



June 16, 2015

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

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

	C <u>28</u>
	Communication
CW:	<u>June 16/15</u>
Item:	<u>24</u>

RE: Market Lane Holdings Ltd
Application File #Z.06.079 and DA.14.081
112, 116, 124 and 140 Woodbridge Avenue
Grand Manor II

On behalf of the Village of Woodbridge Ratepayers Association I would like to express our concerns regarding Application File #Z.06.079 and DA.14.081.

- 1) A sales office has been opened in Market Lane Plaza with billboards indicating that a sales office is open for the purpose of purchasing of units. A visit to the sales office by several local residents has identified that units have been sold.
 - Why are units being sold if the proposed application has yet to be approved by Council?
 - Does the developer have inside knowledge that the tax paying resident does not? If so, does this not violate the whole planning process? If this is common practice, then what is the point of the planning process?
- 2) We ask Council that the proposed development plan be consistent with, and conforms to the building guidelines as stipulated in the Woodbridge Heritage Plan (i.e. buildings materials, colours, etc)
 - We ask Council to hold the developer accountable to the proposed design, materials and colours in order to not repeat the embarrassment of Grand Manor I (140 Woodbridge Ave). From stucco like colour that does not

conform to the area (peach and green) to substandard building material/design (i.e. Rusted stair cases, flaking stucco/cement)

- We ask that Council and City staff be accountable by overseeing the development of Grand Manor 2 to ensure that there is no deviation from the approved proposal.

3) When reviewing this application, we request that a holistic view of development be considered. While we agree that development is required for sustainable growth and to create a healthy community, development needs to be sustainable, collaborative, functional, and non-disruptive.

- Currently, in addition to “The Clarence” project (already under construction), there are 3 other developments under consideration:

- Market Lane Holdings (4- 6 stories; 69 units)

- FCF Old Market Lane (6-7 stories; 115 units)

- Woodbridge Redevelopment Proposal – Affordable Housing Plan (6 stories; 150 units)

This list only includes projects that are currently in proposal or tenure stage of planning it does not include all the other sites in the Woodbridge core area that are clearly visible and identified for redevelopment. We ask that Council and City Staff look at the impact of all these projects will have in the Woodbridge Core area as an entirety not just one proposal at a time. This massive intensification will have a significant negative impact to the area, impacting mobility at all levels.

- These development projects will contribute to the existing traffic congestion along Woodbridge Ave and neighbouring streets. Safety concerns continue to be voiced regarding children, seniors, emergency services and local residents.

4) As a community we are united in our concern over traffic and congestion. Review of the Staff Report uncovered little to no consideration to impact to traffic. Why is the impact to traffic not being addressed? Woodbridge Avenue and its neighbouring streets are plagued traffic congestion. **Once again** we request an independent traffic study to be commissioned and reviewed before any new developments are considered. We ask that the study take into consideration vehicle movement in all the cross roads, movement into and out of all the existing condominium and also consideration of the foreseeable development identified for the Woodbridge Core Area. There should also be consideration to visitors of residents and businesses. Once the report is completed, it should be proactively reviewed with the community.

The Village of Woodbridge Ratepayers Association's goal is to work collaboratively with City Council and staff, property developers, merchants, and neighbours to maintain and preserve the unique characteristics of our village while promoting development that is sustainable, and protects the integrity of the Village of Woodbridge.

Sincerely yours,

Maria Verna
Village of Woodbridge Ratepayers Association