesday night, please consider this letter my contribution to the dialogue that will take place at the meeting, and I would very much like to receive a response with some concrete answers to some of the concerns expressed above. In particular I would like to know **what, if any traffic study has been completed on Woodbridge ave, as well as the date(s) it was performed and who commissioned/paid for it.**

I would like to end by saying that I am not necessarily opposed to development, construction or condominiums. I understand that an increasing population cannot just keep ever-expanding outwards and that increased density is inevitable. I simply believe that this should not be done at the expense of the quality-of-life of existing residents who have for years paid their taxes and deserve some say as to what happens in their neighborhoods.

Traffic, sidewalk congestion, sufficient parking and parks are but some of the issues that we would like to make sure have been properly addressed before new ground is broken and the cranes move in. Please reassure us that long after the developers have moved on to their next bigger and better project, we're not the ones left behind stuck with the bill...

Respectfully yours,

Yan de Thieulloy



**From:** Steve Woodhall [mailto:steve\_woodhall@yahoo.ca]  
**Sent:** Monday, December 01, 2014 9:15 AM  
**To:** DevelopmentPlanning@vaughan.ca  
**Cc:** info@villageofwoodbridge.ca; Carella, Tony  
**Subject:** Proposed project #OP.14.006 and Z.14.26

C	9
COMMUNICATION	
CW (PH) -	DEC 2/14
ITEM -	4

Attention: Development Planning

I am writing to express my concern regarding the ever increasing development in the Village of Woodbridge and specifically the aforementioned file.

As it is now, it is getting increasingly more difficult to even turn right or left out off our street (Fairground Lane) and just as difficult to turn in at times. I would like to know what, if any traffic studies have been completed on Woodbridge ave, as well as the date(s) and who commissioned/paid for it.

We keep losing open & green spaces and other than bricks and glass we have not one new park, playground or parking spot to show for all the bulldozers, backhoes and dump trucks that invade our streets. The nightmare traffic situation on Hwy7 already extends to us as drivers keep using our street as a bypass during the morning and evening rush-hour. I can only imagine how much worse it's going to get once we have 146 new unit owners (and their cars) joining the fray. Is anyone considering this or are the developers free to do as they please.

I believe that we need to develop the area responsibly and that this should not be done at the expense of the quality-of-life of existing residents who have paid their taxes for years and deserve some say as to what happens in their neighbourhoods. We are also losing the small town feel of the Village, we are now becoming less a Village and more just an area with lots of Condo's.

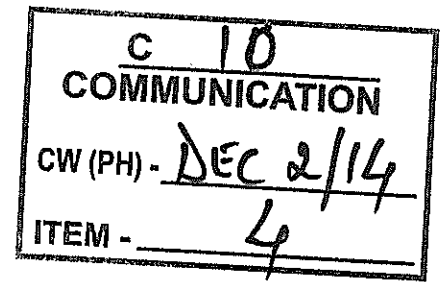
I am not able to attend the public hearing this upcoming Tuesday night, please consider this letter as my contribution to the discussions that will take place at the meeting.

I would also like a response as to what the actions and next steps are on this project.

Regards,

Steve Woodhall  
34 Fairground Lane

**From:** HEATHER SEMPER [mailto:hsemper@rogers.com]  
**Sent:** Tuesday, December 02, 2014 6:55 AM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** OP.14.006 and Z.14.26



My concerns re: OP.14.006 and Z.14.26

The building is way too large.

It doesn't look family friendly.

It doesn't look at all like the developer recognized that fact the the Core of old Woodbridge Village is a designated Heritage Zone.

That stings after all the work the local community and the City of Vaughan did to get to the point where we're at now.

Let's tell this developer that he needs to greatly overhaul his plan and come back with a design and I'm sure the dedicated and knowledge staff at the City of Vaughan in the Heritage Department can give him a few good ideas!

Heather Semper  
56 Wallace St.  
Woodbridge, ON

**From:** Bill Wallis [mailto:bill.wallis@rogers.com]  
**Sent:** Tuesday, December 02, 2014 11:02 AM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** File#OP.14.006 & Z.14.026

C	11
COMMUNICATION	
CW (PH) -	DEC 2/14
ITEM -	4

To whom it may concern:

Based on the information received from the Woodbridge Rate Payers Association relative to the subject proposal I would strongly suggest that the City of Vaughan re think this proposal. The Village of Woodbridge is currently undergoing an unprecedented surge of condo development which is beginning to paralyze vehicular and foot traffic through the village. I do not stand against appropriate development however this seems to me and many other longer term residents of Vaughan as over-kill and needless greed on the part of land developers! If the people of Woodbridge do not stand up to this type of needless development the village itself will be lost forever.

City council should think very closely about this needless assault on the lifestyle in the village rather than pandering to a group of profiteers who have very little thought of the area or the people of Woodbridge Vaughan.

The citizens have been very accepting of change in our area however there is a limit. I believe that this intrusion will not stand the city council well.

It is unfortunate that there is such apathy of voters in the Woodbridge area otherwise we would probably have a more environmentally conscious and respectful City Council in Vaughan.

Sincerely,  
William E. Wallis  
Resident of Woodbridge

**From:** Mace Blundell <stoneridge@rogers.com>  
**Sent:** Tuesday, December 2, 2014 2:28 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Cc:** Carella, Tony; [info@villageofwoodbridge.ca](mailto:info@villageofwoodbridge.ca)  
**Subject:** File # OP.14.006 and Z.14.26

C 12	
COMMUNICATION	
CW (PH) -	DEC 2/14
ITEM -	4

Hello,

It was recently brought to our attention that yet another change to the existing Official Plan and Zoning By-laws is being brought before City Council this evening, and while prior commitments prevent us from attending tonight's meeting, we would like to go on record to express our opinion of the proposed changes.

We have serious concerns regarding changing the existing regulations to provide for even more "high density" development in downtown Woodbridge, and are opposed to this change. Over the last several years, numerous developments have forever changed The Woodbridge Heritage and Conservation District, and not necessarily, for the better.

While development should be welcomed, and no one is opposed to improvement, Woodbridge Avenue has now become "condo central" changing the appearance, and ambiance of this unique area, by eliminating the older landmark buildings that once graced "Old Woodbridge", as well as affecting the density, traffic flow, and congestion of Woodbridge Avenue. What kind of future precedents are we making by allowing such changes?

Another concern regarding this proposed development on the corner of Woodbridge and Wallace is the elevation change on Woodbridge Avenue and how this will impact the street line.

Years ago, had residents not voiced their opposition to the proposed development to the west of the Public Library on Woodbridge Avenue, The Inkerman Building would not have been somewhat restored back to its former state, and would have been demolished in the name of "progress". It would be nice to take an example from other communities such as Unionville regarding development, and not eliminating the few landmark buildings that are left in downtown Woodbridge and changing the area to a concrete jungle of towering condominiums.

It is our responsibility as citizens of Vaughan to preserve the heritage of the people that built this City, for future generations. With some thought, careful planning and consideration, and not compromising standards and regulations to suit wealthy developers, we feel that improvements can be made that will benefit our downtown core by attracting people and businesses.

Thank you for your time and consideration of our thoughts regarding these proposed planning changes. Should you wish to further discuss these concerns, please feel free to contact us.

Best regards,

Elizabeth Langenberger and Mace Blundell  
53 Park Drive, Woodbridge, Ont. L4L 2H4 (905) 856-2212

C 13	
COMMUNICATION	
CW (PH) -	DEC 2/14
ITEM -	4

**From:** Rita Cacciola [<mailto:rita.cacciola@gmail.com>]

**Sent:** Monday, December 01, 2014 11:09 PM

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

**Subject:** File # OP.14.006 and Z.14.26 Proposed 8 storey condo at Woodbridge Ave and Wallace

Hello, regarding the proposed 8 storey condo at the corner of Woodbridge Avenue and Wallace, I am writing to voice our concerns about this proposal. As members of this neighbourhood we are opposed to this development. This area already has too many condos and cannot handle another one. Woodbridge Avenue and surrounding roads cannot handle additional traffic. Just take a look at the traffic flow on weekday mornings and evenings, and on Saturday mornings. This area is too congested and dangerous to the many pedestrians in the neighbourhood (including kids). Please do not add more development that will add to the congestion and reduce the safety and quality of life for everyone in this neighbourhood.

Rita Cacciola

**From:** Martha Bell [[mailto:martha\\_bell@yahoo.com](mailto:martha_bell@yahoo.com)]  
**Sent:** Tuesday, December 02, 2014 3:29 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** File#OP14.006 Z14.026

C 14	
COMMUNICATION	
CW (PH) -	DEC 2/14
ITEM -	4

Hello,

Regarding 185 Wallace St development proposal, I believe that 8 stories is too high for that location. Hwy 7 is the place for that height or more, not in a conservation heritage district. The proposal of 140 units is also too many for that space. The height and size will overwhelm the corner and make it difficult to preserve the distinct quality of the two heritage buildings on Woodbridge Ave. Condos pressing up against the street destroys the quaint relaxed village feel.

Smart growth, yes, but this plan is too high and too large for the area.

Yours,  
Martha Bell

C 15	
COMMUNICATION	
CW (PH) -	Dec 2/14
ITEM -	4

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

From: Prisoner Education [mailto:stones49@yahoo.com]

Sent: Tuesday, December 02, 2014 4:14 PM

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

Cc: [info@villageofwoodbridge.ca](mailto:info@villageofwoodbridge.ca)

Subject: file #OP.14.006 and #Z.14.16

My name is David Gilfillan and my wife is Edmonda Gilfillan.  
We live at 45 Park Dr. in Woodbridge.

We understand that there is a meeting tonight regarding a condo development going up on Wallace near Woodbridge Ave.

We are both opposed to it.

We are opposed to the height of this condo. We are also worried about the possible look of it (the last two developments are not very attractive, especially for an Heritage Area). Finally, we are wondering about the impact of it on the park and river behind it.

I would also request that the decision on this building be emailed to us at the above email account.

Thank you for attention,

David Gilfillan  
905-850-2247

C 17	
COMMUNICATION	
CW (PH) -	DEC 2/14
ITEM -	4

**From:** Carella, Tony <Tony.Carella@vaughan.ca>  
**Sent:** Tuesday, December 2, 2014 6:22 PM  
**To:** Doreen; Abrams, Jeffrey; Cardile, Lucy  
**Subject:** Re: Proposed Condo - Woodbridge Ave. & Wallace St.

Doreen, thank you for your email, which I am forwarding to the City Clerk so that it will become part of the public record and you will receive notice whenever this matter comes back on the agenda.

Sent from my BlackBerry 10 smartphone on the Bell network.

**From:** Doreen  
**Sent:** Tuesday, December 2, 2014 4:49 PM  
**To:** Carella, Tony  
**Subject:** Proposed Condo - Woodbridge Ave. & Wallace St.

**Re: FILE # OP.14.006 and Z.14.26**

I am writing to express my strong objections to the proposed 8 floor condo for the following reasons:

- traffic congestion is already a terrible problem for residents of the downtown core. I understand that traffic is often cited as a reason to oppose development, however I would strongly suggest that a visit to the downtown core during rush hours would confirm my concern. There are two more condos planned at the corners of Woodbridge & Clarence which will obviously add to this already congested area. ***What plans does council or Planning Department have to alleviate this issue?***
- the infrastructure has been severely impacted in many negative ways. In the last 10 years I have had my basement flooded twice. I believe this problem has occurred due to decrease in green space to absorb the rain and insufficient drainage to cope with the constant increase in the number of developments in the core. ***How do you plan to prevent this in the future?***
- the village is losing its charm and uniqueness through the removal of heritage buildings. A study was conducted a couple of years ago to identify and protect what was left of "old Woodbridge". A plan of considerable time, effort and cost. I wonder what the purpose of that study was if the resulting change in planning is not to be adhered to. Let's look at the development on Kipling Avenue north of the tracks where two beautiful old homes were restored by the developer and then surrounded by apartments! How does that compare to Unionville or downtown Markham where Heritage homes stand alone and preserve the



historic appearance of their towns. Can we please keep some sense of history in what was once a very significant historic village. One of the homes to be impacted by this proposal was built in 1872 for the Wallace family who continued to live there until recently. A note in the "Pictorial Woodbridge" book written by Mary Wood in 1984 notes "The Wallace family is to be commended for their preservation of these beautiful century homes" The other Wallace home referred to being the one on Woodbridge Avenue that has been preserved. ***Is this council going to feel proud to be responsible for changing this beautiful historic home?*** The other home in question was built in 1893 and was lived in by four generations of the McLean family (3 who were doctors). Dr. Garnet McLean was awarded a life membership in the Ontario Medical Association, one of the few to receive this honour. He was a founder and organizer of the Red Cross Blood Donor Clinic in Woodbridge, he was also the first president of the Woodbridge Board of Trade, the York Music Festival and was also a local councillor, Reeve, Elder and Choir Leader. I include all of this history to give importance to the meaning of this beautiful old home. ***Can you in good conscience allow this piece of our history to become a "front" of a condominium?***

- the size of this development is not in keeping with the character of our town. I understand that developers buy up properties with the intention of developing to the maximum and beyond. I ask that Planning Department oppose this request to protect these two beautiful old historic homes and to not add to the already overtaxed drains and traffic flow (or lack of).

I have been a resident of the town for over 40 years. In that time I have witness many changes some have been an improvement, however the core has become so busy it has lost what the City's own plans had intended it to be. Please don't add any more density, neither the residents nor the infrastructure can cope with it. I am not able to attend the public hearing on December 2nd, but hope very much that my objections will be added to those of the Ratepayers Association.

Respectfully yours,

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

4.      **OFFICIAL PLAN AMENDMENT FILE OP.14.006      P.2014.43**  
**ZONING BY-LAW AMENDMENT FILE Z.14.026**  
**FCF OLD MARKET LANE 2013 INC.**  
**WARD 2 – VICINITY OF WOODBRIDGE AVENUE AND WALLACE STREET**

**Recommendation**

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

1.      THAT the Public Hearing report for Files OP.14.006 and Z.14.026 (FCF Market Lane 2013 Inc.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan 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: November 7, 2014
- b)      Circulation Area: Extended polling area beyond the required 150 m as shown on Attachment #1. The Notice of Public Hearing was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign installed on the property in accordance with the City's Sign Notification Protocol.
- c)      Comments Received as of November 18, 2014: None

**Purpose**

To receive comments from the public and the Committee of the Whole on the following applications on the subject lands shown on Attachments #1 and #2, to facilitate the development of an 8-storey apartment building with 143 residential apartment units, three 2-storey townhouse units, and 230 m<sup>2</sup> of ground floor commercial uses and to restore and retain two heritage dwellings (Thomas Frazier Wallace House and the Dr. Peter Mclean House), as shown on Attachments #3 and #4:

1.      Official Plan Amendment File OP.14.006 to amend in-effect Official Plan Amendment #240 (Woodbridge Community Plan) as amended by OPA #440 (Woodbridge Core Plan) to redesignate the subject lands from "Medium Density Residential" and "Mixed Use Commercial" to "High Density Residential" and to amend the following official plan policies:

<b>OPA #440 (Woodbridge Core Plan)</b>	<b>Proposed Amendment to OPA #440</b>
<ul style="list-style-type: none"><li>• The maximum permitted density is 99 units per hectare, with a maximum building height of 4-storeys.</li></ul>	<ul style="list-style-type: none"><li>• Permit a residential apartment building with terracing ranging in height from 3 to 8-storeys, with a maximum density of 417 units per hectare (3.28 FSI).</li></ul>

2. Zoning By-law Amendment File Z.06.026 to amend Zoning By-law 1-88, specifically to rezone the subject lands from R2 Residential Zone and C1 Restricted Commercial Zone to RA2 Apartment Residential Zone, together with the following site-specific zoning exceptions:

Table 1:

	<b>By-law Standard</b>	<b>By-law 1-88, RA2 Apartment Residential Zone Requirements</b>	<b>Proposed Exceptions to the RA2 Apartment Residential Zone Requirements</b>
a.	Permitted Uses	<ul style="list-style-type: none"> <li>• Apartment Dwelling</li> <li>• Day Nursery</li> </ul>	<p>Permit the following uses:</p> <ul style="list-style-type: none"> <li>• An 8-storey Residential Apartment Building with 143 Residential Apartment Dwelling units</li> <li>• 3 Townhouse Dwelling units</li> <li>• 2 existing Detached Heritage Dwelling units</li> <li>• 230 m<sup>2</sup> of ground floor commercial area with the following permitted uses: <ul style="list-style-type: none"> <li>- Bank or Financial Institution</li> <li>- Dry Cleaning Establishment</li> <li>- Eating Establishment</li> <li>- Eating Establishment, Convenience</li> <li>- Eating Establishment, Take-out</li> <li>- Office, Business or Professional</li> <li>- Personal Service Shop</li> <li>- Pharmacy</li> <li>- Retail Store</li> <li>- Retail Store, Convenience</li> </ul> </li> </ul>
b.	Minimum Lot Area/Unit	80 m <sup>2</sup>	23.6 m <sup>2</sup>
c.	Minimum Yard Setbacks	Front - 7.5 m Rear - 7.5 m Interior - 13.35 m Exterior - 7.5 m	Front - 1.5 m (Wallace Street) Rear - 2 m (West) Interior - 1 m (South) Exterior - 0 m (Woodbridge Ave.)
d.	Minimum Setbacks to Underground Garage	Front - 1.8 m Rear - 0 m Interior - 0 m Exterior - 1.8 m	Front - 1.5 m (Wallace Street) Rear - 0.5 m (West) Interior - 0.3 m (South) Exterior - 0 m (Woodbridge Ave.)

	By-law Standard	By-law 1-88, RA2 Apartment Residential Zone Requirements	Proposed Exceptions to the RA2 Apartment Residential Zone Requirements
e.	Minimum Parking Requirements	<p>143 apartment units @ 1.5 spaces/unit = 215 spaces + 3 townhouse units @ 2.0 spaces/unit = 6 spaces + 143 apartment units @ 0.25 visitor spaces/unit = 36 spaces + 230 m<sup>2</sup> Commercial @ 6 spaces/100 m<sup>2</sup> GFA = 14 spaces  Total Parking Required = 271 spaces</p>	<p>76, one bedroom apartment units @ 0.8 spaces/unit = 61 spaces + 67, two bedroom apartment units = 67 spaces + 146 units (apartment and townhouse) @ 0.2 visitor spaces/unit = 30 spaces + 3 townhouse units @ 1 space/unit = 3 spaces + 230m<sup>2</sup> Commercial GFA @ 3 spaces/100 m<sup>2</sup> = 7 spaces  Total Parking Proposed = 168 spaces</p>
f.	Barrier-Free Parking Spaces	3	0
g.	Definition of Accessory Building	Accessory Building - Means a subordinate building or structure, whether separate or attached, located on the same lot as the main building, the use of which is clearly incidental to that of the main building, not used for human habitation, and includes a private garage or carport.	For the existing Heritage Homes located at 185 and 197 Woodbridge Avenue, an Accessory Building - Means a subordinate building or structure, whether separate or attached, located on the same lot as the main building, the use of which is clearly incidental to that of the main building, not used for human habitation, and without a private garage or carport.
h.	Minimum Amenity Area	<p>76 one-bedroom unit @ 20m<sup>2</sup> = 1,520 m<sup>2</sup> + 67 two-bedroom units @ 55m<sup>2</sup> = 3,685 m<sup>2</sup> + 3 three-bedroom units @ 90m<sup>2</sup> = 270 m<sup>2</sup> Total = 5,475 m<sup>2</sup></p>	2,520 m <sup>2</sup> for the entire development

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.

## Analysis and Options

Location	<ul style="list-style-type: none"> <li>Southwest corner of Woodbridge Avenue and Wallace Street known municipally as 177, 185 and 197 Woodbridge Avenue, City of Vaughan, as shown on Attachments #1 and #2.</li> <li>The 0.35 ha site is comprised of an assembly of 3 parcels with frontage on Woodbridge Avenue and Wallace Street. The subject lands are currently developed with 3 residential dwellings, two of which (185 and 197 Woodbridge Avenue, the Thomas Frazier Wallace House and the Dr. Peter Mclean house respectively) are proposed to be restored and incorporated within the development. The third dwelling (177 Woodbridge Avenue) is proposed to be demolished to facilitate the proposed development.</li> </ul>
Official Plan Designation  a) OPA #600 (In-effect)         b) VOP 2010	<ul style="list-style-type: none"> <li>The subject lands are designated 'Medium Density Residential' and "Mixed Use Commercial" by the in-effect OPA #240 (Woodbridge Community Plan) as amended by OPA #440 (Woodbridge Core Plan), which permits low rise residential and mixed-use buildings with a maximum building height of 3-storeys and density of 35 units per hectare. The "Mixed Use Commercial" designation does not prescribe a maximum density. The opportunity for a 4<sup>th</sup> storey in the roofline is permitted within the "Mixed Use Commercial" designation depending on the adjacent development. The proposal to redesignate the subject lands to "High Density Residential" to permit an 8-storey mixed-use building with a residential density of 417 units per hectare does not conform to the in-effect Official Plan.</li> <li>The subject lands are designated "Low Rise Mixed Use" by the City of Vaughan Official Plan 2010 (VOP 2010), specifically Volume 2, the Woodbridge Core Secondary Plan, which was adopted by Vaughan Council on September 7, 2010, however, subject to appeal before the Ontario Municipal Board (OMB). This designation permits multi-unit mixed-use buildings with a maximum building height of 4-storeys and a Floor Space Index (FSI) of 1.0. The proposed 8-storey building with an FSI of 3.82 does not conform to VOP 2010.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>The subject lands are zoned R2 Residential Zone and C1 Restricted Commercial Zone, which do not permit the proposed development. In order to implement the proposed development shown on Attachment #3 and the site-specific zoning standards proposed in Table 1, an amendment to Zoning By-law 1-88 is required.</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 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 Plan Policies	<ul style="list-style-type: none"><li>▪ The applications will be reviewed in consideration of the applicable Provincial policies and Regional and City Official Plan policies.</li><li>▪ The appropriateness of the proposed redesignation, density and height, among other matters, will be reviewed.</li></ul>
b.	Appropriateness of the Proposed Uses and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"><li>▪ The appropriateness of the proposed rezoning of the subject lands to permit the proposed residential and commercial uses and built form, together with the site-specific exceptions to implement the plan, will be reviewed in consideration of the surrounding existing and planned land uses, with particular consideration given to land use compatibility, built-form, height, building setbacks, parking adequacy, accessibility, and appropriate development standards.</li></ul>
c.	Impact on Heritage Conservation District	<ul style="list-style-type: none"><li>▪ The property is subject to the Woodbridge Heritage Conservation District Plan and is located within the Woodbridge Avenue Character Area, containing two buildings identified as significant heritage dwellings as shown on Attachment #3. The Owner is proposing to restore and incorporate 185 and 197 Woodbridge Avenue, the Thomas Frazier Wallace House and Dr. Peter Mclean House, respectively, into the development as additional amenity space.</li><li>▪ The proposed development will be reviewed in consideration of compatibility and the appropriateness of incorporating the existing heritage dwellings into the proposed development. The proposed development must be reviewed by the Heritage Vaughan Committee.</li><li>▪ A Cultural Heritage Resource Impact Assessment was submitted in support of the proposed development and must be reviewed by Cultural Heritage staff in the Vaughan Planning Department.</li><li>▪ The proposed development will be reviewed for conformity with the applicable Heritage Conservation District policies respecting, but not limited to, building use, design, height and setbacks.</li></ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
d.	Urban Design Review Panel	<ul style="list-style-type: none"> <li>A preliminary design concept was considered by the Vaughan Design Review Panel (DRP) on February 27, 2014. After the Public Hearing and once all comments have been satisfactorily addressed, it will be necessary to take a revised proposal for consideration at a future DRP meeting.</li> </ul>
e.	Water and 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 formally allocated by Vaughan Council, if the applications are approved. Should servicing capacity not be available, the use of the Holding Symbol "(H)" will be considered for the subject lands.</li> </ul>
f.	Transportation/Roads	<ul style="list-style-type: none"> <li>The Owner has submitted a Traffic Impact/Parking Study, prepared by Cole Engineering in support of the proposed development, which has been circulated for review.</li> <li>Access improvements and any required road widening or sight triangles must be identified and approved by the Vaughan Development/Transportation Engineering Department.</li> </ul>
g.	Additional Studies and reports	<ul style="list-style-type: none"> <li>The following additional studies have been submitted in support of the proposed development, which must be reviewed by the appropriate City Departments. <ul style="list-style-type: none"> <li>Preliminary Pedestrian Level Wind Study</li> <li>Noise Feasibility Study</li> <li>Phase 1 Environmental Study</li> <li>Arborist Report</li> <li>Planning Rationale including Sun/Shadow Study</li> </ul> </li> </ul> <p>These reports and any additional reports, as required, as identified through the development process must be reviewed by the City.</p>
h.	Sustainable Development	<ul style="list-style-type: none"> <li>Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, drought tolerant landscaping, alternatives to vehicular modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment (e.g. green roofs) to address the "heat island" effect, etc, will be reviewed through the Site Development process.</li> </ul>
i.	Future Site Development Application/Condominium Approval	<ul style="list-style-type: none"> <li>Future Site Development and Draft Plan of Condominium Applications will be required to facilitate the proposed development, should the subject applications be approved.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		The development will be reviewed to ensure, but not be limited to, appropriate site design, details, and materials and colours in keeping with heritage policies, the incorporation of the heritage dwellings and the transition between the proposed development and surrounding land uses, pedestrian connectivity, access, internal traffic movement, parking adequacy, landscaping, servicing and grading, appropriate amenity area and barrier-free accessibility.
j.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> <li>The subject lands are located within the Toronto and Region Conservation Authority Regulated Area, and therefore, the Owner must satisfy all requirements of the Toronto and Region Conservation Authority.</li> </ul>
k.	The Woodbridge Core Streetscape Plan (WCSP)	<ul style="list-style-type: none"> <li>The Owner shall incorporate any design works required to implement the WCSP along Woodbridge Avenue and Wallace Street to the satisfaction of the City of Vaughan. The WCSP study is scheduled to commence in the first quarter of 2015.</li> </ul>

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

The applicability of the applications to the Vaughan Vision 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 Vaughan 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/Extended Polling Area Map
2. Location Map
3. Site Plan
4. Elevation Plan

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

Eugene Fera, Planner, ext. 8064  
Carmela Marrelli, Senior Planner, ext. 8791



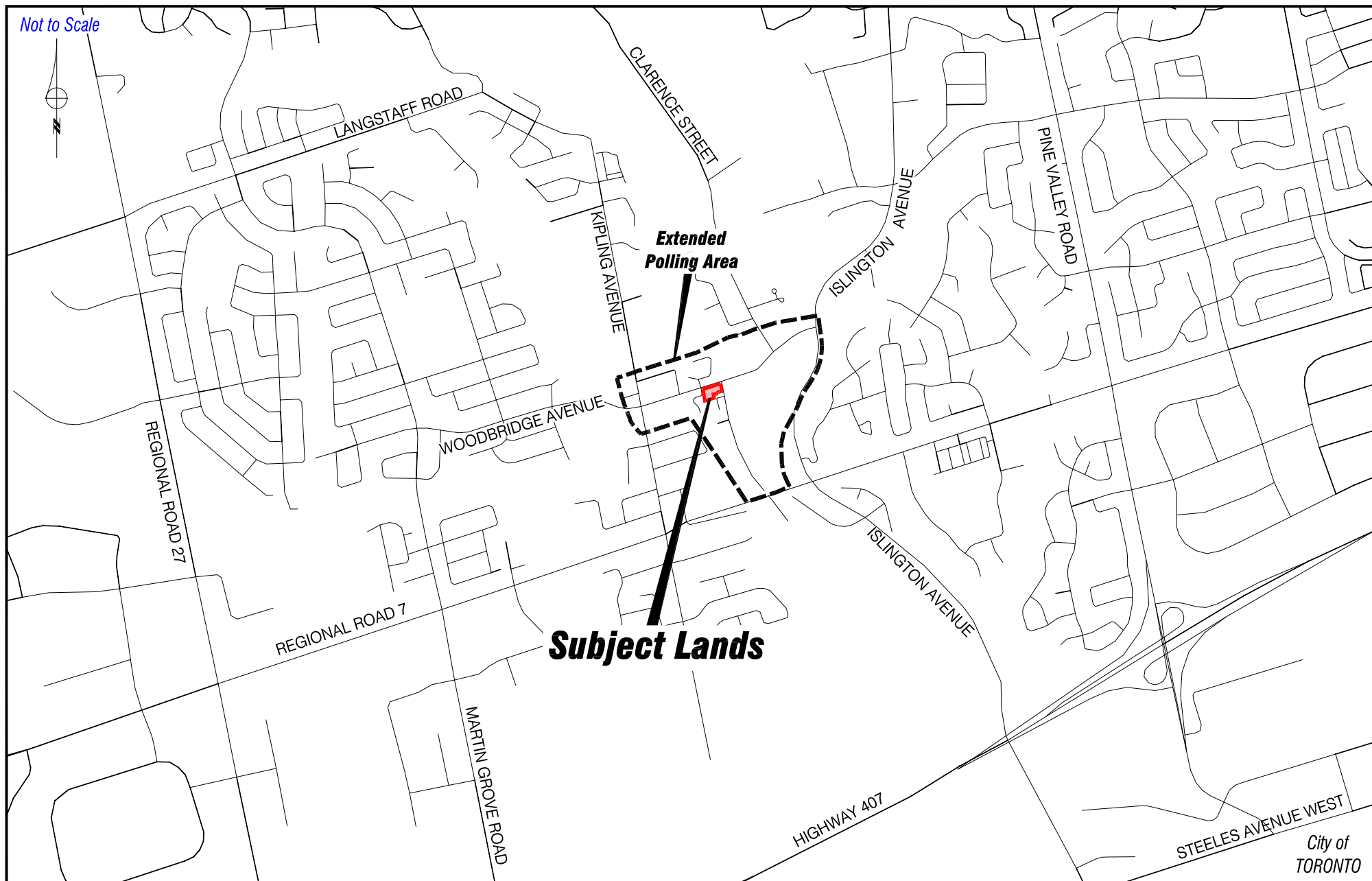
Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYEYAMA  
Director of Development Planning

/CM

MAURO PEVERINI  
Manager of Development Planning



## Context Location Map

LOCATION:  
Part of Lot 7, Concession 7

APPLICANT:  
FCF Old Market Lane 2013 Inc.

N:\DFT\1 ATTACHMENTS\OP\op.14.006.dwg

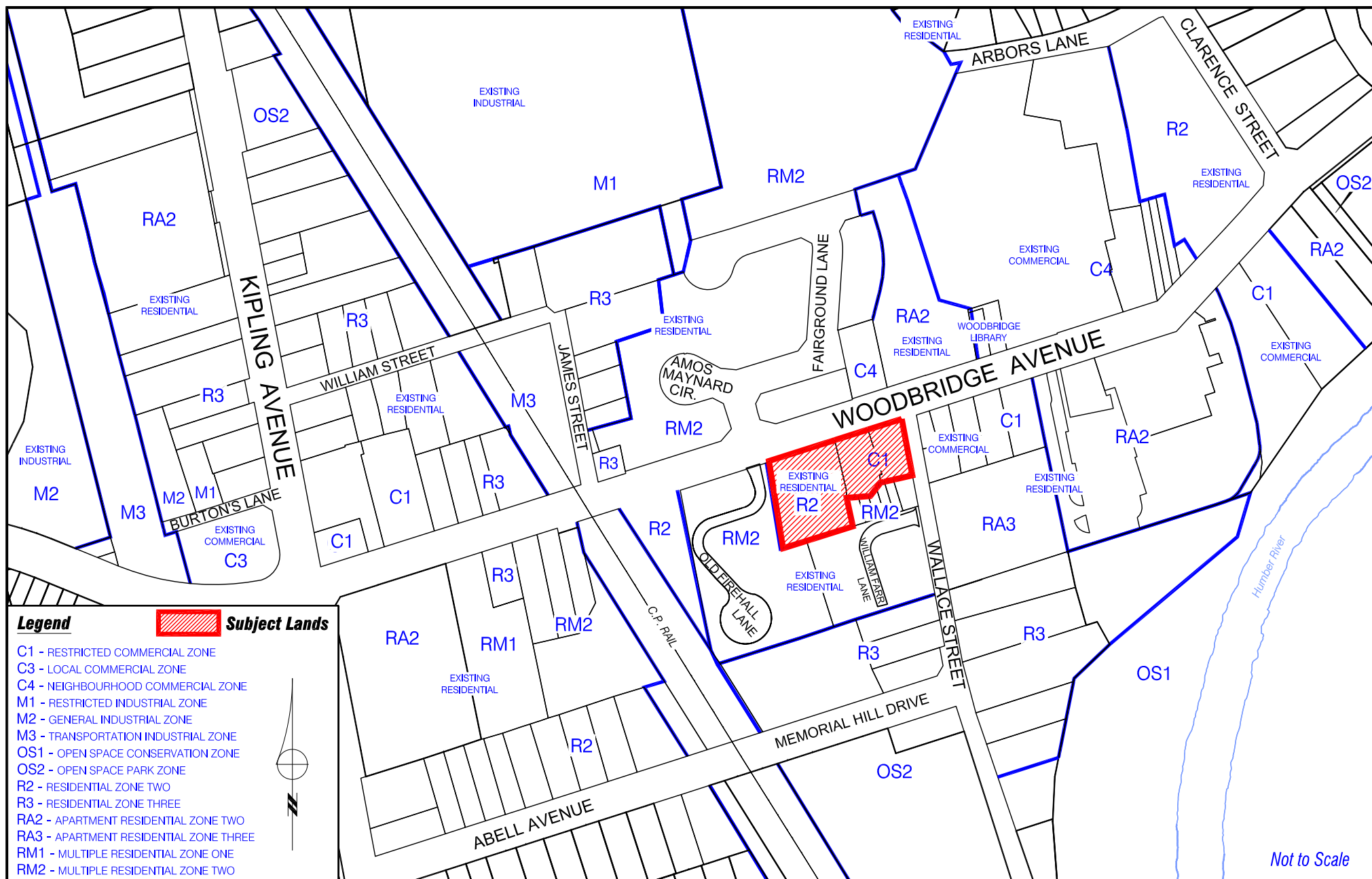


## Attachment

FILES:  
OP.14.006, Z.14.026

DATE:  
November 12, 2014

1



## Location Map

LOCATION:  
Part of Lot 7, Concession 7

APPLICANT:  
FCF Old Market Lane 2013 Inc.

N:\DFT\1 ATTACHMENTS\OP\op.14.006.dwg

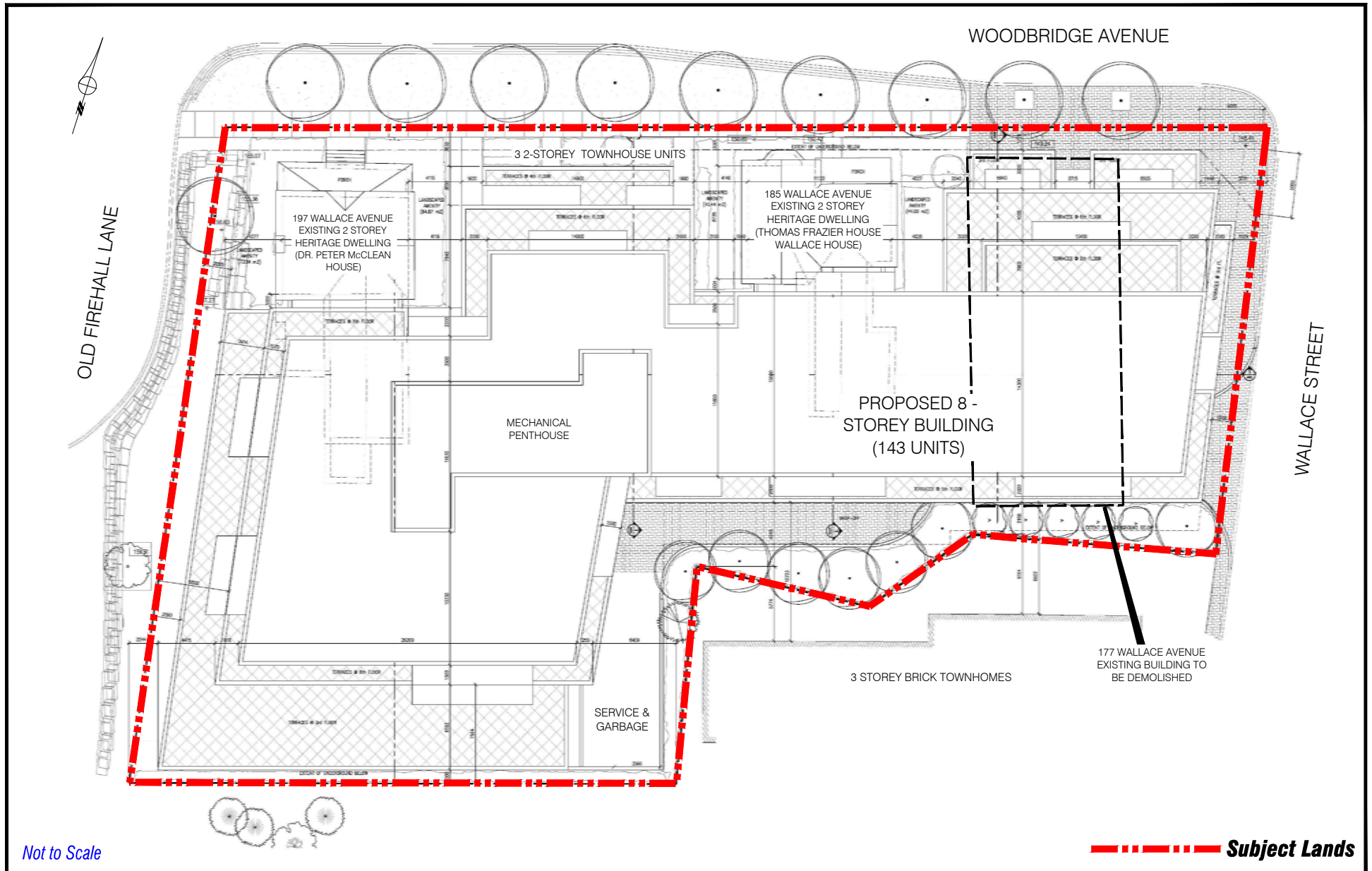


Attachment

FILES:  
OP.14.006, Z.14.026

DATE:  
November 12, 2014

2



## Site Plan

LOCATION:  
Part of Lot 7, Concession 7

APPLICANT:  
FCF Old Market Lane 2013 Inc.

N:\DFT\1 ATTACHMENTS\OP\op.14.006.dwg

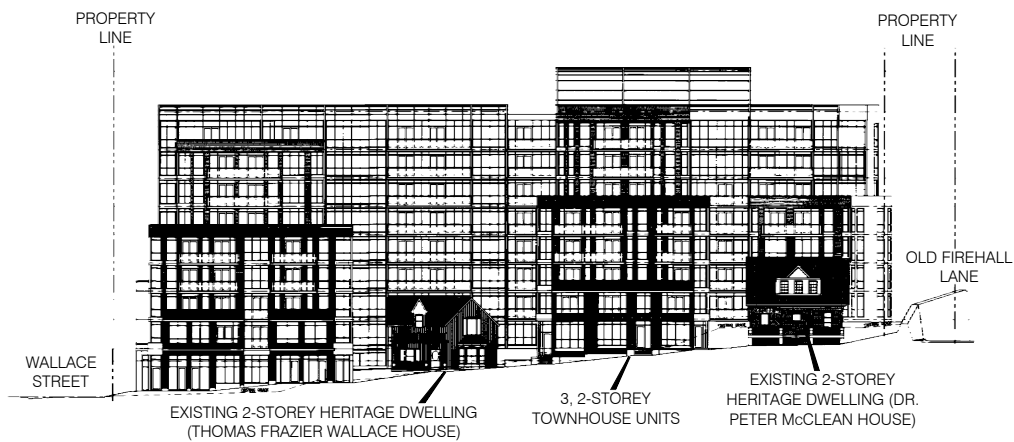


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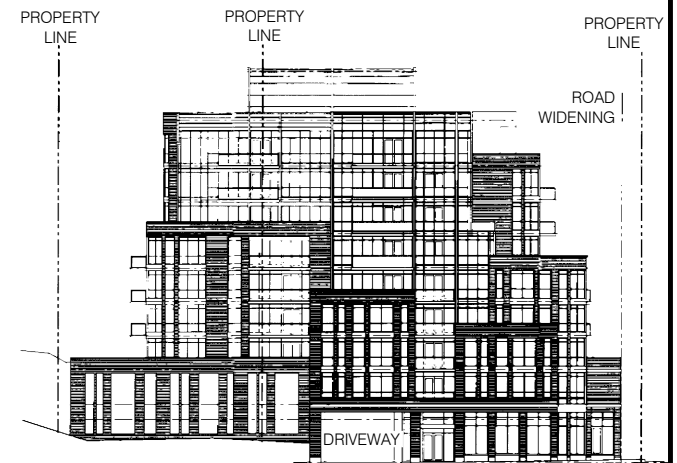
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DATE:  
November 12, 2014

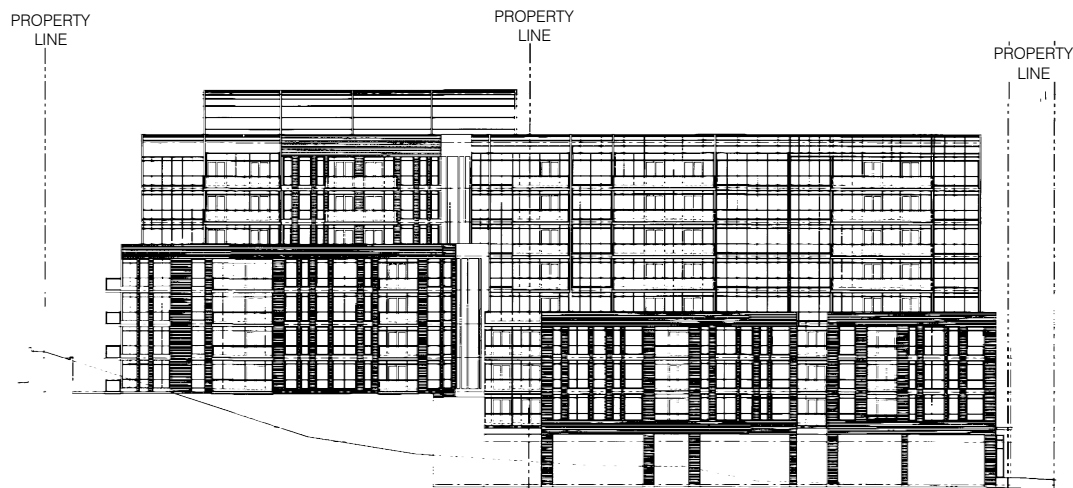
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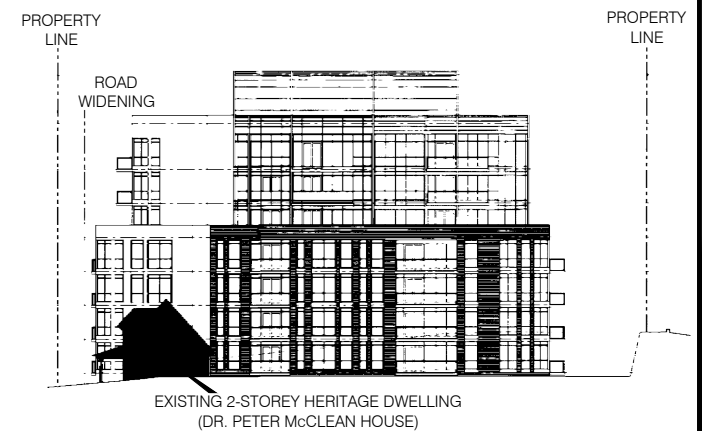
NORTH ELEVATION (FACING WOODBRIDGE AVENUE)



EAST ELEVATION (FACING WALLACE STREET)



SOUTH ELEVATION



WEST ELEVATION

*Not to Scale*

## Elevation Plan

LOCATION:  
Part of Lot 7, Concession 7

APPLICANT:  
FCF Old Market Lane 2013 Inc.

N:\DFT\1 ATTACHMENTS\OP\op.14.006.dwg



## Attachment

FILES:  
OP.14.006, Z.14.026

DATE:  
November 12, 2014

4