CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 20, 2016

Item 1, Report No. 31, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on September 20, 2016, as follows:

By approving the confidential recommendation contained in Confidential Communication C9, from the City Solicitor, dated September 15, 2016; and

By receiving Communication C2, from Elizabeth Langenberger and Mace Blundell, dated September 12, 2016.

1 ZONING BY-LAW AMENDMENT FILE Z.14.026
SITE DEVELOPMENT FILE DA.15.056
FCF OLD MARKET LANE 2013 INC.
WARD 2 - VICINITY OF WOODBRIDGE AVENUE AND WALLACE STREET
(Referred)

The Committee of the Whole recommends:

1) That the following be approved:

1. THAT Zoning By-law Amendment File Z.14.026 and Site Development File DA.15.056 (FCF Old Market Lane 2013 Inc.) in its current state be refused;

2. That the general recommendations as outlined in the technical report submitted by MTBA Associates, dated May 18, 2016, be endorsed;

3. That staff be directed to support at the OMB the recommendations outlined in the said report, as they reflect the concerns expressed by the local community over the course of the application's process;

4. That the requests listed by Ms. Verna in her presentation, be supported by Council's representatives, including external witnesses, at the upcoming OMB Hearing; and

5. That an independent and objective third party experienced in planning law be asked to review the planning process as it has proceeded on this file, to identify any deficiencies in the process and to make recommendations in that regard;

2) That the report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated September 7, 2016, be received;

3) That the following deputations and communications be received:

1. Ms. Tricia Santaguida, Village of Woodbridge Ratepayers Association, Woodbridge Avenue, Woodbridge;
2. Mr. Jamie Maynard, Village of Woodbridge Ratepayers Association, William Street, Woodbridge;
3. Ms. Gina Pietrangelo, Village of Woodbridge Ratepayers Association, James Street, Woodbridge;
4. Mr. Edward Uchimaru, Village of Woodbridge Ratepayers Association, James Street, Woodbridge;
5. Ms. Pina Sacco, Village of Woodbridge Ratepayers Association, Amos Maynard Circle, Woodbridge;

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6. Ms. Doreen Smith, Village of Woodbridge Ratepayers Association, Wallace Street, Woodbridge; and
7. Ms. Maria Verna, Village of Woodbridge Ratepayers Association, Woodbridge Avenue, Woodbridge, and Communication C5 and C8, both dated September 4, 2016; and

4) That the following Communications be received:

C1 Confidential Communication C1, from the City Solicitor, dated September 1, 2016;
C2 City Solicitor, dated September 1, 2016;
C6 Ms. Ann-Marie Leoni, Woodbridge Avenue, Woodbridge, dated September 4, 2016;
C7 Ms. Lory Capoccia, dated September 6, 2016;
C14 Mr. Angelo Potkidis, dated September 6, 2016;
C15 Mr. John Mazzella, Queenston Crescent, Woodbridge, dated September 6, 2016;
C16 Elizabeth Langenberger and Mace Blundell, Park Drive, Woodbridge, dated September 6, 2016;
C17 Mr. Steve Woodhall, Fairground Lane, Woodbridge, dated September 6, 2016;
C18 Ms. Mary Scott, dated September 6, 2016;
C19 Ms. Tina Mazzei, dated September 6, 2016;
C20 Mr. Americo Viola, dated September 6, 2016;
C21 Mr. Dan Scott, dated September 6, 2016;
C22 Mr. Christopher Tanzola, Overland LLP, Yonge Street, Toronto; and
C23 Mr. Mike Powell, Village of Woodbridge Ratepayers Association, Gamble Street, Woodbridge, dated September 7, 2016.

Recommendation

Council, at its meeting of June 28, 2016, adopted the following recommendation (Addendum No. 3, Minute No. 111):

That the following be approved in accordance with Communication C8 from the City Solicitor, dated June 24, 2016:

1. That this matter be deferred to the Committee of the Whole meeting of September 7, 2016 to allow for continued review, analysis, and consultation with respect to the Technical Memorandum prepared by MTBA Associates Inc. and Letourneau Heritage Consulting Inc. regarding a design mitigation review of the proposed development and the conservation of the heritage resources.

Report of the Deputy City Manager, Planning & Growth Management, Director Of Development Planning, and Senior Manager of Development Planning, dated June 28, 2016

Recommendation

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

1. THAT Zoning By-law Amendment File Z.14.026 (FCF Old Market Lane 2013 Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands from R2 Residential Zone and C1 Restricted Commercial Zone as shown on Attachment #2 to RA2(H) Apartment Residential Zone with the Holding Symbol "(H)" to facilitate a mixed-use apartment building with a total of 119 residential units, 705 m^2 of ground related commercial uses and the restoration, retention and relocation of portions of 2 existing heritage buildings as shown on Attachments #3 to #8, together with the site-specific zoning exceptions identified in Table 1 of this report.

2. THAT the implementing Zoning By-law shall include a provision that the Holding Symbol "(H)" shall not be removed from the subject lands until the following condition is addressed to the satisfaction of the City of Vaughan:

    a) The Owner shall carry out the Environmental Site Assessment (ESA) clearance to completion, up to and including the satisfactory registration of a Record of Site Condition (RSC) for the subject lands, the proof of which requires two (2) documents: a hard copy of the RSC signed by a Qualified Person; and an Acknowledgement Letter from the Ministry of the Environment and Climate Change confirming the filing of the RSC on the Environmental Site Registry. The ESA clearance shall also include submission of all ESA reports relied upon for the filing of the RSC.

3. THAT the implementing Zoning By-law shall include provisions respecting density bonusing, including but not limited to, the conservation and restoration of the Thomas Frazier Wallace House and the Dr. Peter McLean House, the Privately Owned Public Space, Streetscape Improvements along Woodbridge Avenue and Wallace Street and $100,000.00 cash contribution for community benefits and enhanced streetscaping on Woodbridge Avenue that will be implemented through an executed Density Bonusing Agreement between the Owner and the City of Vaughan, prior to the issuance of a Building Permit, in accordance with Section 37 of the *Planning Act R.S.O 1990* to the satisfaction of the Deputy City Manager, Planning & Growth Management.

4. THAT the implementing Zoning By-law shall not be enacted and the Site Development Agreement shall not be executed until the Ontario Municipal Board issues a final Order regarding the site-specific VOP 2010 appeal on the subject lands and that the implementing Zoning By-law and Site Development drawings shall conform to the OMB's decision.

5. THAT prior to the enactment of the implementing Zoning By-law the Owner shall provide an updated Community Plan to the satisfaction of the Development Planning Department that shall be displayed within the Sales Office for the mixed-use apartment building.

6. THAT Site Development File DA.15.056 (FCF Old Market Lane 2013 Inc.) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with a mixed-use apartment building comprised of a total of 119 residential units and 705 m^2 of ground related commercial uses and the retention, restoration and relocation of portions of 2 existing heritage dwellings, as shown on Attachments #3 to #8, subject to the following conditions:

    a) that prior to the execution of the Site Plan Agreement:

        i) the Vaughan Development Planning Department shall approve the final site plan, building elevations, commercial signage, landscape plan and landscape cost estimate including the cost of the Privately Owned Public Space (POPS);

        ii) the Vaughan Development Planning Department shall approve the programming and design of the Privately Owned Public Space;

        iii) the Owner shall revise the design of the proposed building connections between the relocated heritage dwellings and the main building to a more suitable and appropriate design that complements the heritage architecture to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division; and,

iv) the Vaughan Development Engineering and Infrastructure Planning Department shall approve the final site grading and servicing plans, stormwater management report, functional servicing report, traffic study and Environmental Noise Assessment;

b) the implementing Site Plan Agreement shall include the following clauses:

i) The Owner shall satisfy all requirements with respect to noise attenuation and ensure it is in accordance with the noise features recommended by the revised Report entitled "Noise Feasibility Study 177-197 Woodbridge Avenue, Vaughan, Ontario" prepared by HGC Engineering dated October 22, 2015;

ii) The following warning clauses shall be registered on title and be included in all Offers of Purchase and Sale for each residential unit:

- "Purchase/tenants are advised that noise levels due to increasing road traffic on Woodbridge Avenue and rail traffic on the Canadian Pacific Railway (CPR) Mac Tier Subdivision may on occasions interfere with some activities of the dwelling occupants as the sound levels may exceed the Municipality's and the Ministry of the Environment's noise criteria."

- "This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality's and the Ministry of the Environment and Climate Change's noise criteria."

- "Purchasers or tenants are advised that Canadian Pacific Railway Company (CPR) or its assigns or successors in interest has or have an operating right-of-way including the possibility that the Railway may expand its operations, which expansion may affect the living environment of residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating for complaints measures in the design of the development and individual dwellings. CPR will not be responsible for complaints or claims arising from uses of its facilities and/or operations on, over or under the aforesaid right-of-ways."

- "Purchasers or tenants are advised that due to the proximity of the adjacent commercial/retail facilities, sound levels from the facilities may at times be audible."

- "Purchasers or tenants are advised that the Privately Owned Public Open Space is a permanent easement and the responsibility of the future Condominium Corporation. A clause will be included in the Condominium Agreement and Condominium Corporation Declaration."

iii) That prior to the issuance of a Building Permit, the Owner shall implement a Transportation Demand Management (TDM) Program to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Department and in coordination with York Region, and provide a Letter(s) of Credit to secure the TDM requirements;

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iv) That prior to the issuance of a Building Permit, the Owner shall enter into a Heritage Easement Agreement with the City of Vaughan for the two relocated heritage buildings;

v) That prior to the issuance of a Building Permit, the Owner shall enter into an Access Easement Agreement with the City of Vaughan for the Privately Owned Public Space (POPS);

vi) The Owner shall provide a Letter of Credit in the amount calculated at $125 dollars per square foot for each of the heritage buildings municipally known as 185 and 197 Woodbridge Avenue. Prior to the release of the Letter of Credit, the Owner shall complete the following to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division:

- the proposed work to relocate, maintain and restore portions of the heritage buildings in accordance with the Conservation Plan and the approved Heritage Permit to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division;
- Connect each heritage building to municipal services;
- Verify that the heritage buildings meet the basic standards of occupancy as confirmed by the Chief Building Official;
- Submit final as-built photographs of the exterior and interiors of the heritage buildings on the subject property.

7. THAT Site Development File DA.15.056 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 119 residential units (261 persons equivalent).

8. THAT the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building Permit, or a fixed unit rate per unit, whichever is higher, in accordance with the *Planning Act R.S.O. 1990* and the City's "Cash-in-Lieu Policy".

Contribution to Sustainability

The applications implement the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.3: To create a City with sustainable built form

Goal 3: To ensure that getting around in Vaughan is easy and has a low environmental impact

- Objective 3.3: Reduce single occupant vehicle (SOV) trips by supporting active transportation, carpooling and public transit

In accordance with the goals and objectives identified above, the Owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- bicycle parking to promote an alternative mode of transportation
- rain water harvesting for irrigation
- the use of building materials with a high recycled content
- a three-stream waste management system
- the use of Low E-glazing on all windows
- drought tolerant native landscape species
- energy efficient lighting
- low-albedo roofing material

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

On November 7, 2014, a Notice of Public Hearing for the December 2, 2014, meeting was circulated to all property owners located within the expanded notification area (exceeding the minimum required 150 m) as shown on Attachment #1, to the Village of Woodbridge Ratepayers Association and to the West Woodbridge Homeowners Association. The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocol.

The recommendation of the Committee of the Whole to receive the Public Hearing report of December 2, 2014, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on December 9, 2014, and included a resolution that a community meeting be organized by the local Ward Councillor with Regional Councillors, the applicant, a selection of ratepayers who spoke at the December 2, 2014, Public Hearing and appropriate City Staff to address the issues raised at the Public Hearing. Deputations, a written submission, and a petition were received from the following individuals:

- Ms. Bettina Palmieri, William Street, Woodbridge
- Ms. Leslie Ann Coles, Wallace Street, Woodbridge
- Mr. Henry Weilenmann, Wallace Street, Woodbridge
- Ms. Liana Vohaitis, Norton Place, Woodbridge
- Ms. Gina Pietrangelo, James Street, Woodbridge
- Ms. Tricia Santaguida, Woodbridge Avenue, Woodbridge
- Ms. Joanna Farrugia, Old Firehall Lane, Woodbridge
- Ms. Sophie Cogliano, Wallace Street, Woodbridge
- Mr. Enzo Iannarelli, Kipling Avenue, Woodbridge
- Mr. Louis De Bellis, Woodbridge Avenue, Woodbridge
- Ms. Pina Sacco, Amos Maynard Circle, Woodbridge
- Mr. Edward Uchimaru, James Street, Woodbridge
- Ms. Maria Verna, President, Village of Woodbridge Ratepayers' Association, Woodbridge Avenue, Woodbridge
- Ms. Maria D'Agostino, Old Firehall Lane, Woodbridge, representing the York Region Condominium Corporation 848
- Ms. Josie Fedele, Albany Drive, Woodbridge, representing the West Woodbridge Homeowners Association Inc.
- Mr. Jamie Maynard, William Street, Woodbridge
- Ms. Linda Mae Maxey, Cheltenham Avenue, Woodbridge
- Ms. Deb Schulte, Mira Vista Place, Woodbridge
- Mr. Clarke Wallace, Clarence Street, Woodbridge
- Ms. Elisa Tortola, Woodbridge Avenue, Woodbridge;

- Mr. Jeff Semper, Wallace Street
- Ms. Sarah E. Prospero, Clarence Street, Woodbridge
- Derek and Antoinette Steede, Fairground Lane, Woodbridge
- Ms. Mary Cicchirillo, Woodbridge
- Mr. Yan de Thieulloy, James Street, Woodbridge
- Mr. Steve Woodhall, Fairground Lane, Woodbridge
- Ms. Heather Semper, Wallace Street, Woodbridge
- Mr. William E. Wallis, Woodbridge
- Mrs. Elizabeth Langenberger and Mace Blundell, Park Drive, Woodbridge
- Ms. Rita Cacciola, Woodbridge
- Ms. Martha Bell, Woodbridge
- Mr. David Gilfillan, Park Drive, Woodbridge
- Ms. Doreen Smith, Wallace Street, Woodbridge

On February 11, 18, 26, April 7, and December 9, 2015, community meetings were held at 7:00 p.m. at the Woodbridge Library, wherein local residents, the Woodbridge Ratepayers' Association, City staff and the Local Councillor were in attendance and issues and concerns were identified. The following issues and responses related to the development proposal are identified below with additional information provided throughout this report:

i) Building height and density: The Owner has made the following changes to the original proposal to respond to the building height concerns discussed at the community meetings:

- the building height has been reduced from 3 to 8-storeys to 2 to 7-storeys to reduce the building mass;
- the height and size of the mechanical penthouse has been minimized to reduce the overall height and mass of the proposed building; and
- the proposed density has been reduced from 417 units per hectare (uph) and 3.28 FSI (Floor Space Index) to 346 uph and 3.0 FSI, which results in a reduction of 15 units.

The Vaughan Development Planning Department is of the opinion that the revisions to the building height, massing, and density results in a development that is compatible with other similar residential apartment buildings such as 53, 83 and 131 Woodbridge Avenue and will encourage a more compact built form and an urban streetscape.

ii) Architecture is not in keeping with the old Woodbridge character: The Owner has revised the development proposal to reflect and complement the existing "Old Woodbridge Character" of Woodbridge Avenue. Originally a 3-storey podium was proposed at the southwest corner of Woodbridge Avenue and Wallace Street, which has been reduced to a 2-storey podium to respect the existing heritage buildings on site and the existing commercial buildings located east of the subject lands. The ground floor commercial podium, as shown on Attachments #5 to #8, is designed to incorporate large window storefront openings, which is a characteristic of existing commercial buildings in the Woodbridge Heritage Conservation District (HCD). The colour and type of building materials has been revised to reflect similar building materials prevalent in the Woodbridge HCD and chosen to complement the existing heritage buildings located on the site. The Owner proposes to retain, relocate and restore portions of the existing heritage buildings on the site (the Thomas Frazer Wallace House - 185 Woodbridge Avenue and the Dr. Peter McLean House - 197 Woodbridge Avenue). Conformity with the Woodbridge HCD Guidelines is further discussed in the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division section of this report.

iii) Traffic on Woodbridge Avenue: Traffic issues are addressed in the Vaughan Development Engineering and Infrastructure Planning (DEIP) Department section of this report. The DEIP Department is satisfied that the proposed development will not have a significant impact on traffic.

iv) Existing mature trees: The Owner has submitted an Arborist report prepared by Bruce Tree Expert Company Ltd. Due to the significant existing grade changes from the north to south and east to west, and the nature of the development proposed for this site, the report states that a large percentage of trees inventoried will have to be removed including all the trees on the interior of the site. The proposed landscape plan shown on Attachment #4 includes on-site landscaping, a Privately Owned Public Space (POPS), and trees within the boulevard area (specifically Karpick and Freeman Maples) along Woodbridge Avenue to enhance the greenscape on the site and along Woodbridge Avenue.

v) Impact on the surrounding townhouse development: As noted previously, the proposed building height has been reduced to minimize the impacts on the surrounding development. The proposed south side setback to the main building is 7.2 m at the southwest side of the building and 5.7 m at the southeast side of the building as shown on Attachment #3. The modifications made to the proposed development will reduce the impact on the surrounding existing development and is in keeping with other similar apartment building developments located in the Woodbridge Core Area.

vi) Appropriate outdoor amenity areas: The Owner has revised the proposed building design to include terraces with private amenity areas located on the 1st, 2nd, 4th, 5th and 7th floors. Also, as a result of comments received at the community meetings, the Owner has incorporated a Privately Owned Public Space (POPS) located between the relocated heritage buildings, as shown on Attachments #3, #4 and #8. The POPS creates an active green space on Woodbridge Avenue and will animate the street, encourage the use of the heritage buildings and proposed commercial uses.

vii) Shadowing Impact on north side of Woodbridge Avenue: The Sun/Shadow Study prepared by Bousfield Inc., indicates that the March/September shadow impact is limited in the morning hours to 9:18 am and are almost entirely off the sidewalk by 10:18 a.m., which exceeds the usual performance evaluations of four or five hours of sunlight per day. The original proposal produced a larger shadow on the existing townhouse development to the north for most of the morning hours and retreats from the sidewalk by 1:18 pm, thereby reducing the number of hours of sunlight each day. The Sun/Shadow Study has been reviewed and approved by the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

viii) The proposed commercial uses will impact existing on-street parking: The proposed development includes sufficient commercial and visitor parking in the underground parking garage. The Vaughan Development Engineering and Infrastructure Planning Department has reviewed the parking study submitted in support of the applications and has no objections to the proposed parking supply, which includes 16 underground parking spaces for the proposed commercial uses. Vaughan Official Plan 2010 promotes a non-auto modal split to encourage more sustainable travel. The total number of parking spaces is consistent with the parking standards contained within the City's Draft Parking Standards study completed by the IBI Group. Parking supply is further discussed in the Vaughan Development Engineering and Infrastructure Planning Department section of this report.

On October 20, 2015, Vaughan Council adopted a recommendation that the technical report be brought forward to a future Committee of the Whole meeting to be held in the evening, to afford local residents a better opportunity to comment on the proposal and recommendation. On February 18, 2016, the Vaughan Development Planning Department mailed a non-statutory courtesy notice of this Committee of the Whole meeting to those individuals requesting notice of further consideration of these applications.

Purpose

To seek approval from the Committee of the Whole for the following applications on the subject lands shown on Attachments #1 and #2, to facilitate the development of a 2 to 7-storey mixed-use building with a total of 119 residential units (including 2 units in the Dr. Peter McLean House) and 705 m^2 of ground floor commercial uses distributed between the Thomas Frazer Wallace House (177 m^2) and the proposed building (528 m^2) and the retention and restoration of 2 existing heritage buildings as shown on Attachments #3 to #8:

1. Zoning By-law Amendment File Z.14.026, to amend Zoning By-law 1-88, specifically to rezone the subject lands from R2 Residential Zone and C1 Restricted Commercial Zone to RA2(H) Apartment Residential Zone with the addition of the Holding Symbol "(H)" and to permit the site-specific zoning exceptions identified in Table 1 of this report required to implement the proposed development shown on Attachments #3 to #8.

2. Site Development File DA.15.056, to permit the development of the subject lands with a mixed-use residential and commercial building with a total of 119 residential units, 705 m^2 of ground floor commercial uses and the restoration and retention of 2 existing heritage buildings, as shown on Attachments #3 to #8.

Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the subject lands with a terraced 2 to 7-storey mixed-use building with a total of 119 residential units, 705 m^2 of ground related commercial uses and the retention, relocation and restoration of portions of the 2 existing heritage buildings, as shown on Attachments #3 to #8. The Vaughan Development Planning Department supports the Zoning By-law Amendment and the Site Development Applications as they will facilitate a development that is compatible with the surrounding land uses and represents good planning.

Background

On March 1, 2016, Special Committee of the Whole considered Item #1, Report #13 (Zoning By-law Amendment File Z.14.026 and Site Development File DA.15.056 - FCF Old Market Lane 2013 Inc.). The Special Committee of the Whole recommended that:

i) consideration of the matter be deferred to the Council meeting of March 22, 2016;

ii) the various deputations and communications be received; and

iii) the coloured elevation drawings submitted by the applicant be received.

Council on March 22, 2016, adopted, as amended, the recommendation of the March 1, 2016 Special Committee of the Whole and resolved the following:

i) the matter be deferred to a Council meeting no later than June 2016; and

ii) staff be directed to retain a heritage consultant to assist with discussion of possible improvements to the building interface with the heritage buildings and to review all site plan and zoning matters.

Council through Closed Session on March 22, 2016 also recommended that legal advice be received. Legal advice respecting the subject applications is being provided to Council at its meeting of June 28, 2016 independently from this report.

Location

The 0.35 ha subject lands are located on the southwest corner of Woodbridge Avenue and Wallace Street. The lands are comprised of three parcels of land, municipally known as 177, 185 and 197 Woodbridge Avenue, City of Vaughan, shown as subject lands on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2.

The subject lands are currently developed with three buildings including: 177 Woodbridge Avenue which is a 1-storey brick commercial building currently used as a sales centre for a residential development in the area and is proposed to be demolished; 185 Woodbridge Avenue is a 2-storey wood clad Victorian Gothic Revival House, known as the Thomas Frazer Wallace House (Building "A"); and, 197 Woodbridge Avenue, is a 2-storey brick Queen Anne Revival house known as the Dr. Peter McLean House (Building "B"). The Thomas Frazer Wallace House and the Dr. Peter McLean House are listed on the City's heritage inventory and portions of each building will be relocated, restored and incorporated within the proposed developed. The Owner is proposing commercial uses in the Thomas Frazer Wallace House and 2 residential units (included in the total 119 units) in the Dr. Peter McLean House.

Vaughan Official Plan (VOP) 2010

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 Area Secondary Plan. The "Low-Rise Mixed-Use" designation permits multi-unit mixed-use buildings with a maximum building height of 4-storeys and a maximum density of 1.0 FSI (Floor Space Index). The proposed development with a density of 3.0 FSI and maximum building height of 7-storeys currently does not conform to VOP 2010. On July 2, 2014, the Owner appealed VOP 2010 as it applies to the subject lands to the Ontario Municipal Board (identified as Appeal #140 in the City of Vaughan List of VOP 2010 Appellants).

On January 19, 2016, Vaughan Council endorsed a settlement proposal for the site-specific VOP 2010 appeal, which included the modification to the "Woodbridge Core Secondary Plan", Volume 2 of VOP 2010 to redesignate the subject lands to "Mid-Rise Mixed-Use" with a maximum building height of 7-storeys and FSI of 3.0. The approval of these modifications will be sought at a Pre-Hearing Conference of the OMB relating to VOP 2010, which is scheduled for March 23, 2016.

The application to rezone the subject lands to RA3 Apartment Residential Zone as shown on Attachment #3, together with the site-specific zoning exceptions identified in Table 1 of this report to facilitate the proposed development will implement the Vaughan Council endorsed modification to VOP 2010, and therefore, would conform to the Official Plan. However, prior to the enactment of the implementing Zoning By-law and the execution of a Site Plan Agreement, the Ontario Municipal Board must issue its Decision Order regarding the Vaughan Council endorsed modification to VOP 2010. A condition to this effect is included in the recommendation of this report.

Zoning

The subject lands are zoned R2 Residential Zone and C1 Restricted Commercial Zone by Zoning By-law 1-88, which does not permit the proposed mixed-use building. To facilitate the proposed development, an amendment to Zoning By-law 1-88 is required to rezone the subject lands to RA2(H) Apartment Residential Zone, subject to a Holding Symbol "(H)", together with the following site-specific zoning exceptions:

Table 1:

	By-law Standard	**Zoning By-law 1-88, RA2 Apartment Residential Zone Requirements**	**Proposed Exceptions to the RA2 Apartment Residential Zone Requirements**
a.	Definition of a Lot	"Lot" - Means a parcel of land fronting on a street separate from any abutting land to the extent that a Consent contemplated by Section 49 of the *Planning Act, R.S.O. 1990* would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a Building Permit shall be deemed to be a parcel of land and a reserve shall not form part of the street.	"Lot" - For the purposes of zoning, the subject lands shall be deemed to be one lot regardless of the number of buildings or structures erected on the lands and regardless of any conveyances, easements, or plan(s) of condominium.
b.	Permitted Uses	• Apartment Dwelling • Day Nursery	Permit the following uses: • A 7-storey Residential Apartment Building • 2 residential units within Building "B" (Dr. Peter McLean House) • A maximum of 705m^2 (combined gross floor area) of the following commercial uses on the ground floor of the Residential Apartment Building and Building "A" (Thomas Frazer Wallace House): - Bank or Financial Institution - Dry Cleaning Depot - Eating Establishment - Eating Establishment, Convenience

			- Eating Establishment, Take-out - Business or Professional Office - Personal Service Shop - Pharmacy - Retail Store - Retail Store, Convenience
c.	Minimum Lot Area Per Unit	80 m^2	The minimum lot area per unit shall not apply
d.	Minimum Front Yard Setback (Wallace Avenue)	7.5 m	• 2.2 m (to the Main Building) • 0 m (to the parking structure below grade)
e.	Minimum Rear Yard Setback (West)	7.5 m	• 5 m (Main Building) • 0 m (Terrace Building, portion of the Underground Parking Garage located above ground) • 2 m (Building "B") • 0 m (Parking Structure)
f.	Minimum Interior (South) Side Yard Setback	11.3 m	• 5.7 m (Main Building) • 0 m (Terrace Building, portion of the underground parking located above ground) • 0 m (Parking Structure)
g.	Minimum Exterior Side Yard Setback (Woodbridge Avenue)	7.5 m	• 3.7 m (Main Building - Easterly portion as shown on Attachment #3) • 0 m (Buildings "A" and "B") • 0 m (Parking Structure)
h.	Permitted Yard Encroachments and Restrictions	No encroachment is permitted in an interior side yard shall be closer than 1.2 m to a lot line except eaves and gutters	No encroachment is permitted in an interior side yard or rear yard shall be closer than 1.2 m to a lot line except eaves, gutters, and air shafts

i.	Minimum Amenity Area/Per Unit	One Bedroom - 70 units @ 20 m^2/unit = 1,400 m^2 + Two Bedroom - 49 units @ 55 m^2 /unit = 2,695 m^2 Total Required Amenity Area = 4,095 m^2	Provide amenity area at a rate of 23.55 m^2 for any unit type (119 units x 23.55 m^2) Total amenity area proposed = 2,802 m^2
j.	Minimum Parking Requirements	119 units @ 1.5 spaces/unit = 179 spaces + 119 units @ 0.25 visitor spaces/unit = 30 spaces + 705 m^2 of retail Gross Floor Area (GFA) @ 6 spaces/100 m^2 = 43 spaces Total Parking Required = 252 spaces	71 One Bedroom units @ 0.8 spaces/unit = 57 spaces + 48 Two Bedroom units @ 1 space/unit = 48 spaces 119 units @ 0.2 visitor spaces/unit = 24 spaces + 705 m^2 of commercial GFA @ 3 spaces/ 100 m^2 of GFA = 22 spaces Total Parking Proposed = 151 spaces
k.	Loading Spaces	Loading and unloading shall not be located between a building and a street.	Shall not apply
l.	Minimum Loading Space Width	6 m	4.5 m
m.	Parking Areas for Multiple Family Dwellings	i) A strip of land not less than three (3) metres in width around the periphery of an outdoor parking area and within the lot on which the said parking area is situated shall be used for no other purpose than landscaping, but this shall not prevent the provision of access driveways across the said strip.	i) Shall not apply

		ii) An outdoor parking area shall be screened from the street and any adjacent premises. Screening shall consist of either a landscaped earthen berm, or an evergreen hedgerow, and shall have a minimum height of 1.2 metres. This shall not prevent the provision of access driveways through the said screening.	ii) Shall not apply
n.	Setback to a Retaining Wall	The maximum height of any retaining wall constructed on a property line between two (2) residential lots shall be one (1) metre. Height shall be measured from the finished ground level to the highest point of the wall. A retaining wall which exceeds one (1) metre in height must be set back from the nearest property line a distance equal to its height. If the height of the wall on one side is different than the height on the other side, for the purposes of this paragraph the height of the wall shall be the greater of the two.	Shall not apply

The Vaughan Development Planning Department can support the proposed site-specific zoning exceptions to the RA2(H) Zone for the following reasons:

a) Definition of a Lot

The proposal to amend the definition of a "Lot" is required to ensure that for zoning purposes, the subject lands are deemed to be one lot. Presently, the development consists of 3 parcels and the proposed mixed-use development will consist of one future condominium corporation, and therefore, it is appropriate to ensure that the access driveways will be shared and that any approved zoning exceptions established through this application apply to the entire property, regardless of any future conveyances, easements, or Plan of Condominium. This will prevent future technical zoning amendments.

b) Commercial Uses

The proposed Convenience Retail Store and Retail Store uses will provide retail opportunities within walking distance for future residents, thereby reducing the need to use a private automobile and encouraging pedestrian activity on the street.

c) Minimum Lot Area and Amenity Area/Unit

The Owner is proposing that the minimum lot area per unit not apply to the subject lands and a reduction to the required amenity area per unit for the development. The reduced amenity space per unit corresponds to the proposed site density, which is supported by Provincial policies and Regional Official Plan policies regarding intensification and the Vaughan Council endorsed appeal of VOP 2010. Similarly, eliminating the minimum lot area per unit encourages compact urban development on the subject lands.

d) Building Setbacks

The proposed building setbacks will facilitate a development with a strong urban edge and attractive public realm similar to other developments located on Woodbridge Avenue.

e) Permitted Yard Encroachments, Loading Space Requirements and Parking Areas for Multiple Family Dwellings

The yard encroachments, loading space and parking area requirements of Zoning By-law 1-88 are proposed to be amended to accommodate the underground parking structure for the development. The underground parking of vehicles results in no visible above ground at-grade parking on the subject lands.

f) Parking Requirements

The Owner submitted a Traffic/Parking Study dated June 2015, prepared by Cole Engineering in support of the applications. The Vaughan Development Engineering and Infrastructure Planning Department has reviewed the parking study and has no objection to the proposed parking supply (151 spaces) for the development.

Holding Symbol "(H)"

Should Vaughan Council approve the subject applications, the implementing Zoning By-law will maintain the Holding Symbol "(H)" on the subject lands until a Record of Site Condition (RSC) has been completed and filed and an Acknowledgment letter from the Ministry of the Environment and Climate Change is received confirming the filing of the RSC on the Environmental Site Registry. A condition to this effect is included in the recommendation of this report.

Density Bonusing

As part of the Vaughan Council endorsed settlement of the VOP 2010 appeal, the Owner has agreed to provide the following community benefits to be secured by a Section 37 Density Bonusing Agreement prior to the issuance of a Building Permit:

- The relocation, conservation and restoration of portions of the Thomas Frazier Wallace House and the Dr. Peter McLean House;
- Heritage easements for the Thomas Frazier Wallace House and the Dr. Peter McLean House;
- Public access and the future maintenance of the privately owned public space on the site (POPS);
- Streetscape improvements along Woodbridge Avenue and Wallace Street adjacent to the development site; and,
- A cash contribution of $100,000 payable prior to the enactment of the Zoning By-law Amendment, to be used by the City for streetscape improvements along Woodbridge Avenue based on the Woodbridge Heritage District Streetscape Plan currently being undertaken by the City.

A condition to this effect is included in the recommendation of this report.

Site Design

The Owner has submitted Site Development File DA.15.056 to permit the proposed development as shown on Attachments #3 to #8. Portions of the existing heritage buildings, the Thomas Frazier Wallace House (Building "A") and the Dr. Peter McLean House (Building "B") will be relocated on the subject lands and moved forward towards Woodbridge Avenue and connected to the proposed mixed-use residential building. A total of 705 m^2 of at-grade commercial uses are proposed and will be distributed between the Thomas Frazier Wallace House (Building "A"), and the ground floor of the proposed main building. The Dr. Peter McLean House will facilitate 2 residential dwelling units. A Privately Owned Public Space (POPS) is proposed along Woodbridge Avenue, in between the two heritage buildings, as shown on Attachments #3 and #8.

Access to the site is provided from Wallace Street by a driveway located on the southeast corner of the subject lands. Private amenity areas are located on the 1st, 2nd, 4th, 5th, and 7th floors of the building. The proposed building materials were revised from dark brown brick to red and cream coloured brick. The proposed building materials complement the existing heritage buildings on the site and allow for the buildings to act as separate building elements along the street. The use of different building materials, glass and dark and light brick promotes and illustrates different active uses on the site, such as commercial and residential. The proposed 5 to 7-storey glass podium has been revised to include inset balconies.

Future snow removal and clearing, and garbage and recycling pick-up shall be privately administered, and shall be the responsibility of the Condominium Corporation.

The Development Planning Department requires the Owner to submit an updated Community Plan for the area prior to the enactment of the implementing Zoning By-law to the satisfaction of the Development Planning Department. The Community Plan shall be displayed in the sales office for the mixed-use apartment building. A condition to this effect is included in the recommendation of this report.

Vaughan Development Planning Department, Urban Design and Cultural Heritage Division

a) Urban Design

The Vaughan Development Planning Department, Urban Design and Cultural Heritage Division has advised that further discussion is required to determine the programming and design of the Privately Owned Public Space (POPS), including the relationship to adjacent uses and the street, eyes on the space for public safety, and the design components therein, prior to the execution of the Site Plan Agreement. A condition in this regard is included in the recommendation of this report.

The development frontage (right-of-way and private setbacks) along Woodbridge Avenue and Wallace Street must be coordinated with the new streetscape design for the Woodbridge Core, including components such as paving, planting, furnishings, lighting and tree planting details.

The architectural treatment of the connecting architecture between the heritage dwellings and mixed-use residential building requires refinement. A condition to this effect is included in the recommendation of this report.

It is further requested that minor revisions to the building elevations of the first four levels of the mixed-use residential building be made to further relate to the districts' heritage character. Final building elevations must be to the satisfaction of the Vaughan

Development Planning Department. A condition to this effect is included in the recommendation of this report.

b) Cultural Heritage and Heritage Vaughan

The proposed development was considered at the October 21, 2015, Heritage Vaughan Committee meeting at which time the Committee recommended that the Owner meet with the community to find an acceptable approach to the development. On December 9, 2015, the Local Councillor, the Applicant, and Urban Design and Cultural Heritage Staff met with the local residents at 7:00 p.m. at the Woodbridge Library to discuss the proposal. The Applicant discussed the proposed revisions and improvements to the building, the heritage buildings and the inclusion of the Privately Owned Public Space (POPS) and its benefits to the community.

The Vaughan Development Planning Department, Urban Design and Cultural Heritage Department requires that the following provisions be included in the Site Plan Agreement:

1) That prior to the issuance of a Building Permit, the Owner shall enter into a Heritage Easement Agreement with the City of Vaughan for the two relocated heritage buildings.

2) That prior to the issuance of a Building Permit, the Owner shall enter into an Access Easement Agreement with the City of Vaughan for the Privately Owned Public Space (POPS).

3) That prior to the issuance of a Building Permit, the Owner shall provide a Letter of Credit in the amount calculated at $125 dollars per square foot for each of the heritage buildings municipally known as 185 and 197 Woodbridge Avenue, and that:

   a) Prior to the release of the Letter of Credit, the Owner shall:

      - Complete the proposed relocation and restoration work to the heritage buildings and connection to the proposed mixed-use residential buildings in accordance with the Conservation Plan and the approved Heritage Permit to the satisfaction of the Vaughan Development Planning Department;
      - Connect each Heritage Building to municipal services;
      - Verify that the buildings meet the basic standards of occupancy as confirmed by the Chief Building Official;
      - Submit final as-built photographs of the exterior and interiors of the heritage buildings on the subject lands.

Vaughan Development Engineering and Infrastructure Planning Department

The Vaughan Development Engineering and Infrastructure Planning (DEIP) Department has provided the following comments:

a) Municipal Servicing

A Functional Servicing & Stormwater Management Report (FSR) prepared by Cole Engineering, dated July 10, 2015, was submitted in support of the applications. The DEIP Department has reviewed the report and the plans and offer the following comments:

i) Water Servicing

Water supply for the development is proposed to be serviced from a 150 mm domestic water service connection to the existing 300 mm diameter watermain on the south side of Woodbridge Avenue.

ii) Sanitary Servicing

A direct connection to the existing 200 mm diameter sanitary sewer located on Wallace Street, which ultimately drains south towards Regional Road 7 and into the Regional Trunk Sewer is proposed to service the subject lands.

iii) Storm Drainage

A direct connection to the existing 600 mm diameter storm sewer located on Woodbridge Avenue is proposed to service the subject lands.

iv) Sewage and Water Allocation

On May 19, 2015, the City's latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. The report confirmed servicing capacity is available to support continued urban growth throughout the City. Accordingly, servicing capacity for the proposed development is available and unrestricted. A servicing allocation resolution is included in the recommendation of this report.

b) Noise

The DEIP Department has reviewed the revised Noise Feasibility Study submitted by HGC Engineering dated October 22, 2015, and provides the following conditions:

i) The Owner shall satisfy all requirements with respect to noise attenuation and ensure it is in accordance with the noise features recommended by the revised Report entitled "Noise Feasibility Study 177-197 Woodbridge Avenue, Vaughan, Ontario" prepared by HGC Engineering dated October 22, 2015.

ii) The following warning clauses shall be registered on title and be included in Offers of Purchase and Sale for units:

- "Purchase/tenants are advised that noise levels due to increasing road traffic on Woodbridge Avenue and rail traffic on the Canadian Pacific Railway (CPR) Mac Tier Subdivision may on occasions interfere with some activities of the dwelling occupants as the sound levels may exceed the Municipality's and the Ministry of the Environment and Climate Change`s noise criteria."

- "This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality's and the Ministry of the Environment's noise criteria."

- "Purchasers or tenants are advised that Canadian Pacific Railway Company (CPR) or its assigns or successors in interest has or have an operating right–of-way including the possibility that the Railway may expand its operations, which expansion may affect the living environment

of residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating for complaints measures in the design of the development and individual dwellings. CPR will not be responsible for complaints or claims arising from uses of its facilities and/or operations on, over or under the aforesaid right-of-ways."

- "Purchasers or tenants are advised that due to the proximity of the adjacent commercial/retail facilities sound levels from the facilities may at times be audible."

c) Environmental Site Assessment

A Record of Site Condition (RSC) filed on the Ministry of the Environment and Climate Change (MOECC) Environmental Registry will be required for the lands given the proposed change in land use. The Owner is required to submit the RSC and any updated ESA reports relied upon for filing of the RSC to the DEIP Department for their review and satisfaction, prior to the issuance of a Building Permit.

d) Parking Study

The DEIP Department has reviewed the Parking Study submitted in support of the applications, dated June 2015, prepared by Cole Engineering, and have no objection to the proposed parking supply of 151 spaces for the development.

The City of Vaughan recently approved the development applications for 86 Woodbridge Avenue and 112-116 Woodbridge Avenue with reduced parking rates. The surveys completed for the above-mentioned sites support the minimum parking rates recommended by the IBI Group in its draft report titled '*Review of Parking Standards Contained within the City of Vaughan's Comprehensive Zoning By-law'.* The two above-mentioned approved sites are in the general area of the lands subject to these planning applications. The DEIP Department is satisfied and accepts the proposed reduced parking rates.

e) Traffic Study

The City's Traffic Section of the Transportation Services and Parks and Forestry Operations Department reviewed the Traffic Study, and concurs with the findings and recommendations to improve traffic in the study area. The Department also suggests the following recommended improvements to be included in the study:

- A Functional Design that shows the proposed pavement modifications from a single shared all-way lane to one exclusive right-turning lane and one shared through-left lane at Woodbridge Avenue/Clarence Street;

- A cost estimate for the proposed modifications, including the optimization of signal timing to accommodate increased turning movements off Islington Avenue and the addition of 10 seconds to the green time for the north-south movements along Woodbridge Avenue/Clarence Street;

- A cost-sharing arrangement for proposed physical modifications at Woodbridge Avenue and Clarence Street.

The Traffic Study must be revised to include the recommended improvements and shall be to the satisfaction of the DEIP Department. A condition to this effect is included in the recommendation of this report.

f) Bicycle Parking

The Owner is proposing 114 bicycle parking spaces including 64 spaces for unit owners and 50 visitor/commercial spaces, which is satisfactory to the DEIP Department.

g) Transportation Demand Management (TDM) Plan

This development is subject to York Region's 2012 Development Charges (DC) By-law, which will fund 'soft' TDM measures for residential developments (e.g. transit incentives, marketing and monitoring). York Region's Development Charges will provide approximately $225/unit or $26,550 for soft TDM measures for this development. However, the Owner is responsible for funding and implementing 'hard' TDM measures (e.g. bicycle parking and other physical measures), and the unbundling of residential units and parking spaces. In addition to the proposed TDM measures, the Owner should consider the following:

- Unbundled resident parking (parking spaces not included in price of residential unit)
- Provide a complimentary PRESTO fare card with a pre-loaded value for purchasers of each new unit for the first 1-2 years of occupancy, or other incentives (e.g. minimum dollar value per card)
- Provide materials and services to encourage transit use (e.g. contribution towards a new bus shelter)
- Provide an exclusive bicycle share program for residents
- Subsidize CAN-BIKE cycling skills development courses offered by the City
- Provide a car sharing vehicle(s) as an alternative to direct car ownership (i.e. a short-term, third-party, pay-per-use service that offers an alternative to direct car ownership, and is supportive of unbundled resident parking)
- Promote a Smart Commute Carpool Zone and their Emergency Ride Home service
- Host regular sustainable transportation exhibits to distribute material, information, promote awareness, and answer questions
- Coordinate an 'Individualized Marketing' program for the community (also known as 'Personal Travel Planning') to encourage residents to make more sustainable transportation choices. This can be achieved through a combination of print and online resources, outreach and community events, and incentives (e.g. map/leaflet order forms, website, interactive web map, one-to-one contact and advice with residents, promotional events, group walks and bike rides, free transit passes, etc.)

The City of Vaughan will be implementing the 'soft' TDM measures recommended in the TDM Plan for this development. The City's Site Plan Agreement will contain a condition regarding the TDM Plan, which will require a commitment from the Owner to work with the City of Vaughan, in coordination with York Region on implementation and monitoring of the TDM Plan. A condition to this effect is included in the recommendation of this report.

The DEIP Department has no objection to the approval of the Zoning By-law Amendment and Site Development applications.

Vaughan Environmental Services Department

The Vaughan Environmental Services Department is satisfied with the proposal, which meets Waste Management's requirements. Garbage and recycling pick-up will be privately administered, and shall be the responsibility of the Condominium Corporation.

Vaughan Legal Services Department, Real Estate Division

The Legal Services Department, Real Estate Division, has advised that the Owner must pay by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building permit, or a fixed unit rate per unit, whichever is higher, in accordance with the Planning Act R.S.O 1990 and the City's Cash-in-Lieu Policy.

School Boards

The York Region District School Board and York Region Catholic District School Board have no objection to the approval of these applications.

Canada Post

Canada Post has advised that the Owner must supply, install and maintain a centralized mailbox facility in the building to Canada Post's specifications.

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

This report supports the following priorities set forth in Term of Council Service Excellence Strategy Map (2014-2018):

- Continue to develop transit, cycling and pedestrian options to get around the City
- Re-establish the urban tree canopy
- Continue to ensure the safety and well-being of citizens
- Attract investment and create jobs
- Continue to cultivate and environmentally sustainable City

Regional Implications

The subject lands are located at the southwest corner of Woodbridge Avenue and Wallace Street, which are not Regional roads, and therefore, there are no Regional transportation implications. As noted earlier, the Region will fund TDM measures for this development through Reginal DC's. York Region has no objection to the approval of the Zoning By-law Amendment and Site Development applications.

Conclusion

Zoning By-law Amendment File Z.14.026 and Site Development File DA.14.056 have been reviewed in accordance with the York Region Official Plan, Vaughan Council`s endorsed settlement appeal of VOP 2010, Zoning By-law 1-88, comments from City departments and external public agencies, and the area context.

The Vaughan Development Planning Department is satisfied that the proposed rezoning of the subject lands including the site-specific zoning exceptions to the RA2(H) Apartment Residential Zone identified in Table 1 of this report, implement the Vaughan Council endorsed settlement of the Owner`s appeal of VOP 2010, and are appropriate and will facilitate a development that is compatible with the surrounding land uses in the area of the subject lands. Accordingly, the Vaughan Development Planning Department can support the approval of the Zoning By-law Amendment and Site Development applications, subject to the recommendations in this report including a condition that the implementing Zoning By-law not be enacted and the Site Plan Agreement not be executed until the Ontario Municipal Board issues its` Decision Order regarding the settlement of VOP 2010.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 20, 2016

Item 1, CW Report No. 31 – Page 22

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. North and South Building Elevations
6. East and West Building Elevations
7. Rendering (South West View from Woodbridge Avenue and Wallace Street)
8. Privately Owned Public Space Rendering
9. Communication C8 from the Council meeting of June 28, 2016
10. Communications and Petitions from previous meetings

Report prepared by:

Mary Caputo, Senior Planner- OMB, ext. 8215

(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

Subject: September 7th Committee of Whole Meeting - Agenda Item #1, FCF Old Market Lane Inc. Site Application

C 2
Communication
COUNCIL: Sept 20/16
CW Rpt. No. 31 Item 1

From: Liz and Mace [mailto:stoneridge@rogers.com]
Sent: Monday, September 12, 2016 3:28 PM
To: Carella, Tony; Bevilacqua, Maurizio; Di Biase, Michael; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Clerks@vaughan.ca
Cc: info@villageofwoodbridge.ca; john.mazzella@sympatico.ca
Subject: RE: September 7th Committee of Whole Meeting - Agenda Item #1, FCF Old Market Lane Inc. Site Application

Gentlemen,

We recently learned of City Council's vote to unanimously reject the above-noted site application in its current form, and wanted to acknowledge and thank you for your support and consideration of the Ratepayers' and our concerns regarding this development.

We hope now, that the OMB will also carefully evaluate this site application at the meeting scheduled for September 13th, and too, see its many short comings.

Best regards,

Elizabeth Langenberger and Mace Blundell

From: Liz and Mace [mailto:stoneridge@rogers.com]
Sent: Tuesday, September 6, 2016 7:09 PM
To: 'Carella, Tony'; 'maurizio.bevilacqua@vaughan.ca'; 'michael.dibiase@vaughan.ca'; 'michael.dibiase@vaughan.ca'; 'mario.ferri@vaughan.ca'; 'gino.rosati@vaughan.ca'; 'clerks@vaughan.ca'
Cc: 'info@villageofwoodbridge.ca'
Subject: September 7th Committee of Whole Meeting - Agenda Item #1, FCF Old Market Lane Inc. Site Application

Gentlemen,

We recently learned of tomorrow's Committee meeting which will be discussing the above-referenced development. Prior commitments do not allow us to personally attend this meeting so, we are writing to you today, to voice our strong opposition to the current proposal made by the Developer of the lands in the Heritage District located at the corner of Woodbridge and Wallace Avenues.

We support the Village of Woodbridge Ratepayers Association's position and concerns regarding this development, and believe, that if allowed to proceed as applied for currently, would set a terrible precedent, and have a devastating impact on the Community.

We strongly urge you to reject the proposed development application in its current form, endorse the recommendations of the Technical Report, and support those recommendations at the Ontario Municipal Board hearing.

We thank you for your time and consideration, and continue to want to make our Woodbridge community a better place to live.

Best regards,
Elizabeth Langenberger and Mace Blundell
53 Park Drive, Woodbridge, Ontario L4L 2H4

VAUGHAN

memorandum

C 2
Communication
CW: SEPT 7/16
Item: 1

DATE: SEPTEMBER 1, 2016

TO: MAYOR AND MEMBERS OF COUNCIL

FROM: HEATHER WILSON
CITY SOLICITOR

SUBJECT: COMMUNICATION
Committee of the Whole Meeting September 7, 2016, Referred Item # 1

ITEM #1, REPORT #13
SPECIAL COMMITTEE OF THE WHOLE – MARCH 1, 2016
ZONING BY-LAW AMENDMENT FILE Z.14.026
SITE DEVELOPMENT FILE DA.15.056
FCF OLD MARKET LANE 2013 INC.
WARD 2 - VICINITY OF WOODBRIDGE AVENUE AND WALLACE STREET
(Referred from Council Meeting of June 28, 2016)

Background and Analysis

On March 22, 2016, Council adopted, as amended, the recommendation of the March 1st Special Committee of the Whole to allow for, among other things, staff to retain independent heritage consultants to undertake a focused review of the proposed development from a cultural heritage perspective and provide a memorandum setting out potential mitigation and conservation measures. As part of this review, the consultants were to include consideration of comments from the applicant and relevant community stakeholders.

In April 2016, staff retained MTBA Associates Inc. and Letourneau Heritage Consulting Inc. to undertake the heritage review of the proposed development. After three separate preliminary meetings with City staff, the applicant (and advisors), and members of the Village of Woodbridge Ratepayers Association ("VWRA"), the consultants prepared a Technical Memorandum detailing their findings. In particular, the consultants noted that:

- With respect to the heritage and urban design aspects of the proposed development, there has been a positive improvement over the course of the various design iterations proposed.
- Subject to some relatively minor improvements, the fundamentals of the proposal may be supportable.
- There are some existing very good design features which include: adhering to density objectives; the creation of an area featuring the existing heritage resources; providing an inviting and interesting streetscape; and keeping the majority of the proposed development's height behind the heritage resources (and stepping away as it rises).

Notwithstanding these positive elements, the consultants found that the development, as currently proposed, is unsupportable from a heritage conservation aspect without certain improvements. The following recommended design mitigation measures have been identified by the consultants:

1. The Wallace House is to remain back in situ to its original location after temporary removal and partial demolition of the non-original additions. This would allow for a single, large opening to the street comprised of the private residential exterior entry court/retail area and the privately-owned public-use space. Design consideration should be given to some additional articulation of the "backdrop wall" of new construction in the area of the opening. An animating

architectural 3D element that speaks to the two heritage homes is recommended to be incorporated to tie into the opening.

2. The south "tail" of the McLean House (which is a part of the original construction) is to remain after temporary removal, partial demolition, and re-installation.

3. Pull the proposed new construction back (i.e. to the south) behind the heritage homes, regardless of any glazed linkage. This will have the effect of better accommodating the additional part of the original McLean House as well as providing better "breathing room" for the heritage homes.

4. Partially pull back the 7th floor area to mitigate building encroachment into the 45 degree angular plane. This would offset the need to reduce the entire height of the proposed development to six storeys.

5. The applicant's design team should undertake further effort to explore opportunities to raise the McLean House higher from its current proposed final resting place towards its current height. As currently proposed, the McLean House will be set approximately one storey lower than its existing setting whereas it may be possible to set the house approximately four feet higher than the proposed setting.

The consultants have advised that these recommendations may be satisfied in one of three general ways:

1. amending the proposed development plans and specifications to satisfactorily incorporate all of the stated mitigation measures;

2. amending the proposed development plans and specifications to satisfactorily incorporate some of the stated mitigation measures and strengthening (or providing) the rationale as to why the other measures cannot be incorporated; or

3. providing sufficient rationale as to why none of the stated mitigation measures can be incorporated.

A copy of the consultants' Technical Memorandum was provided to both the applicant as well as the VWRA for review. Both parties have had an opportunity to separately discuss the contents of the Memorandum with the consultants.

An Ontario Municipal Board Pre-hearing Conference with respect to the proposed development is scheduled for September 13, 2016. At this Conference, the Board will be advised of the heritage review process undertaken by the City.

Conclusion

The Council-directed heritage review process is now complete. The recommendations made by the consultants (and the manner in which they may be satisfied) are detailed above. Both the applicant and the VWRA have had the opportunity to discuss these recommendations with the consultants.

Respectfully submitted,

for **HEATHER WILSON**
City Solicitor

Copy To: Jeffrey A. Abrams, City Clerk
Claudia Storto, Deputy City Manager, Legal and Human Resources
John MacKenzie, Deputy City Manager, Planning and Growth Management
Rob Bayley, Manager of Urban Design & Cultural Heritage

From: info@villageofwoodbridge.ca [mailto:info@villageofwoodbridge.ca]
Sent: Sunday, September 04, 2016 3:35 PM
To: Carella, Tony; Bevilacqua, Maurizio; Di Biase, Michael; Rosati, Gino; Ferri, Mario; DeFrancesca, Rosanna; Iafrate, Marilyn; Racco, Sandra; Shefman, Alan; Clerks@vaughan.ca
Cc: pinasacco00@gmail.com; Ed Uchimaru; gp2942@gmail.com; Tricia Santaguida; Chris Andrews; Doreen Smith; Jamie Maynard; Americo Viola
Subject: Formal Request re: Agenda Item#1, September 7 2016, Committee of the Whole Meeting

Good Afternoon Mayor Bevilacqua, Councillor Carella and Honourable City Councillors:

I am writing to you in regards to Agenda Item #1(FCF Old Market Lane 2013 Inc Site Application) on the September 7th, 2016 Committee of the Whole Meeting

On behalf of the members of the Village of Woodbridge Ratepayers Associate and the residents of the Woodbridge Core, I am formally requesting that you, Councillor Carella, and the members of City Council:

1. **reject**, in a recorded vote, the site application in its current state;
2. **endorse**, at minimum, the general recommendations as outline in the Technical Report submitted by MTBA Associates dated May 18, 2016;
3. **direct** City Staff to support the recommendations as outlined in the MTBA Technical Report at the OMB. These recommendations reflect the same concerns the Community has expressed since the beginning of the application process.

The Village Woodbridge Ratepayers Association and the residents of the Woodbridge Core will be attending the September 7th 2016 Committee of the Whole Meeting to publically request the above, and to outline our final position on this site application.

Sincerely yours,
Maria Verna
Village of Woodbridge Ratepayers Association

From: Ann Marie Leoni [mailto:annmarie.leoni@gmail.com]
Sent: Monday, September 05, 2016 6:50 PM
To: Carella, Tony
Cc: Di Biase, Michael; Ferri, Mario; Rosati, Gino; Bevilacqua, Maurizio; Clerks@vaughan.ca; info@villageofwoodbridge.ca
Subject: Fwd: [FWD: Important: Update regarding September 7th Committee of Whole Meeting - Agenda Item#1, FCF Old Market Lane Inc Site Application]

To Whom It May Concern;

As I will not be able to attend the Council meeting on 7th September, 2016, I respectfully submit my support of the following requests by the VWRPA regarding the application known as;

FCF Old Market Lane Inc. on 177, 185 and 197 Woodbridge Avenue (corner of Woodbridge Ave and Wallace Street).

"I have sent Councillor Carella an email advising him that the VWRPA requests that:

1. He specifically as well as City Council reject in a recorded vote the application in current form;
2. That City Council endorse, at minimum, the general recommendations as outline in Technical Report submitted by MTBA Associates dated May 18, 2016;
3. That the City Council direct City Staff to support the recommendations as outlined in the MTBA Technical Report at the OMB."

Thanking you in advance.

Ann-Marie Leoni
331-281 Woodbridge Ave
Woodbridge, On L4L0C6

C 7
Communication
CW: Sept 7/16
Item: 1

From: Lory C [mailto:loranc@hotmail.com]
Sent: Tuesday, September 06, 2016 11:22 AM
To: info@villageofwoodbridge.ca; Carella, Tony; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Bevilacqua, Maurizio; Clerks@vaughan.ca; info@villageofwoodbridge.ca
Subject: Re: Important: Update regarding September 7th Committee of Whole Meeting - Agenda Item#1, FCF Old Market Lane Inc Site Application

Dear City of Vaughan representatives,

I am emailing to voice my concern regarding the site application known as FCF Old Market Lane on 177, 185 and 197 Woodbridge Avenue, as I am unable to attend tomorrow's council meeting.

I agree with the Village of Woodbridge Rate Payers Association (VWRPA) position that this application does not make contextual sense for this neighbourhood. I am favour of development, but not when it so blatantly disregards and disrespects the historical and cultural context that make the Village of Woodbridge a desirable place to live. Please reject this proposed development and encourage developers to be positive contributors to neighbourhoods instead of negative.

Thank you

Lory Capoccia

From: info@villageofwoodbridge.ca <info@villageofwoodbridge.ca>
Sent: September 4, 2016 3:49 PM
To: tony.carella@vaughan.ca
Subject: Important: Update regarding September 7th Committee of Whole Meeting - Agenda Item#1, FCF Old Market Lane Inc Site Application

Good Morning Neighbours, Members and Concerned Residents;

I am writing today to provide you an update on the site application known as FCF Old Market Lane Inc. on 177, 185 and 197 Woodbridge Avenue (corner of Woodbridge Ave and Wallace Street).

On Wednesday September 7th, 2016 City Council will be rendering their final decision, to approve or reject the proposed development:
https://www.vaughan.ca/council/minutes_agendas/Pages/CW_0907_16.aspx

To recap, the application in its current form includes:

- a 7 storey building (which exceeds the Vaughan Office Plan [VOP] by 3 storeys):
- 119 condo units in total (3x the VOP allowance for density);
- the relocation and demolition of parts of the two heritage homes on this site (The Wallace and Dr. Peter McLean House);
- a new two storey retail space at the corner of Wallace and Woodbridge Avenue;
- the removal of all the existing mature trees and green vegetation;
- a new privately-owned-public space (POP) to be located between the 2 heritage homes;
- the main entrance to the new building will be via Woodbridge Ave;
- access to the new building will be located on Wallace Street.

The VWRPA has been involved in this application from the onset, advocating for the Community that the application as presented does not conform with the VOP nor make contextual sense for the site and the neighbourhood. Some of our arguments have included:

- Request that Vaughan Council and City Staff adhere to the established Vaughan Official Plan(VOP);
- Height and density as proposed will have a devastating impact to the Community;
- Encroachment on its surroundings due to its size and mass;
    - Increased traffic and congestion along Woodbridge Ave and Wallace Street
    - Safety concerns
- consideration to the remaining two heritage resources that rest on the site;
- The design of in current form is institutional and unsympathetic to the character of the Woodbridge Heritage District.

Due to Communities engagement, at the March 1st Special Committee of a Whole Meeting, City Council postponed their decision and requested that a peer review be completed to review that application in context of impact to the Heritage District, adherence to the Woodbridge Heritage Character District Plan and conservation of the two homes.

Attached is the Technical Report prepared by MTBA Associates for your review. The Report provides clear rationale on changes that should be implemented on this application. They include:

- The Wallace House to be maintain in-situ. There is no rationale to relocate this house from its original location;
- The entire original part of the McLean House to be maintained. This includes the original tail component that was part of the original structure;
- Create additional clearance between the two Heritage Resources. Goal would be to provide "breathing room" for the historic structures;
- Acknowledges rolling topography of the neighbour, and therefore recommends that the McLean house be maintained at current height;
- There is no present clear, strong and defensible rationale for 7 storeys.

I have sent Councillor Carella an email advising him that the VWRPA requests that:

1. He specifically as well as City Council reject in a recorded vote the application in current form;
2. That City Council endorse, at minimum, the general recommendations as outline in Technical Report submitted by MTBA Associates dated May 18, 2016;
3. That the City Council direct City Staff to support the recommendations as outlined in the MTBA Technical Report at the OMB.

Once again, our impact will be measured by community engagement, so on September 7th at 1pm please join the VWRPA in advocating for your community. Your participation is critical in providing a voice to our Community.

Although your presence is critical; if you are unable to attend, please send an email as evidence of your voice to the following;
Councillor Tony Carella – tony.carella@vaughan.ca
Deputy Mayor and Regional Councillor Michael DiBiase – michael.dibiase@vaughan.ca
Regional Councillor Mario Ferri – mario.ferri@vaughan.ca
Regional Councillor Gino Rosati – gino.rosati@vaughan.ca
Mayor Maurizio Bevilacqua – maurizio.bevilacqua@vaughan.ca
City Clerk – clerks@vaughan.ca

Please note, I have included Councillor Carella in this email communication to demonstrate our continued transparency and our commitment to community engagement.

Should you have any questions, please don't hesitate to reach out. We look forward to seeing or hearing from you on September 7th.

Sincerely yours,
Maria Verna
Village of Woodbridge Ratepayers Association

C 14
Communication
CW: Sept 7/16
Item: 1

Magnifico, Rose

Subject: [FWD: Important: Update regarding September 7th Committee of Whole Meeting - Agenda Item#1, FCF Old Market Lane Inc Site Application]

From: Angelo Potkidis [mailto:APotkidis@oxfordproperties.com]
Sent: Tuesday, September 06, 2016 6:15 PM
To: Carella, Tony; Bevilacqua, Maurizio; Rosati, Gino; Ferri, Mario
Cc: Clerks@vaughan.ca
Subject: RE: [FWD: Important: Update regarding September 7th Committee of Whole Meeting - Agenda Item#1, FCF Old Market Lane Inc Site Application]

Hi,

As our elected members of council I wish to advise I am unable to attend the meeting and fully support the Village of Woodbridge Ratepayers Association position on this matter as articulated below.

Angelo Potkidis, BA

Phone: 416.865.8331

From: info@villageofwoodbridge.ca [mailto:info@villageofwoodbridge.ca]
Sent: Sunday, September 04, 2016 4:04 PM
To: tony.carella@vaughan.ca
Subject: [FWD: Important: Update regarding September 7th Committee of Whole Meeting - Agenda Item#1, FCF Old Market Lane Inc Site Application]

Good Morning Afternoon Members and Concerned Residents;

I am writing today to provide you an update on the site application known as FCF Old Market Lane Inc. on 177, 185 and 197 Woodbridge Avenue (corner of Woodbridge Ave and Wallace Street).

On Wednesday September 7th, 2016 City Council will be rendering their final decision, to approve or reject the proposed development:
https://www.vaughan.ca/council/minutes_agendas/Pages/CW_0907_16.aspx

To recap, the application in its current form includes:

- a 7 storey building (which exceeds the Vaughan Office Plan [VOP] by 3 storeys):
- 119 condo units in total (3x the VOP allowance for density);
- the relocation and demolition of parts of the two heritage homes on this site (The Wallace and Dr. Peter McLean House);
- a new two storey retail space at the corner of Wallace and Woodbridge Avenue;
- the removal of all the existing mature trees and green vegetation;
- a new privately-owned-public space (POP) to be located between the 2 heritage homes;
- the main entrance to the new building will be via Woodbridge Ave;
- access to the new building will be located on Wallace Street.

The VWRPA has been involved in this application from the onset, advocating for the Community that the application as presented does not conform with the VOP nor make contextual sense for the site and the neighbourhood. Some of our arguments have included:

- Request that Vaughan Council and City Staff adhere to the established Vaughan Official Plan(VOP);
- Height and density as proposed will have a devastating impact to the Community;
- Encroachment on its surroundings due to its size and mass;
    - Increased traffic and congestion along Woodbridge Ave and Wallace Street
    - Safety concerns
- consideration to the remaining two heritage resources that rest on the site;
- The design of in current form is institutional and unsympathetic to the character of the Woodbridge Heritage District.

Due to Communities engagement, at the March 1st Special Committee of a Whole Meeting, City Council postponed their decision and requested that a peer review be completed to review that application in context of impact to the Heritage District, adherence to the Woodbridge Heritage Character District Plan and conservation of the two homes.

Attached is the Technical Report prepared by MTBA Associates for your review. The Report provides clear rationale on changes that should be implemented on this application. They include:

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I have sent Councillor Carella an email advising him that the VWRPA requests that:

1. He specifically as well as City Council reject in a recorded vote the application in current form;
2. That City Council endorse, at minimum, the general recommendations as outline in Technical Report submitted by MTBA Associates dated May 18, 2016;
3. That the City Council direct City Staff to support the recommendations as outlined in the MTBA Technical Report at the OMB.

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Regional Councillor Gino Rosati – gino.rosati@vaughan.ca
Mayor Maurizio Bevilacqua – maurizio.bevilacqua@vaughan.ca
City Clerk – clerks@vaughan.ca

Please note, I have included Councillor Carella in this email communication to demonstrate our continued transparency and our commitment to community engagement.

Should you have any questions, please don't hesitate to reach out. We look forward to seeing or hearing from you on September 7th.

Sincerely yours,
Maria Verna
Village of Woodbridge Ratepayers Association

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c 15
Communication
CW: Sept 7/16
Item: 1

Magnifico, Rose

Subject: application known as FCF Old Market Lane Inc. on 177, 185 and 197 Woodbridge Avenue (corner of Woodbridge Ave and Wallace Street).lease reject application known as FCF Old Market Lane Inc. on 177, 185 and 197 Woodbridge Avenue (corner of Woodbridge Av

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From: john.mazzella john.mazzella [mailto:john.mazzella@sympatico.ca]
Sent: Tuesday, September 06, 2016 6:50 PM
To: Clerks@vaughan.ca
Cc: John Mazzella; Sue Fava; Mary Cicchirillo
Subject: application known as FCF Old Market Lane Inc. on 177, 185 and 197 Woodbridge Avenue (corner of Woodbridge Ave and Wallace Street).lease reject application known as FCF Old Market Lane Inc. on 177, 185 and 197 Woodbridge Avenue (corner of Woodbridge Ave...

Dear Clerks of the City of Vaughan,

I, my wife and my son respectfully request that tomorrow, Sept. 7th, 2016 you and the City Council reject the application of the above project

in its current form.

Also, that the City council endorse, at minimum, the general recommendations as outlined in the Technical Report submitted by MTBA Associates dated May 18, 2016.

Finally, that the City Council direct City Staff to support the recommendations as outlined in the MTBA Technical Report at the OMB.

Regards,

John, Marisa and Franco Mazzella

9 Queenston Cres.

Woodbridge, Ont.

L4L 4A1

C 16
Communication
CW: Sept 7/16
Item: 1

Magnifico, Rose

Subject: September 7th Committee of Whole Meeting - Agenda Item #1, FCF Old Market Lane Inc. Site Application

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From: Liz and Mace [mailto:stoneridge@rogers.com]
Sent: Tuesday, September 06, 2016 7:09 PM
To: Carella, Tony; Bevilacqua, Maurizio; Di Biase, Michael; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Clerks@vaughan.ca
Cc: info@villageofwoodbridge.ca
Subject: September 7th Committee of Whole Meeting - Agenda Item #1, FCF Old Market Lane Inc. Site Application

Gentlemen,

We recently learned of tomorrow's Committee meeting which will be discussing the above-referenced development. Prior commitments do not allow us to personally attend this meeting so, we are writing to you today, to voice our strong opposition to the current proposal made by the Developer of the lands in the Heritage District located at the corner of Woodbridge and Wallace Avenues.

We support the Village of Woodbridge Ratepayers Association's position and concerns regarding this development, and believe, that if allowed to proceed as applied for currently, would set a terrible precedent, and have a devastating impact on the Community.

We strongly urge you to reject the proposed development application in its current form, endorse the recommendations of the Technical Report, and support those recommendations at the Ontario Municipal Board hearing.

We thank you for your time and consideration, and continue to want to make our Woodbridge community a better place to live.

Best regards,

Elizabeth Langenberger and Mace Blundell
53 Park Drive, Woodbridge, Ontario L4L 2H4

C 17
Communication
CW: Sept 7/16
Item: 1

Magnifico, Rose

Subject: Reject application OP.14.006, Z.14.026 and DA.15.056 - FCF Old Market Lane 2013 Inc.

From: Steve Woodhall [mailto:steve_woodhall@yahoo.ca]
Sent: Tuesday, September 06, 2016 8:41 PM
To: Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Carella, Tony; Clerks@vaughan.ca
Subject: Reject application OP.14.006, Z.14.026 and DA.15.056 - FCF Old Market Lane 2013 Inc.

Dear Mayor, Deputy Mayor, and Counsellors,

I am not able to attend tomorrow's meeting but myself along with the other residents of Woodbridge spoke loud and clear on the evening of March 1st at Vaughan city hall. We all braved the snow storm to make our wishes known.

We have been clear and concise - follow the Vaughan Official Plan (VOP) which this application does NOT.

Now we are leaving it up to you to do the right thing. This project needs to be REJECTED.

Regards,
Steve Woodhall
34 Fairground Lane
Woodbridge

C 18
Communication
CW: Sept 7/16
Item: 1

Magnifico, Rose

Subject: FCF Old Market Lane Inc Site Application

-----Original Message-----
From: Mary Scott [mailto:maria.raspanti@gmail.com]
Sent: Tuesday, September 06, 2016 9:18 PM
To: info@villageofwoodbridge.ca; Carella, Tony; Ferri, Mario; Di Biase, Michael; Rosati, Gino; Bevilacqua, Maurizio; Clerks@vaughan.ca
Subject: FCF Old Market Lane Inc Site Application

I am writing today with regards to the site application known as FCF Old Market Lane Inc. on 177, 185 and 197 Woodbridge Avenue (corner of Woodbridge Ave and Wallace Street).

I am a member of the VWRPA and fully support the Association's position with regards to this development application.

As a member and a local resident I am requesting:

1. That Councillor Carella specifically as well as City Council reject in a recorded vote the application in current form; 2. That City Council endorse, at minimum, the general recommendations as outlined in Technical Report submitted by MTBA Associates dated May 18, 2016; 3. That the City Council direct City Staff to support the recommendations as outlined in the MTBA Technical Report at the OMB.

Thank you,
Mary Scott

Sent from my iPhone

Magnifico, Rose

C 19
Communication
CW: Sept 7/16
Item: 1

Subject: Woodbridge Heritage District

-----Original Message-----
From: Tommasina Mazzei [mailto:mazzeit@rogers.com]
Sent: Tuesday, September 06, 2016 10:03 PM
To: Clerks@vaughan.ca
Subject: Woodbridge Heritage District

The residents of Woodbridge have faith in supporting our vision of maintaining the character of the Woodbridge Heritage District as a lasting legacy for our children as well as being the envy of other communities.
Tina Mazzei

C 20
Communication
CW: Sept 7/16
Item: 1

Magnifico, Rose

Subject: Important: Update regarding September 7th Committee of Whole Meeting - Agenda Item#1, FCF Old Market Lane Inc Site Application

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From: Americo Viola [mailto:Americo.Viola@telus.com]
Sent: Tuesday, September 06, 2016 10:32 PM
To: Carella, Tony; Di Biase, Michael; Ferri, Mario; Ferri, Mario; Rosati, Gino; Bevilacqua, Maurizio; Clerks@vaughan.ca
Subject: RE: Important: Update regarding September 7th Committee of Whole Meeting - Agenda Item#1, FCF Old Market Lane Inc Site Application

Hello,
Unfortunately I am not able to attend on Sept 7.
This email is to formally notify you that I am opposed to this application for the many reasons outlined by our rate payers group.
Please consider the voice of the people.
Thank you

Regards,
Americo Viola, B.A.Sc., P.Eng.
35 Gamble Street, Woodbridge
416.629.0003

Please consider the environment before printing this e-mail.

From: info@villageofwoodbridge.ca [mailto:info@villageofwoodbridge.ca]
Sent: September 4, 2016 03:49 PM
To: tony.carella@vaughan.ca
Subject: Important: Update regarding September 7th Committee of Whole Meeting - Agenda Item#1, FCF Old Market Lane Inc Site Application

Good Morning Neighbours, Members and Concerned Residents;

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On Wednesday September 7th, 2016 City Council will be rendering their final decision, to approve or reject the proposed development:
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The VWRPA has been involved in this application from the onset, advocating for the Community that the application as presented does not conform with the VOP nor make contextual sense for the site and the neighbourhood. Some of our arguments have included:

- Request that Vaughan Council and City Staff adhere to the established Vaughan Official Plan(VOP);
- Height and density as proposed will have a devastating impact to the Community;
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Attached is the Technical Report prepared by MTBA Associates for your review. The Report provides clear rationale on changes that should be implemented on this application. They include:

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I have sent Councillor Carella an email advising him that the VWRPA requests that:

1. He specifically as well as City Council reject in a recorded vote the application in current form;
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Once again, our impact will be measured by community engagement, so on September 7th at 1pm please join the VWRPA in advocating for your community. Your participation is critical in providing a voice to our Community.

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Regional Councillor Mario Ferri – mario.ferri@vaughan.ca
Regional Councillor Gino Rosati – gino.rosati@vaughan.ca
Mayor Maurizio Bevilacqua – maurizio.bevilacqua@vaughan.ca
City Clerk – clerks@vaughan.ca

Please note, I have included Councillor Carella in this email communication to demonstrate our continued transparency and our commitment to community engagement.

Should you have any questions, please don't hesitate to reach out. We look forward to seeing or hearing from you on September 7th.

Sincerely yours,
Maria Verna
Village of Woodbridge Ratepayers Association

C 21
Communication
CW: Sept 7/16
Item: 1

Magnifico, Rose

Subject: FCF Old Market Lane Inc Site Application

-----Original Message-----
From: Dan [mailto:being_creative@yahoo.com]
Sent: Tuesday, September 06, 2016 10:51 PM
To: Carella, Tony; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Bevilacqua, Maurizio; Clerks@vaughan.ca; info@villageofwoodbridge.ca
Subject: FCF Old Market Lane Inc Site Application

I am writing today with regards to the site application known as FCF Old Market Lane Inc. on 177, 185 and 197 Woodbridge Avenue (corner of Woodbridge Ave and Wallace Street).

I am a member of the VWRPA and fully support the Association's position with regards to this development application.

As a member and a local resident I am requesting:

1. That Councillor Carella specifically as well as City Council reject in a recorded vote the application in current form; 2. That City Council endorse, at minimum, the general recommendations as outlined in Technical Report submitted by MTBA Associates dated May 18, 2016; 3. That the City Council direct City Staff to support the recommendations as outlined in the MTBA Technical Report at the OMB.

Thank you,
Dan Scott

OVERLAND LLP

Overland LLP
Christopher J. Tanzola
Tel: (416) 730-0337 x. 112
Direct: (416) 730-0645
Email: ctanzola@overlandllp.ca

C 22
Communication
CW: Sept 7/16
Item: 1

September 7, 2016

VIA EMAIL

Mayor and Members of Council and
Members of the Committee of the Whole
City of Vaughan
City Hall, Level 100
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Attention: City Clerk

RE: Zoning By-law Amendment File No. Z.14.026
Site Development File No. DA.15.056
FCF Old Market Lane 2013 Inc.
177-197 Woodbridge Avenue

Committee of the Whole, September 7, Report No. 31, Item 1

We are the lawyers for FCF Old Market Lane 2013 Inc. ("**FCF**"), the applicant in the above-noted matter.

We are aware that this matter will be reported on to the Committee of the Whole on September 7, 2016. This matter was previously deferred at the City Council meetings on March 23, 2016 and June 28, 2016.

As per our previous submissions and deputations to the Special Committee of the Whole on March 1, 2016, we continue to support the recommendations of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning in support of FCF's proposal to redevelop the subject lands with a 7-storey mixed-use commercial and residential building with a proposed density of approximately 3.0 times the area of the subject lands.

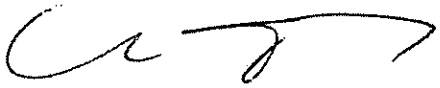
FCF has participated in the public planning process in respect of this project since 2014 with the municipal processing of the applications, a community working group process initiated by the local councillor throughout 2015, and most recently in a heritage peer review requested by City Council in March 2016. FCF appealed its applications to the Ontario Municipal Board in March-April 2016, and a prehearing is scheduled for September 13, 2016.

In our submission, the City has all the necessary information to render a decision on this development proposal, including the most recent recommendations from the Technical Memorandum prepared by MTBA Associates Inc. and Letorneau Heritage Consulting Inc., which is detailed in the September 1, 2016 correspondence from the City Solicitor.

We note the Technical Memorandum finds that he development proposal has very good design features and that the fundamentals of the proposal may be supportable subject to some minor modifications and/or the provision of additional heritage rationale.

In our view, the City is now in a position where it should be confident in expressing its fundamental support for the development proposal as per the professional recommendations that have been made in the various reports; and City Staff should be directed to work with FCF to resolve its appeals at the Ontario Municipal Board in a cost-effective and timely manner, in recognition of the lengthy and thorough planning process that has already been undertaken.

Yours truly,
Overland LLP



Per: Christopher Tanzola
Partner

C. 23
Communication
CW: Sept 7/16
Item: 1

Magnifico, Rose

Subject: Important: Update regarding September 7th Committee of Whole Meeting - Agenda Item#1, FCF Old Market Lane Inc Site Application

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From: Mike Powell [mailto:mikeryanpowell@hotmail.com]
Sent: Wednesday, September 07, 2016 9:29 AM
To: Carella, Tony; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Bevilacqua, Maurizio; Clerks@vaughan.ca
Cc: info@villageofwoodbridge.ca
Subject: Important: Update regarding September 7th Committee of Whole Meeting - Agenda Item#1, FCF Old Market Lane Inc Site Application

To the Mayor, Deputy Mayor and City Councillors,

I unfortunately cannot attend this evenings meeting, but would like to express my feelings on this project.

I am opposed to adding this 7 storey building in an already congested part of Woodbridge. Once again, it is the builders coming up with ideas in areas where they no doubt do not live, so they will not have to deal with the mess that is left behind. The new building that is going up behind market lane, is not even occupied, and I can't wait to see what happens to traffic once it is fully occupied. If a 7 storey building is added as well, my family will avoid this area at all costs.

I am disappointed in Woodbridge Avenue in general. An opportunity to have a great downtown, has been reduced to condos, and lack of character. One only has to go up the road 6km to Kleinburg to see how to do a main street the correct way in my opinion. Every summer night the whole street was busy with families enjoying the evening. We don't even take our family to Woodbridge Ave, as there is not much to offer, and it is easier to enjoy Kleinburg as there is room to breathe.

Please consider more than just tax revenue, think of the legacy of Woodbridge, and how we can encourage re-development of existing areas of the street to bring more business and make this area more of a destination, not just a 2 lane condo thoroughway.

Michael Powell
27 Gamble St.
Member of the Village of Woodbridge Ratepayers Association.

From: info@villageofwoodbridge.ca [mailto:info@villageofwoodbridge.ca]
Sent: Tuesday, September 06, 2016 10:21 PM
To: tony.carella@vaughan.ca
Subject: RE: Important: Update regarding September 7th Committee of Whole Meeting - Agenda Item#1, FCF Old Market Lane Inc Site Application

Good Evening Neighbours, Members and Concerned Residents;

Committee of the Whole Meeting
Wednesday September 7, 2016 at 1pm
Council Chambers

Level 200
2141 Major Mackenzie Drive

We are the first item on the agenda.

Remember if you can not make it, please send an email expressing your posiiton on this application.

Looking forward to seeing you tomorrow.

Sincerely, Maria

-------- Original Message --------
Subject: Important: Update regarding September 7th Committee of Whole Meeting - Agenda Item#1, FCF Old Market Lane Inc Site Application
From: <info@villageofwoodbridge.ca>
Date: Sun, September 04, 2016 12:49 pm
To: tony.carella@vaughan.ca

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Mayor Maurizio Bevilacqua – maurizio.bevilacqua@vaughan.ca
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Please note, I have included Councillor Carella in this email communication to demonstrate our continued transparency and our commitment to community engagement.

Should you have any questions, please don't hesitate to reach out. We look forward to seeing or hearing from you on September 7th.

Sincerely yours,
Maria Verna
Village of Woodbridge Ratepayers Association

COMMITTEE OF THE WHOLE SEPTEMBER 7, 2016

ZONING BY-LAW AMENDMENT FILE Z.14.026
SITE DEVELOPMENT FILE DA.15.056
FCF OLD MARKET LANE 2013 INC.
WARD 2 - VICINITY OF WOODBRIDGE AVENUE AND WALLACE STREET
(Referred)

Council, at its meeting of June 28, 2016, adopted the following recommendation (Addendum No. 3, Minute No. 111):

That the following be approved in accordance with Communication C8 from the City Solicitor, dated June 24, 2016:

1. That this matter be deferred to the Committee of the Whole meeting of September 7, 2016 to allow for continued review, analysis, and consultation with respect to the Technical Memorandum prepared by MTBA Associates Inc. and Letourneau Heritage Consulting Inc. regarding a design mitigation review of the proposed development and the conservation of the heritage resources.

Report of the Deputy City Manager, Planning & Growth Management, Director Of Development Planning, and Senior Manager of Development Planning, dated June 28, 2016

Recommendation

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

1. THAT Zoning By-law Amendment File Z.14.026 (FCF Old Market Lane 2013 Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands from R2 Residential Zone and C1 Restricted Commercial Zone as shown on Attachment #2 to RA2(H) Apartment Residential Zone with the Holding Symbol "(H)" to facilitate a mixed-use apartment building with a total of 119 residential units, 705 m^2 of ground related commercial uses and the restoration, retention and relocation of portions of 2 existing heritage buildings as shown on Attachments #3 to #8, together with the site-specific zoning exceptions identified in Table 1 of this report.

2. THAT the implementing Zoning By-law shall include a provision that the Holding Symbol "(H)" shall not be removed from the subject lands until the following condition is addressed to the satisfaction of the City of Vaughan:

   a) The Owner shall carry out the Environmental Site Assessment (ESA) clearance to completion, up to and including the satisfactory registration of a Record of Site Condition (RSC) for the subject lands, the proof of which requires two (2) documents: a hard copy of the RSC signed by a Qualified Person; and an Acknowledgement Letter from the Ministry of the Environment and Climate Change confirming the filing of the RSC on the Environmental Site Registry. The ESA clearance shall also include submission of all ESA reports relied upon for the filing of the RSC.

3. THAT the implementing Zoning By-law shall include provisions respecting density bonusing, including but not limited to, the conservation and restoration of the Thomas Frazier Wallace House and the Dr. Peter McLean House, the Privately Owned Public Space, Streetscape Improvements along Woodbridge Avenue and Wallace Street and $100,000.00 cash contribution for community benefits and enhanced streetscaping on Woodbridge Avenue that will be implemented through an executed Density Bonusing

Agreement between the Owner and the City of Vaughan, prior to the issuance of a Building Permit, in accordance with Section 37 of the *Planning Act R.S.O 1990* to the satisfaction of the Deputy City Manager, Planning & Growth Management.

4. THAT the implementing Zoning By-law shall not be enacted and the Site Development Agreement shall not be executed until the Ontario Municipal Board issues a final Order regarding the site-specific VOP 2010 appeal on the subject lands and that the implementing Zoning By-law and Site Development drawings shall conform to the OMB's decision.

5. THAT prior to the enactment of the implementing Zoning By-law the Owner shall provide an updated Community Plan to the satisfaction of the Development Planning Department that shall be displayed within the Sales Office for the mixed-use apartment building.

6. THAT Site Development File DA.15.056 (FCF Old Market Lane 2013 Inc.) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with a mixed-use apartment building comprised of a total of 119 residential units and 705 m^2 of ground related commercial uses and the retention, restoration and relocation of portions of 2 existing heritage dwellings, as shown on Attachments #3 to #8, subject to the following conditions:

    a) that prior to the execution of the Site Plan Agreement:

        i) the Vaughan Development Planning Department shall approve the final site plan, building elevations, commercial signage, landscape plan and landscape cost estimate including the cost of the Privately Owned Public Space (POPS);

        ii) the Vaughan Development Planning Department shall approve the programming and design of the Privately Owned Public Space;

        iii) the Owner shall revise the design of the proposed building connections between the relocated heritage dwellings and the main building to a more suitable and appropriate design that complements the heritage architecture to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division; and,

        iv) the Vaughan Development Engineering and Infrastructure Planning Department shall approve the final site grading and servicing plans, stormwater management report, functional servicing report, traffic study and Environmental Noise Assessment;

    b) the implementing Site Plan Agreement shall include the following clauses:

        i) The Owner shall satisfy all requirements with respect to noise attenuation and ensure it is in accordance with the noise features recommended by the revised Report entitled "Noise Feasibility Study 177-197 Woodbridge Avenue, Vaughan, Ontario" prepared by HGC Engineering dated October 22, 2015;

        ii) The following warning clauses shall be registered on title and be included in all Offers of Purchase and Sale for each residential unit:

            - "Purchase/tenants are advised that noise levels due to increasing road traffic on Woodbridge Avenue and rail traffic on the Canadian Pacific Railway (CPR) Mac Tier Subdivision may on

occasions interfere with some activities of the dwelling occupants as the sound levels may exceed the Municipality's and the Ministry of the Environment's noise criteria."

- "This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality's and the Ministry of the Environment and Climate Change's noise criteria."

- "Purchasers or tenants are advised that Canadian Pacific Railway Company (CPR) or its assigns or successors in interest has or have an operating right-of-way including the possibility that the Railway may expand its operations, which expansion may affect the living environment of residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating for complaints measures in the design of the development and individual dwellings. CPR will not be responsible for complaints or claims arising from uses of its facilities and/or operations on, over or under the aforesaid right-of-ways."

- "Purchasers or tenants are advised that due to the proximity of the adjacent commercial/retail facilities, sound levels from the facilities may at times be audible."

- "Purchasers or tenants are advised that the Privately Owned Public Open Space is a permanent easement and the responsibility of the future Condominium Corporation. A clause will be included in the Condominium Agreement and Condominium Corporation Declaration."

iii) That prior to the issuance of a Building Permit, the Owner shall implement a Transportation Demand Management (TDM) Program to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Department and in coordination with York Region, and provide a Letter(s) of Credit to secure the TDM requirements;

iv) That prior to the issuance of a Building Permit, the Owner shall enter into a Heritage Easement Agreement with the City of Vaughan for the two relocated heritage buildings;

v) That prior to the issuance of a Building Permit, the Owner shall enter into an Access Easement Agreement with the City of Vaughan for the Privately Owned Public Space (POPS);

vi) The Owner shall provide a Letter of Credit in the amount calculated at $125 dollars per square foot for each of the heritage buildings municipally known as 185 and 197 Woodbridge Avenue. Prior to the release of the Letter of Credit, the Owner shall complete the following to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division:

- the proposed work to relocate, maintain and restore portions of the heritage buildings in accordance with the Conservation Plan and the approved Heritage Permit to the satisfaction of the

Vaughan Development Planning Department, Urban Design and Cultural Heritage Division;

- Connect each heritage building to municipal services;
- Verify that the heritage buildings meet the basic standards of occupancy as confirmed by the Chief Building Official;
- Submit final as-built photographs of the exterior and interiors of the heritage buildings on the subject property.

7. THAT Site Development File DA.15.056 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 119 residential units (261 persons equivalent).

8. THAT the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building Permit, or a fixed unit rate per unit, whichever is higher, in accordance with the *Planning Act R.S.O. 1990* and the City's "Cash-in-Lieu Policy".

Contribution to Sustainability

The applications implement the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.3: To create a City with sustainable built form

Goal 3: To ensure that getting around in Vaughan is easy and has a low environmental impact

- Objective 3.3: Reduce single occupant vehicle (SOV) trips by supporting active transportation, car pooling and public transit

In accordance with the goals and objectives identified above, the Owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- bicycle parking to promote an alternative mode of transportation
- rain water harvesting for irrigation
- the use of building materials with a high recycled content
- a three-stream waste management system
- the use of Low E-glazing on all windows
- drought tolerant native landscape species
- energy efficient lighting
- low-albedo roofing material

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

On November 7, 2014, a Notice of Public Hearing for the December 2, 2014, meeting was circulated to all property owners located within the expanded notification area (exceeding the minimum required 150 m) as shown on Attachment #1, to the Village of Woodbridge Ratepayers

Association and to the West Woodbridge Homeowners Association. The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocol.

The recommendation of the Committee of the Whole to receive the Public Hearing report of December 2, 2014, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on December 9, 2014, and included a resolution that a community meeting be organized by the local Ward Councillor with Regional Councillors, the applicant, a selection of ratepayers who spoke at the December 2, 2014, Public Hearing and appropriate City Staff to address the issues raised at the Public Hearing. Deputations, a written submission, and a petition were received from the following individuals:

- Ms. Bettina Palmieri, William Street, Woodbridge
- Ms. Leslie Ann Coles, Wallace Street, Woodbridge
- Mr. Henry Weilenmann, Wallace Street, Woodbridge
- Ms. Liana Vohaitis, Norton Place, Woodbridge
- Ms. Gina Pietrangelo, James Street, Woodbridge
- Ms. Tricia Santaguida, Woodbridge Avenue, Woodbridge
- Ms. Joanna Farrugia, Old Firehall Lane, Woodbridge
- Ms. Sophie Cogliano, Wallace Street, Woodbridge
- Mr. Enzo Iannarelli, Kipling Avenue, Woodbridge
- Mr. Louis De Bellis, Woodbridge Avenue, Woodbridge
- Ms. Pina Sacco, Amos Maynard Circle, Woodbridge
- Mr. Edward Uchimaru, James Street, Woodbridge
- Ms. Maria Verna, President, Village of Woodbridge Ratepayers' Association, Woodbridge Avenue, Woodbridge
- Ms. Maria D'Agostino, Old Firehall Lane, Woodbridge, representing the York Region Condominium Corporation 848
- Ms. Josie Fedele, Albany Drive, Woodbridge, representing the West Woodbridge Homeowners Association Inc.
- Mr. Jamie Maynard, William Street, Woodbridge
- Ms. Linda Mae Maxey, Cheltenham Avenue, Woodbridge
- Ms. Deb Schulte, Mira Vista Place, Woodbridge
- Mr. Clarke Wallace, Clarence Street, Woodbridge
- Ms. Elisa Tortola, Woodbridge Avenue, Woodbridge;
- Mr. Jeff Semper, Wallace Street
- Ms. Sarah E. Prospero, Clarence Street, Woodbridge
- Derek and Antoinette Steede, Fairground Lane, Woodbridge
- Ms. Mary Cicchirillo, Woodbridge
- Mr. Yan de Thieulloy, James Street, Woodbridge
- Mr. Steve Woodhall, Fairground Lane, Woodbridge
- Ms. Heather Semper, Wallace Street, Woodbridge
- Mr. William E. Wallis, Woodbridge
- Mrs. Elizabeth Langenberger and Mace Blundell, Park Drive, Woodbridge
- Ms. Rita Cacciola, Woodbridge
- Ms. Martha Bell, Woodbridge
- Mr. David Gilfillan, Park Drive, Woodbridge
- Ms. Doreen Smith, Wallace Street, Woodbridge

On February 11, 18, 26, April 7, and December 9, 2015, community meetings were held at 7:00 p.m. at the Woodbridge Library, wherein local residents, the Woodbridge Ratepayers' Association, City staff and the Local Councillor were in attendance and issues and concerns were identified. The following issues and responses related to the development proposal are identified below with additional information provided throughout this report:

i) Building height and density: The Owner has made the following changes to the original proposal to respond to the building height concerns discussed at the community meetings:

- the building height has been reduced from 3 to 8-storeys to 2 to 7-storeys to reduce the building mass;
- the height and size of the mechanical penthouse has been minimized to reduce the overall height and mass of the proposed building; and
- the proposed density has been reduced from 417 units per hectare (uph) and 3.28 FSI (Floor Space Index) to 346 uph and 3.0 FSI, which results in a reduction of 15 units.

The Vaughan Development Planning Department is of the opinion that the revisions to the building height, massing, and density results in a development that is compatible with other similar residential apartment buildings such as 53, 83 and 131 Woodbridge Avenue and will encourage a more compact built form and an urban streetscape.

ii) Architecture is not in keeping with the old Woodbridge character: The Owner has revised the development proposal to reflect and complement the existing "Old Woodbridge Character" of Woodbridge Avenue. Originally a 3-storey podium was proposed at the southwest corner of Woodbridge Avenue and Wallace Street, which has been reduced to a 2-storey podium to respect the existing heritage buildings on site and the existing commercial buildings located east of the subject lands. The ground floor commercial podium, as shown on Attachments #5 to #8, is designed to incorporate large window storefront openings, which is a characteristic of existing commercial buildings in the Woodbridge Heritage Conservation District (HCD). The colour and type of building materials has been revised to reflect similar building materials prevalent in the Woodbridge HCD and chosen to complement the existing heritage buildings located on the site. The Owner proposes to retain, relocate and restore portions of the existing heritage buildings on the site (the Thomas Frazer Wallace House - 185 Woodbridge Avenue and the Dr. Peter McLean House - 197 Woodbridge Avenue). Conformity with the Woodbridge HCD Guidelines is further discussed in the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division section of this report.

iii) Traffic on Woodbridge Avenue: Traffic issues are addressed in the Vaughan Development Engineering and Infrastructure Planning (DEIP) Department section of this report. The DEIP Department is satisfied that the proposed development will not have a significant impact on traffic.

iv) Existing mature trees: The Owner has submitted an Arborist report prepared by Bruce Tree Expert Company Ltd. Due to the significant existing grade changes from the north to south and east to west, and the nature of the development proposed for this site, the report states that a large percentage of trees inventoried will have to be removed including all the trees on the interior of the site. The proposed landscape plan shown on Attachment #4 includes on-site landscaping, a Privately Owned Public Space (POPS), and trees within the boulevard area (specifically Karpick and Freeman Maples) along Woodbridge Avenue to enhance the greenscape on the site and along Woodbridge Avenue.

v) Impact on the surrounding townhouse development: As noted previously, the proposed building height has been reduced to minimize the impacts on the surrounding development. The proposed south side setback to the main building is 7.2 m at the southwest side of the building and 5.7 m at the southeast side of the building as shown on Attachment #3. The modifications made to the proposed development will reduce the

impact on the surrounding existing development and is in keeping with other similar apartment building developments located in the Woodbridge Core Area.

vi) Appropriate outdoor amenity areas: The Owner has revised the proposed building design to include terraces with private amenity areas located on the 1st, 2nd, 4th, 5th and 7th floors. Also, as a result of comments received at the community meetings, the Owner has incorporated a Privately Owned Public Space (POPS) located between the relocated heritage buildings, as shown on Attachments #3, #4 and #8. The POPS creates an active green space on Woodbridge Avenue and will animate the street, encourage the use of the heritage buildings and proposed commercial uses.

vii) Shadowing Impact on north side of Woodbridge Avenue: The Sun/Shadow Study prepared by Bousfield Inc., indicates that the March/September shadow impact is limited in the morning hours to 9:18 am and are almost entirely off the sidewalk by 10:18 a.m., which exceeds the usual performance evaluations of four or five hours of sunlight per day. The original proposal produced a larger shadow on the existing townhouse development to the north for most of the morning hours and retreats from the sidewalk by 1:18 pm, thereby reducing the number of hours of sunlight each day. The Sun/Shadow Study has been reviewed and approved by the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

viii) The proposed commercial uses will impact existing on-street parking: The proposed development includes sufficient commercial and visitor parking in the underground parking garage. The Vaughan Development Engineering and Infrastructure Planning Department has reviewed the parking study submitted in support of the applications and has no objections to the proposed parking supply, which includes 16 underground parking spaces for the proposed commercial uses. Vaughan Official Plan 2010 promotes a non-auto modal split to encourage more sustainable travel. The total number of parking spaces is consistent with the parking standards contained within the City's Draft Parking Standards study completed by the IBI Group. Parking supply is further discussed in the Vaughan Development Engineering and Infrastructure Planning Department section of this report.

On October 20, 2015, Vaughan Council adopted a recommendation that the technical report be brought forward to a future Committee of the Whole meeting to be held in the evening, to afford local residents a better opportunity to comment on the proposal and recommendation. On February 18, 2016, the Vaughan Development Planning Department mailed a non-statutory courtesy notice of this Committee of the Whole meeting to those individuals requesting notice of further consideration of these applications.

Purpose

To seek approval from the Committee of the Whole for the following applications on the subject lands shown on Attachments #1 and #2, to facilitate the development of a 2 to 7-storey mixed-use building with a total of 119 residential units (including 2 units in the Dr. Peter McLean House) and 705 m^2 of ground floor commercial uses distributed between the Thomas Frazer Wallace House (177 m^2) and the proposed building (528 m^2) and the retention and restoration of 2 existing heritage buildings as shown on Attachments #3 to #8:

1. Zoning By-law Amendment File Z.14.026, to amend Zoning By-law 1-88, specifically to rezone the subject lands from R2 Residential Zone and C1 Restricted Commercial Zone to RA2(H) Apartment Residential Zone with the addition of the Holding Symbol "(H)" and to permit the site-specific zoning exceptions identified in Table 1 of this report required to implement the proposed development shown on Attachments #3 to #8.

2. Site Development File DA.15.056, to permit the development of the subject lands with a mixed-use residential and commercial building with a total of 119 residential units, 705 m^2 of ground floor commercial uses and the restoration and retention of 2 existing heritage buildings, as shown on Attachments #3 to #8.

Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the subject lands with a terraced 2 to 7-storey mixed-use building with a total of 119 residential units, 705 m^2 of ground related commercial uses and the retention, relocation and restoration of portions of the 2 existing heritage buildings, as shown on Attachments #3 to #8. The Vaughan Development Planning Department supports the Zoning By-law Amendment and the Site Development Applications as they will facilitate a development that is compatible with the surrounding land uses and represents good planning.

Background

On March 1, 2016, Special Committee of the Whole considered Item #1, Report #13 (Zoning By-law Amendment File Z.14.026 and Site Development File DA.15.056 - FCF Old Market Lane 2013 Inc.). The Special Committee of the Whole recommended that:

i) consideration of the matter be deferred to the Council meeting of March 22, 2016;

ii) the various deputations and communications be received; and

iii) the coloured elevation drawings submitted by the applicant be received.

Council on March 22, 2016, adopted, as amended, the recommendation of the March 1, 2016 Special Committee of the Whole and resolved the following:

i) the matter be deferred to a Council meeting no later than June 2016; and

ii) staff be directed to retain a heritage consultant to assist with discussion of possible improvements to the building interface with the heritage buildings and to review all site plan and zoning matters.

Council through Closed Session on March 22, 2016 also recommended that legal advice be received. Legal advice respecting the subject applications is being provided to Council at its meeting of June 28, 2016 independently from this report.

Location

The 0.35 ha subject lands are located on the southwest corner of Woodbridge Avenue and Wallace Street. The lands are comprised of three parcels of land, municipally known as 177, 185 and 197 Woodbridge Avenue, City of Vaughan, shown as subject lands on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2.

The subject lands are currently developed with three buildings including: 177 Woodbridge Avenue which is a 1-storey brick commercial building currently used as a sales centre for a residential development in the area and is proposed to be demolished; 185 Woodbridge Avenue is a 2-storey wood clad Victorian Gothic Revival House, known as the Thomas Frazer Wallace House (Building "A"); and, 197 Woodbridge Avenue, is a 2-storey brick Queen Anne Revival house known as the Dr. Peter McLean House (Building "B"). The Thomas Frazer Wallace House and the Dr. Peter McLean House are listed on the City's heritage inventory and portions of each

building will be relocated, restored and incorporated within the proposed developed. The Owner is proposing commercial uses in the Thomas Frazer Wallace House and 2 residential units (included in the total 119 units) in the Dr. Peter McLean House.

Vaughan Official Plan (VOP) 2010

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 Area Secondary Plan. The "Low-Rise Mixed-Use" designation permits multi-unit mixed-use buildings with a maximum building height of 4-storeys and a maximum density of 1.0 FSI (Floor Space Index). The proposed development with a density of 3.0 FSI and maximum building height of 7-storeys currently does not conform to VOP 2010. On July 2, 2014, the Owner appealed VOP 2010 as it applies to the subject lands to the Ontario Municipal Board (identified as Appeal #140 in the City of Vaughan List of VOP 2010 Appellants).

On January 19, 2016, Vaughan Council endorsed a settlement proposal for the site-specific VOP 2010 appeal, which included the modification to the "Woodbridge Core Secondary Plan", Volume 2 of VOP 2010 to redesignate the subject lands to "Mid-Rise Mixed-Use" with a maximum building height of 7-storeys and FSI of 3.0. The approval of these modifications will be sought at a Pre-Hearing Conference of the OMB relating to VOP 2010, which is scheduled for March 23, 2016.

The application to rezone the subject lands to RA3 Apartment Residential Zone as shown on Attachment #3, together with the site-specific zoning exceptions identified in Table 1 of this report to facilitate the proposed development will implement the Vaughan Council endorsed modification to VOP 2010, and therefore, would conform to the Official Plan. However, prior to the enactment of the implementing Zoning By-law and the execution of a Site Plan Agreement, the Ontario Municipal Board must issue its Decision Order regarding the Vaughan Council endorsed modification to VOP 2010. A condition to this effect is included in the recommendation of this report.

Zoning

The subject lands are zoned R2 Residential Zone and C1 Restricted Commercial Zone by Zoning By-law 1-88, which does not permit the proposed mixed-use building. To facilitate the proposed development, an amendment to Zoning By-law 1-88 is required to rezone the subject lands to RA2(H) Apartment Residential Zone, subject to a Holding Symbol "(H)", together with the following site-specific zoning exceptions:

Table 1:

	By-law Standard	**Zoning By-law 1-88, RA2 Apartment Residential Zone Requirements**	**Proposed Exceptions to the RA2 Apartment Residential Zone Requirements**
a.	Definition of a Lot	"Lot" - Means a parcel of land fronting on a street separate from any abutting land to the extent that a Consent contemplated by Section 49 of the *Planning Act, R.S.O. 1990* would not be required for its conveyance. For the purpose of this paragraph, land	"Lot" - For the purposes of zoning, the subject lands shall be deemed to be one lot regardless of the number of buildings or structures erected on the lands and regardless of any conveyances, easements, or

	By-law Standard	Zoning By-law 1-88, RA2 Apartment Residential Zone Requirements	Proposed Exceptions to the RA2 Apartment Residential Zone Requirements
		defined in an application for a Building Permit shall be deemed to be a parcel of land and a reserve shall not form part of the street.	plan(s) of condominium.
b.	Permitted Uses	• Apartment Dwelling • Day Nursery	Permit the following uses: • A 7-storey Residential Apartment Building • 2 residential units within Building "B" (Dr. Peter McLean House) • A maximum of 705m^2 (combined gross floor area) of the following commercial uses on the ground floor of the Residential Apartment Building and Building "A" (Thomas Frazer Wallace House): - Bank or Financial Institution - Dry Cleaning Depot - Eating Establishment - Eating Establishment, Convenience - Eating Establishment, Take-out - Business or Professional Office - Personal Service Shop - Pharmacy - Retail Store - Retail Store, Convenience
c.	Minimum Lot Area Per Unit	80 m^2	The minimum lot area per unit shall not apply
d.	Minimum Front Yard Setback (Wallace Avenue)	7.5 m	• 2.2 m (to the Main Building) • 0 m (to the parking structure below grade)

	By-law Standard	Zoning By-law 1-88, RA2 Apartment Residential Zone Requirements	Proposed Exceptions to the RA2 Apartment Residential Zone Requirements
e.	Minimum Rear Yard Setback (West)	7.5 m	• 5 m (Main Building) • 0 m (Terrace Building, portion of the Underground Parking Garage located above ground) • 2 m (Building "B") • 0 m (Parking Structure)
f.	Minimum Interior (South) Side Yard Setback	11.3 m	• 5.7 m (Main Building) • 0 m (Terrace Building, portion of the underground parking located above ground) • 0 m (Parking Structure)
g.	Minimum Exterior Side Yard Setback (Woodbridge Avenue)	7.5 m	• 3.7 m (Main Building - Easterly portion as shown on Attachment #3) • 0 m (Buildings "A" and "B") • 0 m (Parking Structure)
h.	Permitted Yard Encroachments and Restrictions	No encroachment is permitted in an interior side yard shall be closer than 1.2 m to a lot line except eaves and gutters	No encroachment is permitted in an interior side yard or rear yard shall be closer than 1.2 m to a lot line except eaves, gutters, and air shafts
i.	Minimum Amenity Area/Per Unit	One Bedroom - 70 units @ 20 m^2/unit = 1,400 m^2 + Two Bedroom - 49 units @ 55 m^2/unit = 2,695 m^2 Total Required Amenity Area = 4,095 m^2	Provide amenity area at a rate of 23.55 m^2 for any unit type (119 units x 23.55 m^2) Total amenity area proposed = 2,802 m^2

	By-law Standard	Zoning By-law 1-88, RA2 Apartment Residential Zone Requirements	Proposed Exceptions to the RA2 Apartment Residential Zone Requirements
j.	Minimum Parking Requirements	119 units @ 1.5 spaces/unit = 179 spaces + 119 units @ 0.25 visitor spaces/unit = 30 spaces + 705 m^2 of retail Gross Floor Area (GFA) @ 6 spaces/100 m^2 = 43 spaces Total Parking Required = 252 spaces	71 One Bedroom units @ 0.8 spaces/unit = 57 spaces + 48 Two Bedroom units @ 1 space/unit = 48 spaces 119 units @ 0.2 visitor spaces/unit = 24 spaces + 705 m^2 of commercial GFA @ 3 spaces/ 100 m^2 of GFA = 22 spaces Total Parking Proposed = 151 spaces
k.	Loading Spaces	Loading and unloading shall not be located between a building and a street.	Shall not apply
l.	Minimum Loading Space Width	6 m	4.5 m
m.	Parking Areas for Multiple Family Dwellings	i) A strip of land not less than three (3) metres in width around the periphery of an outdoor parking area and within the lot on which the said parking area is situated shall be used for no other purpose than landscaping, but this shall not prevent the provision of access driveways across the said strip. ii) An outdoor parking area shall be screened from the street and any adjacent premises. Screening shall consist of either a landscaped earthen berm, or an evergreen hedgerow, and shall have a minimum height of 1.2 metres. This shall not prevent the provision of access driveways through the said screening.	i) Shall not apply ii) Shall not apply

	By-law Standard	Zoning By-law 1-88, RA2 Apartment Residential Zone Requirements	Proposed Exceptions to the RA2 Apartment Residential Zone Requirements
n.	Setback to a Retaining Wall	The maximum height of any retaining wall constructed on a property line between two (2) residential lots shall be one (1) metre. Height shall be measured from the finished ground level to the highest point of the wall. A retaining wall which exceeds one (1) metre in height must be set back from the nearest property line a distance equal to its height. If the height of the wall on one side is different than the height on the other side, for the purposes of this paragraph the height of the wall shall be the greater of the two.	Shall not apply

The Vaughan Development Planning Department can support the proposed site-specific zoning exceptions to the RA2(H) Zone for the following reasons:

a) Definition of a Lot

The proposal to amend the definition of a "Lot" is required to ensure that for zoning purposes, the subject lands are deemed to be one lot. Presently, the development consists of 3 parcels and the proposed mixed-use development will consist of one future condominium corporation, and therefore, it is appropriate to ensure that the access driveways will be shared and that any approved zoning exceptions established through this application apply to the entire property, regardless of any future conveyances, easements, or Plan of Condominium. This will prevent future technical zoning amendments.

b) Commercial Uses

The proposed Convenience Retail Store and Retail Store uses will provide retail opportunities within walking distance for future residents, thereby reducing the need to use a private automobile and encouraging pedestrian activity on the street.

c) Minimum Lot Area and Amenity Area/Unit

The Owner is proposing that the minimum lot area per unit not apply to the subject lands and a reduction to the required amenity area per unit for the development. The reduced amenity space per unit corresponds to the proposed site density, which is supported by Provincial policies and Regional Official Plan policies regarding intensification and the Vaughan Council endorsed appeal of VOP 2010. Similarly, eliminating the minimum lot area per unit encourages compact urban development on the subject lands.

d) Building Setbacks

The proposed building setbacks will facilitate a development with a strong urban edge and attractive public realm similar to other developments located on Woodbridge Avenue.

e) Permitted Yard Encroachments, Loading Space Requirements and Parking Areas for Multiple Family Dwellings

The yard encroachments, loading space and parking area requirements of Zoning By-law 1-88 are proposed to be amended to accommodate the underground parking structure for the development. The underground parking of vehicles results in no visible above ground at-grade parking on the subject lands.

f) Parking Requirements

The Owner submitted a Traffic/Parking Study dated June 2015, prepared by Cole Engineering in support of the applications. The Vaughan Development Engineering and Infrastructure Planning Department has reviewed the parking study and has no objection to the proposed parking supply (151 spaces) for the development.

Holding Symbol "(H)"

Should Vaughan Council approve the subject applications, the implementing Zoning By-law will maintain the Holding Symbol "(H)" on the subject lands until a Record of Site Condition (RSC) has been completed and filed and an Acknowledgment letter from the Ministry of the Environment and Climate Change is received confirming the filing of the RSC on the Environmental Site Registry. A condition to this effect is included in the recommendation of this report.

Density Bonusing

As part of the Vaughan Council endorsed settlement of the VOP 2010 appeal, the Owner has agreed to provide the following community benefits to be secured by a Section 37 Density Bounsing Agreement prior to the issuance of a Building Permit:

- The relocation, conservation and restoration of portions of the Thomas Frazier Wallace House and the Dr. Peter McLean House;
- Heritage easements for the Thomas Frazier Wallace House and the Dr. Peter McLean House;
- Public access and the future maintenance of the privately owned public space on the site (POPS);
- Streetscape improvements along Woodbridge Avenue and Wallace Street adjacent to the development site; and,
- A cash contribution of $100,000 payable prior to the enactment of the Zoning By-law Amendment, to be used by the City for streetscape improvements along Woodbridge Avenue based on the Woodbridge Heritage District Streetscape Plan currently being undertaken by the City.

A condition to this effect is included in the recommendation of this report.

Site Design

The Owner has submitted Site Development File DA.15.056 to permit the proposed development as shown on Attachments #3 to #8. Portions of the existing heritage buildings, the Thomas Frazier Wallace House (Building "A") and the Dr. Peter McLean House (Building "B") will be relocated on the subject lands and moved forward towards Woodbridge Avenue and connected to

the proposed mixed-use residential building. A total of 705 m^2 of at-grade commercial uses are proposed and will be distributed between the Thomas Frazier Wallace House (Building "A"), and the ground floor of the proposed main building. The Dr. Peter McLean House will facilitate 2 residential dwelling units. A Privately Owned Public Space (POPS) is proposed along Woodbridge Avenue, in between the two heritage buildings, as shown on Attachments #3 and #8.

Access to the site is provided from Wallace Street by a driveway located on the southeast corner of the subject lands. Private amenity areas are located on the 1st, 2nd, 4th, 5th, and 7th floors of the building. The proposed building materials were revised from dark brown brick to red and cream coloured brick. The proposed building materials complement the existing heritage buildings on the site and allow for the buildings to act as separate building elements along the street. The use of different building materials, glass and dark and light brick promotes and illustrates different active uses on the site, such as commercial and residential. The proposed 5 to 7-storey glass podium has been revised to include inset balconies.

Future snow removal and clearing, and garbage and recycling pick-up shall be privately administered, and shall be the responsibility of the Condominium Corporation.

The Development Planning Department requires the Owner to submit an updated Community Plan for the area prior to the enactment of the implementing Zoning By-law to the satisfaction of the Development Planning Department. The Community Plan shall be displayed in the sales office for the mixed-use apartment building. A condition to this effect is included in the recommendation of this report.

Vaughan Development Planning Department, Urban Design and Cultural Heritage Division

a) Urban Design

The Vaughan Development Planning Department, Urban Design and Cultural Heritage Division has advised that further discussion is required to determine the programming and design of the Privately Owned Public Space (POPS), including the relationship to adjacent uses and the street, eyes on the space for public safety, and the design components therein, prior to the execution of the Site Plan Agreement. A condition in this regard is included in the recommendation of this report.

The development frontage (right-of-way and private setbacks) along Woodbridge Avenue and Wallace Street must be coordinated with the new streetscape design for the Woodbridge Core, including components such as paving, planting, furnishings, lighting and tree planting details.

The architectural treatment of the connecting architecture between the heritage dwellings and mixed-use residential building requires refinement. A condition to this effect is included in the recommendation of this report.

It is further requested that minor revisions to the building elevations of the first four levels of the mixed-use residential building be made to further relate to the districts' heritage character. Final building elevations must be to the satisfaction of the Vaughan Development Planning Department. A condition to this effect is included in the recommendation of this report.

b) Cultural Heritage and Heritage Vaughan

The proposed development was considered at the October 21, 2015, Heritage Vaughan Committee meeting at which time the Committee recommended that the Owner meet with the community to find an acceptable approach to the development. On December 9, 2015, the Local Councillor, the Applicant, and Urban Design and Cultural Heritage Staff met with the local residents at 7:00 p.m. at the Woodbridge Library to discuss the proposal. The Applicant

discussed the proposed revisions and improvements to the building, the heritage buildings and the inclusion of the Privately Owned Public Space (POPS) and its benefits to the community.

The Vaughan Development Planning Department, Urban Design and Cultural Heritage Department requires that the following provisions be included in the Site Plan Agreement:

1) That prior to the issuance of a Building Permit, the Owner shall enter into a Heritage Easement Agreement with the City of Vaughan for the two relocated heritage buildings.

2) That prior to the issuance of a Building Permit, the Owner shall enter into an Access Easement Agreement with the City of Vaughan for the Privately Owned Public Space (POPS).

3) That prior to the issuance of a Building Permit, the Owner shall provide a Letter of Credit in the amount calculated at $125 dollars per square foot for each of the heritage buildings municipally known as 185 and 197 Woodbridge Avenue, and that:

   a) Prior to the release of the Letter of Credit, the Owner shall:

      - Complete the proposed relocation and restoration work to the heritage buildings and connection to the proposed mixed-use residential buildings in accordance with the Conservation Plan and the approved Heritage Permit to the satisfaction of the Vaughan Development Planning Department;
      - Connect each Heritage Building to municipal services;
      - Verify that the buildings meet the basic standards of occupancy as confirmed by the Chief Building Official;
      - Submit final as-built photographs of the exterior and interiors of the heritage buildings on the subject lands.

Vaughan Development Engineering and Infrastructure Planning Department

The Vaughan Development Engineering and Infrastructure Planning (DEIP) Department has provided the following comments:

a) Municipal Servicing

A Functional Servicing & Stormwater Management Report (FSR) prepared by Cole Engineering, dated July 10, 2015, was submitted in support of the applications. The DEIP Department has reviewed the report and the plans and offer the following comments:

i) Water Servicing

Water supply for the development is proposed to be serviced from a 150 mm domestic water service connection to the existing 300 mm diameter watermain on the south side of Woodbridge Avenue.

ii) Sanitary Servicing

A direct connection to the existing 200 mm diameter sanitary sewer located on Wallace Street, which ultimately drains south towards Regional Road 7 and into the Regional Trunk Sewer is proposed to service the subject lands.

iii) Storm Drainage

A direct connection to the existing 600 mm diameter storm sewer located on Woodbridge Avenue is proposed to service the subject lands.

iv) Sewage and Water Allocation

On May 19, 2015, the City's latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. The report confirmed servicing capacity is available to support continued urban growth throughout the City. Accordingly, servicing capacity for the proposed development is available and unrestricted. A servicing allocation resolution is included in the recommendation of this report.

b) Noise

The DEIP Department has reviewed the revised Noise Feasibility Study submitted by HGC Engineering dated October 22, 2015, and provides the following conditions:

i) The Owner shall satisfy all requirements with respect to noise attenuation and ensure it is in accordance with the noise features recommended by the revised Report entitled "Noise Feasibility Study 177-197 Woodbridge Avenue, Vaughan, Ontario" prepared by HGC Engineering dated October 22, 2015.

ii) The following warning clauses shall be registered on title and be included in Offers of Purchase and Sale for units:

- "Purchase/tenants are advised that noise levels due to increasing road traffic on Woodbridge Avenue and rail traffic on the Canadian Pacific Railway (CPR) Mac Tier Subdivision may on occasions interfere with some activities of the dwelling occupants as the sound levels may exceed the Municipality's and the Ministry of the Environment and Climate Change`s noise criteria."

- "This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality's and the Ministry of the Environment's noise criteria."

- "Purchasers or tenants are advised that Canadian Pacific Railway Company (CPR) or its assigns or successors in interest has or have an operating right–of-way including the possibility that the Railway may expand its operations, which expansion may affect the living environment of residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating for complaints measures in the design of the development and individual dwellings. CPR will not be responsible for complaints or claims arising from uses of its facilities and/or operations on, over or under the aforesaid right-of-ways."

- "Purchasers or tenants are advised that due to the proximity of the adjacent commercial/retail facilities sound levels from the facilities may at times be audible."

c) Environmental Site Assessment

A Record of Site Condition (RSC) filed on the Ministry of the Environment and Climate Change (MOECC) Environmental Registry will be required for the lands given the proposed change in

land use. The Owner is required to submit the RSC and any updated ESA reports relied upon for filing of the RSC to the DEIP Department for their review and satisfaction, prior to the issuance of a Building Permit.

d) Parking Study

The DEIP Department has reviewed the Parking Study submitted in support of the applications, dated June 2015, prepared by Cole Engineering, and have no objection to the proposed parking supply of 151 spaces for the development.

The City of Vaughan recently approved the development applications for 86 Woodbridge Avenue and 112-116 Woodbridge Avenue with reduced parking rates. The surveys completed for the above-mentioned sites support the minimum parking rates recommended by the IBI Group in its draft report titled '*Review of Parking Standards Contained within the City of Vaughan's Comprehensive Zoning By-law'.* The two above-mentioned approved sites are in the general area of the lands subject to these planning applications. The DEIP Department is satisfied and accepts the proposed reduced parking rates.

e) Traffic Study

The City's Traffic Section of the Transportation Services and Parks and Forestry Operations Department reviewed the Traffic Study, and concurs with the findings and recommendations to improve traffic in the study area. The Department also suggests the following recommended improvements to be included in the study:

- A Functional Design that shows the proposed pavement modifications from a single shared all-way lane to one exclusive right-turning lane and one shared through-left lane at Woodbridge Avenue/Clarence Street;

- A cost estimate for the proposed modifications, including the optimization of signal timing to accommodate increased turning movements off Islington Avenue and the addition of 10 seconds to the green time for the north-south movements along Woodbridge Avenue/Clarence Street;

- A cost-sharing arrangement for proposed physical modifications at Woodbridge Avenue and Clarence Street.

The Traffic Study must be revised to include the recommended improvements and shall be to the satisfaction of the DEIP Department. A condition to this effect is included in the recommendation of this report.

f) Bicycle Parking

The Owner is proposing 114 bicycle parking spaces including 64 spaces for unit owners and 50 visitor/commercial spaces, which is satisfactory to the DEIP Department.

g) Transportation Demand Management (TDM) Plan

This development is subject to York Region's 2012 Development Charges (DC) By-law, which will fund 'soft' TDM measures for residential developments (e.g. transit incentives, marketing and monitoring). York Region's Development Charges will provide approximately $225/unit or $26,550 for soft TDM measures for this development. However, the Owner is responsible for funding and implementing 'hard' TDM measures (e.g. bicycle parking and other physical measures), and the unbundling of residential units and parking spaces. In addition to the proposed TDM measures, the Owner should consider the following:

- Unbundled resident parking (parking spaces not included in price of residential unit)
- Provide a complimentary PRESTO fare card with a pre-loaded value for purchasers of each new unit for the first 1-2 years of occupancy, or other incentives (e.g. minimum dollar value per card)
- Provide materials and services to encourage transit use (e.g. contribution towards a new bus shelter)
- Provide an exclusive bicycle share program for residents
- Subsidize CAN-BIKE cycling skills development courses offered by the City
- Provide a car sharing vehicle(s) as an alternative to direct car ownership (i.e. a short-term, third-party, pay-per-use service that offers an alternative to direct car ownership, and is supportive of unbundled resident parking)
- Promote a Smart Commute Carpool Zone and their Emergency Ride Home service
- Host regular sustainable transportation exhibits to distribute material, information, promote awareness, and answer questions
- Coordinate an 'Individualized Marketing' program for the community (also known as 'Personal Travel Planning') to encourage residents to make more sustainable transportation choices. This can be achieved through a combination of print and online resources, outreach and community events, and incentives (e.g. map/leaflet order forms, website, interactive web map, one-to-one contact and advice with residents, promotional events, group walks and bike rides, free transit passes, etc.)

The City of Vaughan will be implementing the 'soft' TDM measures recommended in the TDM Plan for this development. The City's Site Plan Agreement will contain a condition regarding the TDM Plan, which will require a commitment from the Owner to work with the City of Vaughan, in coordination with York Region on implementation and monitoring of the TDM Plan. A condition to this effect is included in the recommendation of this report.

The DEIP Department has no objection to the approval of the Zoning By-law Amendment and Site Development applications.

Vaughan Environmental Services Department

The Vaughan Environmental Services Department is satisfied with the proposal, which meets Waste Management's requirements. Garbage and recycling pick-up will be privately administered, and shall be the responsibility of the Condominium Corporation.

Vaughan Legal Services Department, Real Estate Division

The Legal Services Department, Real Estate Division, has advised that the Owner must pay by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building permit, or a fixed unit rate per unit, whichever is higher, in accordance with the Planning Act R.S.O 1990 and the City's Cash-in-Lieu Policy.

School Boards

The York Region District School Board and York Region Catholic District School Board have no objection to the approval of these applications.

Canada Post

Canada Post has advised that the Owner must supply, install and maintain a centralized mailbox facility in the building to Canada Post's specifications.

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

This report supports the following priorities set forth in Term of Council Service Excellence Strategy Map (2014-2018):

- Continue to develop transit, cycling and pedestrian options to get around the City
- Re-establish the urban tree canopy
- Continue to ensure the safety and well-being of citizens
- Attract investment and create jobs
- Continue to cultivate and environmentally sustainable City

Regional Implications

The subject lands are located at the southwest corner of Woodbridge Avenue and Wallace Street, which are not Regional roads, and therefore, there are no Regional transportation implications. As noted earlier, the Region will fund TDM measures for this development through Reginal DC's. York Region has no objection to the approval of the Zoning By-law Amendment and Site Development applications.

Conclusion

Zoning By-law Amendment File Z.14.026 and Site Development File DA.14.056 have been reviewed in accordance with the York Region Official Plan, Vaughan Council`s endorsed settlement appeal of VOP 2010, Zoning By-law 1-88, comments from City departments and external public agencies, and the area context.

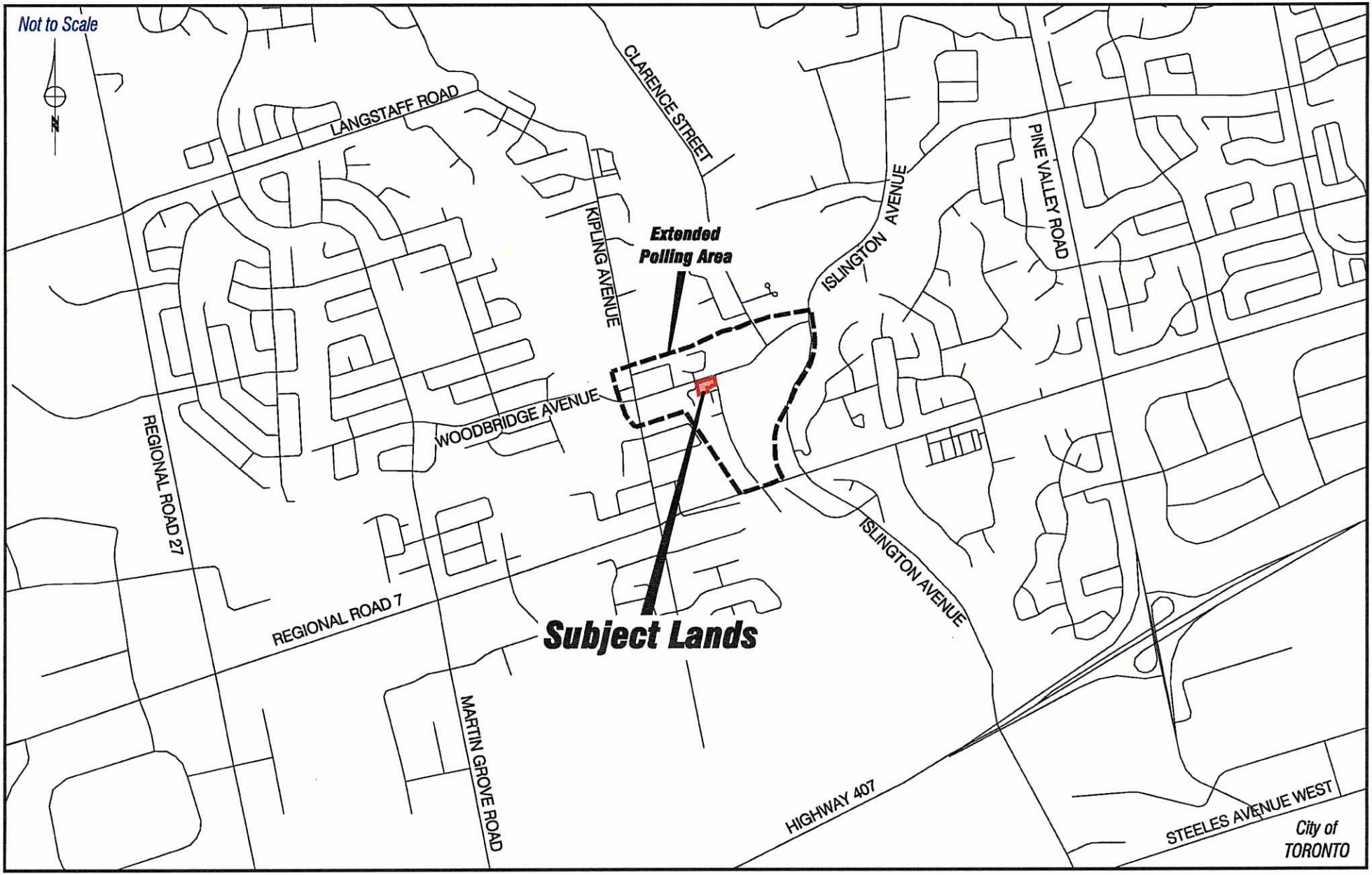
The Vaughan Development Planning Department is satisfied that the proposed rezoning of the subject lands including the site-specific zoning exceptions to the RA2(H) Apartment Residential Zone identified in Table 1 of this report, implement the Vaughan Council endorsed settlement of the Owner`s appeal of VOP 2010, and are appropriate and will facilitate a development that is compatible with the surrounding land uses in the area of the subject lands. Accordingly, the Vaughan Development Planning Department can support the approval of the Zoning By-law Amendment and Site Development applications, subject to the recommendations in this report including a condition that the implementing Zoning By-law not be enacted and the Site Plan Agreement not be executed until the Ontario Municipal Board issues its` Decision Order regarding the settlement of VOP 2010.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. North and South Building Elevations
6. East and West Building Elevations
7. Rendering (South West View from Woodbridge Avenue and Wallace Street)
8. Privately Owned Public Space Rendering
9. Communication C8 from the Council meeting of June 28, 2016
10. Communications and Petitions from previous meetings

Report prepared by:

Mary Caputo, Senior Planner- OMB, ext. 8215



Context Location Map

LOCATION:
Part of Lot 7, Concession 7

APPLICANT:
FCF Old Market Lane 2013 Inc.

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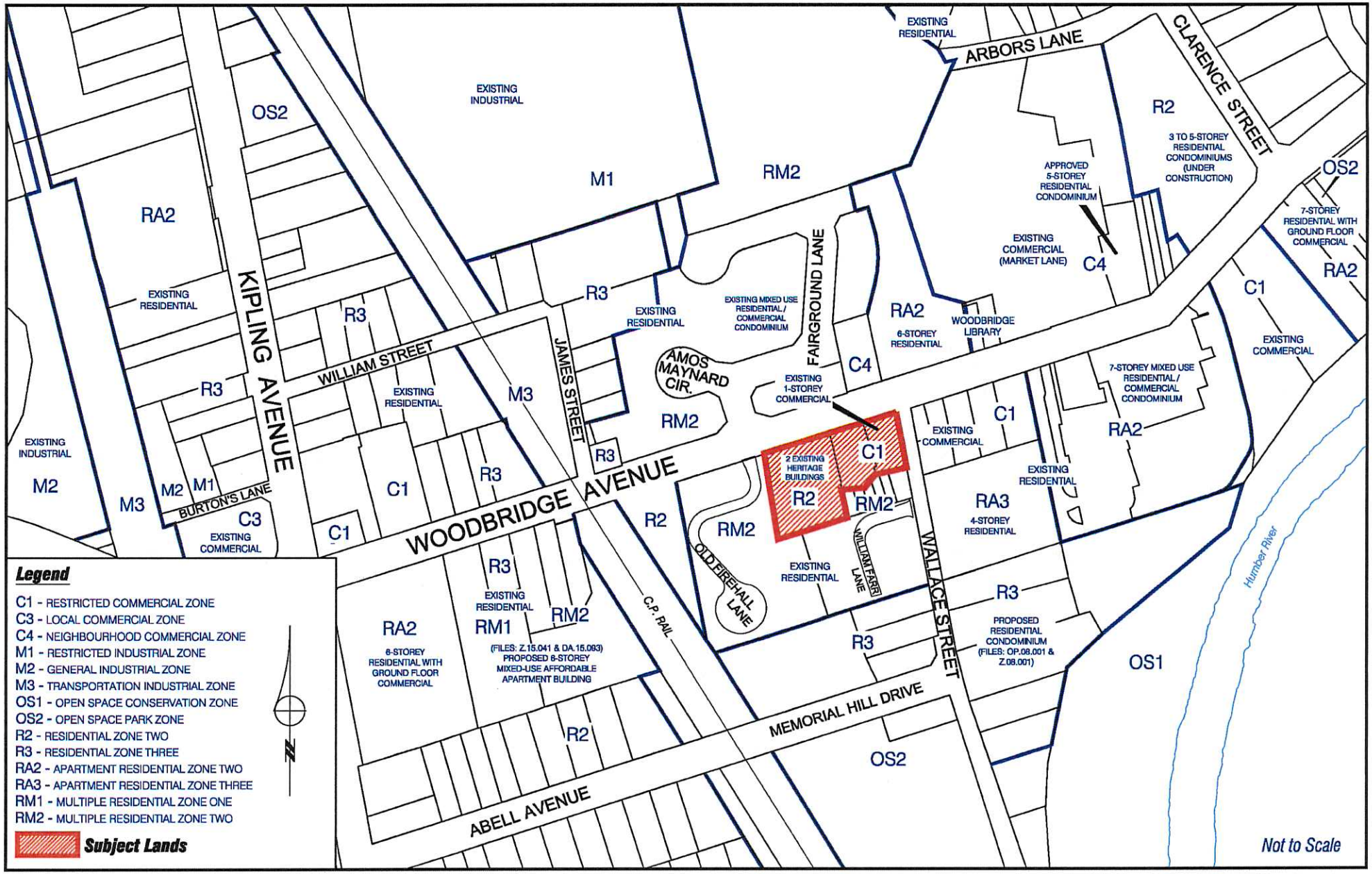
VAUGHAN
Planning Department

Attachment

FILES:
OP.14.006, Z.14.026, DA.15.056

DATE:
January 27, 2016

1



Location Map

LOCATION:
Part of Lot 7, Concession 7

APPLICANT:
FCF Old Market Lane 2013 Inc.

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VAUGHAN
Planning Department

Attachment

FILES:
OP.14.006, Z.14.026, DA.15.056

DATE:
January 27, 2016

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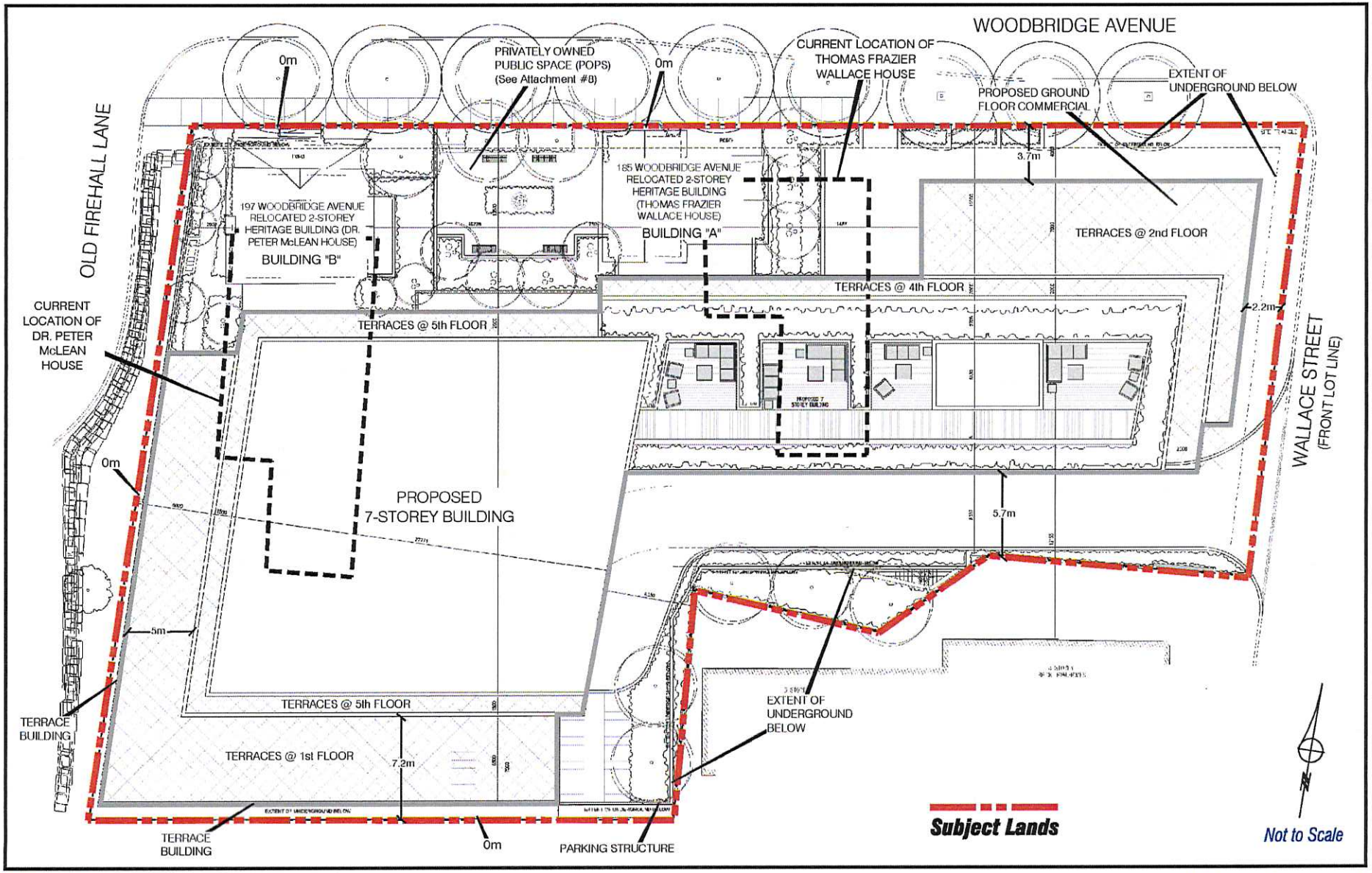

Site Plan

LOCATION:
Part of Lot 7, Concession 7

APPLICANT:
FCF Old Market Lane 2013 Inc.

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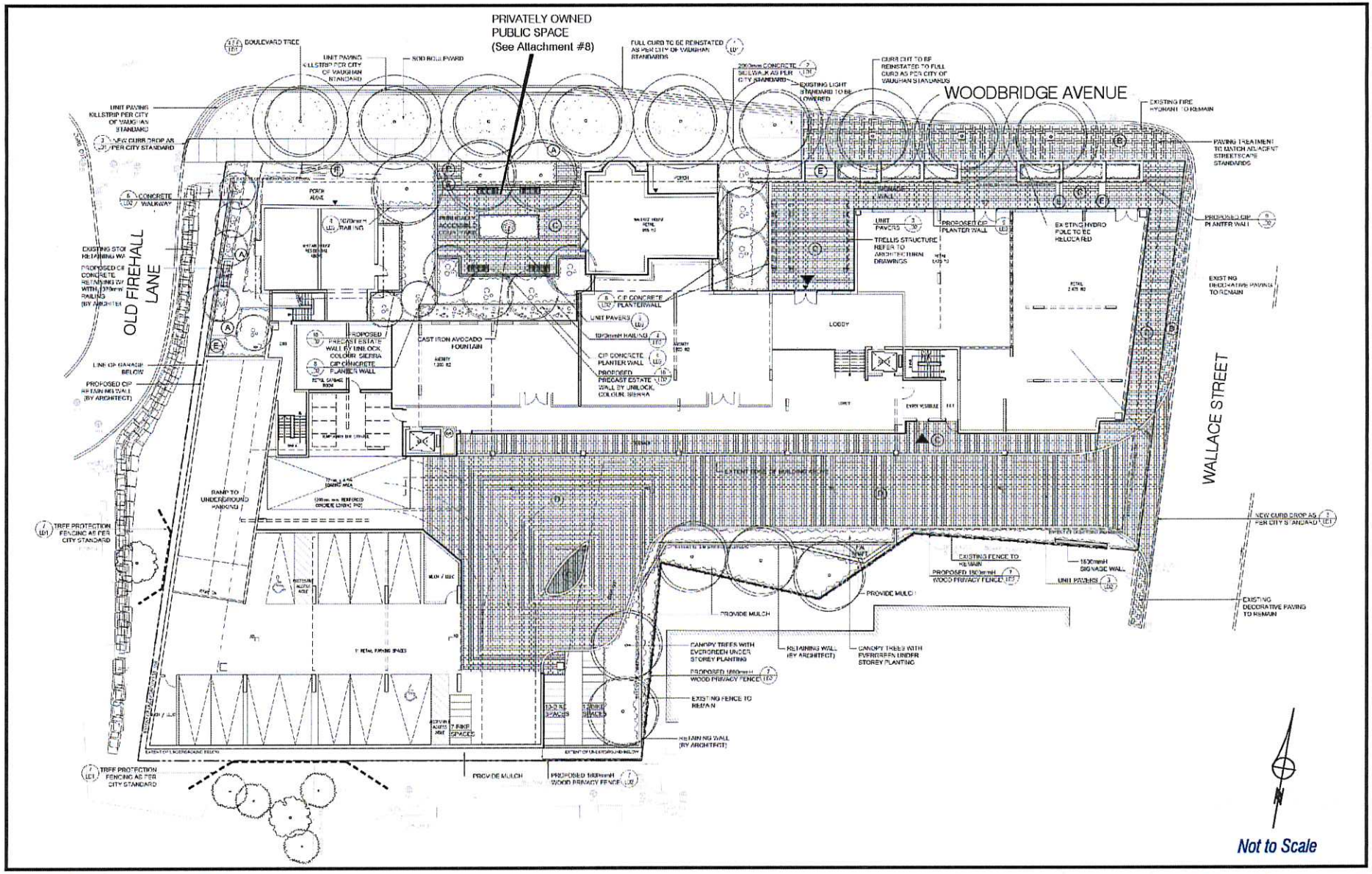
VAUGHAN
Planning Department

Attachment

FILES:
OP.14.006, Z.14.026, DA.15.056

DATE:
January 27, 2016

3



Landscape Plan

LOCATION:
Part of Lot 7, Concession 7

APPLICANT:
FCF Old Market Lane 2013 Inc.

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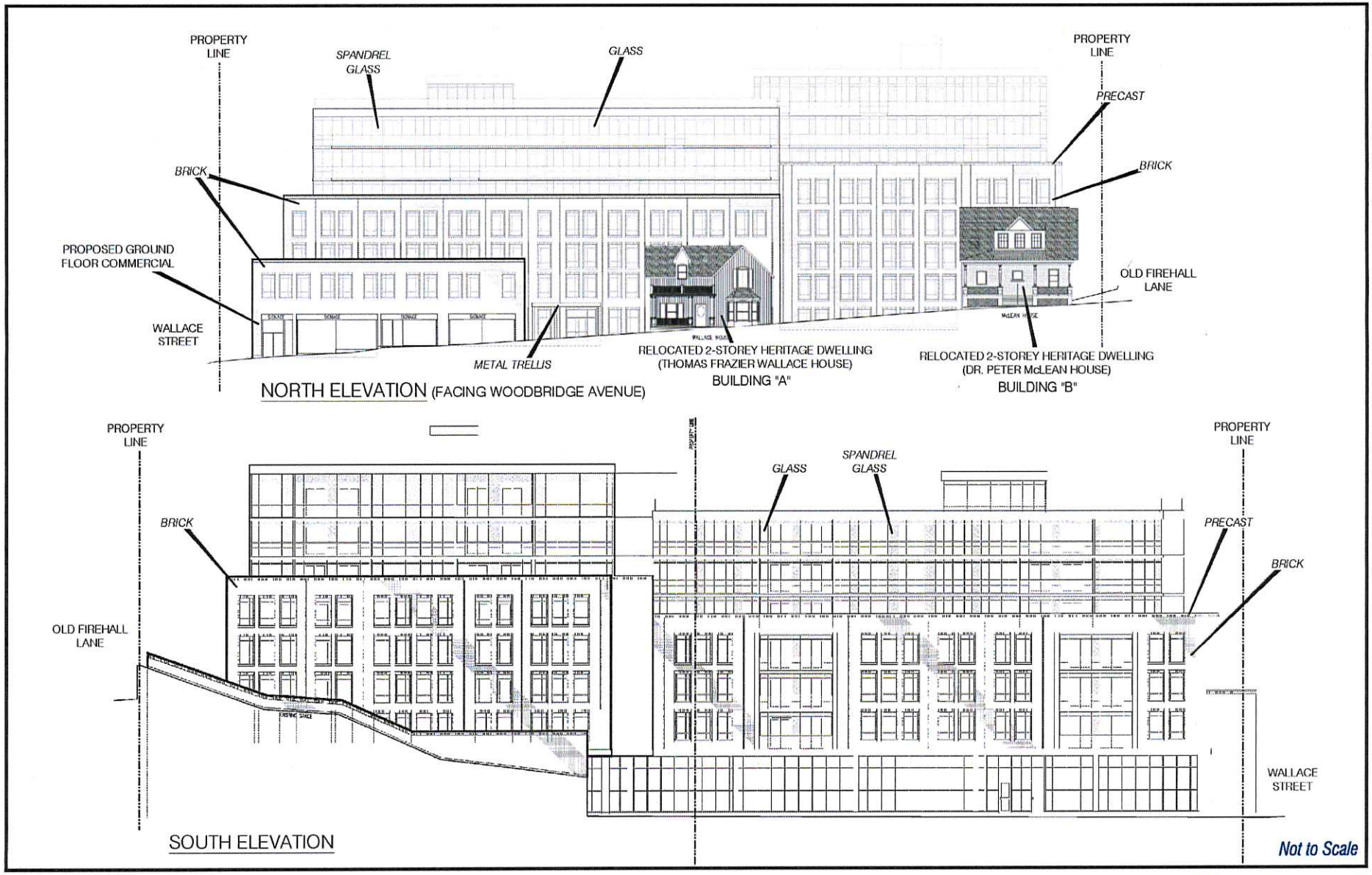
VAUGHAN
Planning Department

Attachment

FILES:
OP.14.006, Z.14.026, DA.15.056

DATE:
January 27, 2016

4



North and South Building Elevations

APPLICANT:
FCF Old Market Lane 2013 Inc.

LOCATION:
Part of Lot 7, Concession 7

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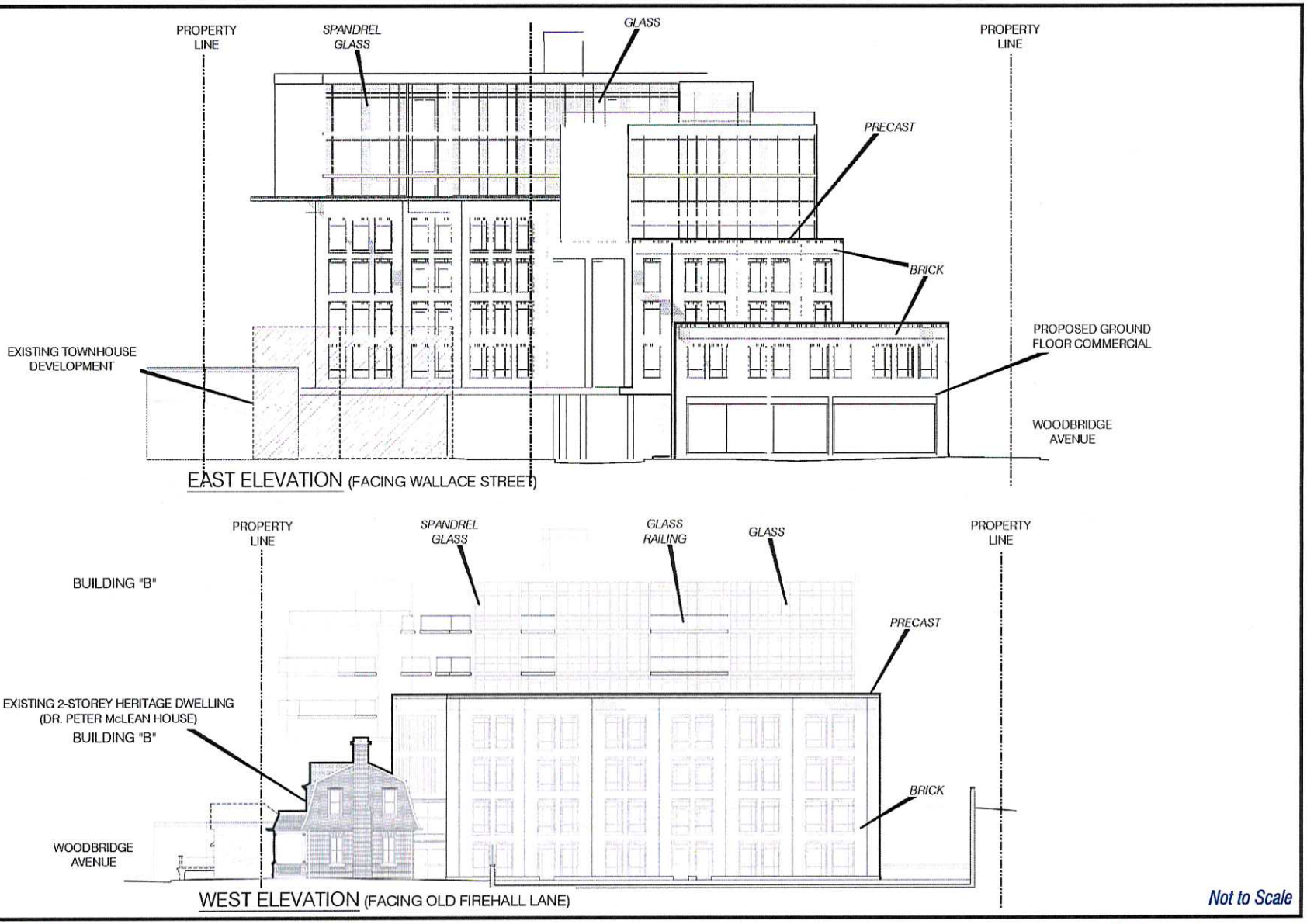
VAUGHAN
Planning Department

Attachment

FILES:
OP.14.006, Z.14.026, DA.15.056

DATE:
January 27, 2016

5



East and West Building Elevations

APPLICANT:
FCF Old Market Lane 2013 Inc.

LOCATION:
Part of Lot 7, Concession 7

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VAUGHAN
Planning Department

Attachment

FILES:
OP.14.006, Z.14.026, DA.15.056

DATE:
January 27, 2016

6

Not to Scale

Rendering (South West View from Woodbridge Avenue and Wallace Street)

LOCATION:
Part of Lot 7, Concession 7

APPLICANT:
FCF Old Market Lane 2013 Inc.

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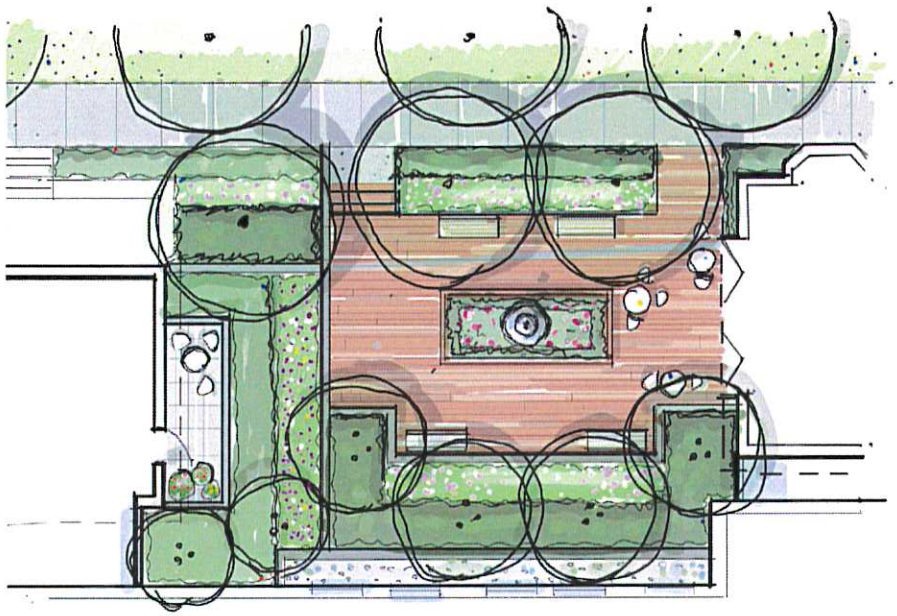
VAUGHAN
Planning Department

Attachment

FILES:
OP.14.006, Z.14.026, DA.15.056

DATE:
January 27, 2016

7



Not to Scale

Privately Owned Public Space Rendering

APPLICANT:
FCF Old Market Lane 2013 Inc.

LOCATION:
Part of Lot 7, Concession 7

VAUGHAN
Planning Department

Attachment

FILES:
OP.14.006, Z.14.026, DA.15.056

DATE:
January 27, 2016

8

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Magnifico, Rose

From: Palmieri <bstreiter22@rogers.com>
Sent: March-01-16 6:32 PM
To: Magnifico, Rose
Cc: info@villageofwoodbridge.ca
Subject: Re: File# OP.14.006 and Z.14.26

C 2
Communication
COUNCIL: Mar 22/16
SPC(2) Rpt. No. 13 Item 1

Hello Rose,

Unfortunately, due to safety concerns of the impending storm this evening, I will be unable to attend the meeting this evening. I strongly oppose the development proposed (File# OP.14.006 and Z.14.26)

I wanted to express my concerns over this proposed 7 storey condo. I feel strongly that it is much to large for the property, and for the heart of this historic community. I want this community to maintain the beauty and heritage by preserving its style architecturally. This building will tower over a currently quaint street where woodbridge residents currently enjoy the large trees and feeling of space.

The proposed structure is not complimentary in size or design, and conflicts with the historical area. Please let democracy make a difference over capital gains.

Woodbridge residents don't want this!

Thank you,

Bettina Palmieri
84 William Street
Woodbridge, ON.
L4L 2R8
905-605-2226

Magnifico, Rose

From:	Ralph Palmieri <ralphpalmieri@rogers.com>
Sent:	March-01-16 6:39 PM
To:	Magnifico, Rose
Cc:	info@villageofwoodbridge.ca
Subject:	Opposed to building (#OP.14.006 and Z.14.26)

C 3
Communication
COUNCIL: Mar 22/16
SPW Rpt. No. 13 Item 1

To whom it concerns at the City of Vaughan,

I wish to state that because of the dangerous driving conditions, I can't attend tonight's meeting regarding: #OP.14.006 and Z.14.26.

Please note that I do not want this to be built, and feel that it will ruin the value of the homes near by, as well as look terrible in a heritage district. This never would be allowed in a community like Kleinberg, so why would we allow it. it's up to residents to put our collective foot down and say no.

This building is too close to the road, too tall, and not the "historic" style that this area should be approving.

Feel free to reach me at 416-407-1010. Please consider re-scheduling this meeting! *Police have asked people to stay home tonight.*

Regards,

Raffaele (Ralph) Palmieri

84 William Street
Woodbridge, Ontario
L4L 2R8

C 4
Communication
COUNCIL: Mar 22/16
SPC(i) Rpt. No. 13 Item 1

Magnifico, Rose

From: Dee Kay <dmkay22@gmail.com>
Sent: March-01-16 8:14 PM
To: Magnifico, Rose

I am writing this letter expressing how disappointed I am to see the building which is being proposed on the former Dr. McLean/Wallace site. I believe Woodbridge as a whole has not retained any type of historical feel whatsoever and the village of Woodbridge itself is now following suit with this proposed monstrosity.
I have lived in Woodbridge for more than 4 decades and realize that in that time progress most certainly needed to happen. However I believe that the applicant somehow has sidestepped the planning process by increasing the size of this proposed development. The traffic congestion alone makes this development ludicrous.
Short and sweet, not historical, ugly, monstrous, congestive. An eye-sore, to say the least. This gives me even more incentive to leave Vaughan once and for all.

Dee Piper

Magnifico, Rose

Subject: FW: OP.14.006 and Z.14.26

C 5
Communication
COUNCIL: Mar 22/16
SPCW Rpt. No. 13 Item 1

From: juliastinton@yahoo.com [mailto:juliastinton@yahoo.com]
Sent: March-01-16 6:40 PM
To: Magnifico, Rose
Cc: info@villageofwoodbridge.ca
Subject: OP.14.006 and Z.14.26

I wish to voice my opposition to this development as it is currently proposed.
Absurd. This is simply absurd.
What part of the ratepayers/electorate saying "no" do you not understand?
It is yet another ugly design which will yield another ugly building. I'm unsure why you would even contemplate this application, but would appreciate an answer. Why are you unable to be frank with the developers and tell them that ugly buildings will no longer be tolerated in Vaughan, let alone a village such as Woodbridge.
It is FAR too tall. It in no way fits this intersection. It towers over townhouses on three sides. It really doesn't make a pins' worth of difference that the developer has reduced the height. In fact, it smacks of game-playing. Oh, the limit is four? Was this their conversation? : Well let's apply for nine, then we may have to go down to seven, but we're still doubling the height permitted, so all is good.
Traffic in Woodbridge is at the maximum. It can take ages to drive through town. It can take ages to turn eastbound onto Highway 7 from southbound Islington. Speeding on Woodbridge Avenue is the rule, not the exception. Red lights are routinely treated as suggestions.
It has become increasingly dangerous to cross the street. There are families living here. We MUST have regard for pedestrian safety. Placing additional cars into the core via new development will only make this worse. Parking in no-parking zones will only increase.
Yet again traffic will be impacted while construction takes place, as it appears that developers are never required to adhere to their footprint while building. Will we have lane closures and mess yet again? Will we EVER see the end to living in a constant construction zone?
More water main issues, noise, and pollution? Most likely, yes.
If official plans and zoning bylaws are to be disregarded at every turn, would you please stop wasting taxpayer dollars on them.
If you intend to justify their existence, then please start upholding them.
YOU are turning Woodbridge into a developers and investors paradise, and an owner/occupiers nightmare. Please stop being shortsighted. Can you not see the eventual result of this?
YOU are ruining life in Woodbridge by permitting this type of over development. You are expected to be leaders, not developers lap dogs. Please start leading the change for a livable Woodbridge, and by extension, a livable Vaughan.
Believe me, leadership supporting those who have elected you is DESPERATELY needed in Vaughan, as I have seen very little of it in the twenty-five years that I have lived here. This place is going to pot, quickly.

Julia Stinton
Woodbridge Avenue,
Woodbridge

Magnifico, Rose

From: Nicole Bonich <nicole.bonich@sheridancollege.ca>
Sent: March-01-16 6:51 PM
To: Magnifico, Rose
Subject: Re: Can not make meeting due to weather

C 6
Communication
COUNCIL: Mar 22/16
SPW Rpt. No. 13 Item 1

> My husband and I are concerned with the development with this condo. It detracts from the beauty and heritage of woodbridge and increases congestion.
>
> Thanks
>
> Nicole and Alec Bonich
> 15 Birch Meadow Outlook
> Woodbridge, ON
> L4H3H5
>
> Sent from my iPhone

Magnifico, Rose

From: Kelly Stinton <kelly.stinton@ryerson.ca>
Sent: March-01-16 7:02 PM
To: Magnifico, Rose
Cc: nfo@villageofwoodbridge.ca
Subject: Take me to your leader (apparently Developers)

C 7
Communication
COUNCIL: Mar 22/16
SPC Rpt. No. 13 Item 1

I did not get the memo that Woodbridge was run by developers but you all have sure made the town their wet dream. The leadership of this town has watched and encouraged money grabers literally my entire life. that was 22 years until I was forced to move because of your... "interesting" city planning. I have a few questions about the brain dead thought process that occurs when someone suggested building ANOTHER giant UGLY building.

1. How do you expect these people to get around town? The roads are already at their limit and the public transit is GARBAGE. I go to Ryerson and I'd have LIKED to live at home and save some cash while also keeping my money in the local economy. You practically CHASED ME OUT of my home town.

2. What are you going to DO about increased traffic? I felt like I was risking my life every single day I walked to Woodbridge College. People don't sometimes speed up woodbridge avenue. They ALWAYS speed up Woodbridge avenue. I was almost hit MULTIPLE times at the stop signs and once WAS hit. I assume these people are driving like bats out of hell because they know at every stop light they'll have a five minute wait if they need to turn. I WONDER WHY THAT HAPPENED

3. Did a single person in your decision making committee take a city planning course? And if so with who so I can make sure no one ever takes those courses again. It's like no one has ever heard of stepbacks to make your town seem less like a concrete jungle until this building. And the developers you find, are they blind? Are YOU people BLIND?!?!? This building looks like a fancy jail or worse a highschool.

4. Who on the committee is getting kickbacks. Cus this utter tom foolery isn't getting through without major bribes going on. Especially since I'm CERTAIN the people that VOTE YOU IN HAVE SAID NO TO THIS BUILDING.

Lastly I am absolutely disgusted to hear you're ramming the approval through in the middle of a snowstorm that will keep people away from letting you know just how stupid this decision is.

I'm throughly flabbergasted at how this city got stuck with people who care so little about it and it makes me sad.

Kelly Stinton

Magnifico, Rose

Subject: FW: File#OP.14.006 and Z.14.26 - Planned Structure at Woodbridge Avenue & Wallace Street - Village of Woodbridge

C 8
Communication
COUNCIL: Mar 22/16
SPCW Rpt. No. 13 Item 1

From: Thomas Arget [mailto:argett@interlog.com]
Sent: March-01-16 7:08 PM
To: Magnifico, Rose
Cc: info@villageofwoodbridge.ca
Subject: Re: File#OP.14.006 and Z.14.26 - Planned Structure at Woodbridge Avenue & Wallace Street - Village of Woodbridge

TO WHOM IT MAY CONCERN:

My name is Thomas Arget.

I am a long-time resident of Woodbridge and a homeowner residing at 140 Rosebury Lane, Woodbridge, Ontario, L4L 3Z8. My family and I have lived at this address since 1984.

IT IS SHOCKING TO ME THAT A STRUCTURE OF THIS MAGNITUDE IS EVEN A CONSIDERATION FOR A HERITAGE DISTRICT SUCH AS THE VILLAGE OF WOODBRIDGE.

We have seen consistent disregard for the character and rich history that once made the Village of Woodbridge a welcoming and interesting centre of our community. It is now a thoroughfare from point A to B for most people. It is characterized by several blocks of multi-story residential buildings that visually form a tunnel from one end of the village to the other. I will not even comment on the aesthetics of what passersby experience.

Needless to say the land development industry has no regard for the history of the area, nor do they share concerns about the impact that high-density residential structures have on the quality of life for those living in the community.

A seven-story structure will likely have implications for traffic volume and will bring yet another challenge to the seemingly hopeless task of law enforcement when it comes to speeding, illegal parking, lack of any serious concern for stop signs at intersections such as Woodbridge Avenue & Wallace Street and the surrounding area.

The density of this building will add further strain to the volume of traffic through the village and the risk this poses to pedestrians, be they elderly residents or school children.

Furthermore, I fear the environmental impact that a building of this size might pose. It is likely to exert pressure on the infrastructure of sewers, water, and drainage. In addition, it will likely cause a substantial section of Woodbridge Avenue to fall in the shadow of a towering 7-story structure.

Of course, this is all at the cost of residents who already live in the area.

It is clear that the developer angling to cash in on another high-value footprint has no concern about the short- and long-term impact of this planned cash cow.

Approval of the plan will suggest that Vaughn's City Council is not far behind the developer on lack of concern for the public interest and the citizens who rely on good judgment and prudent management of our neighborhoods and the qualities that make them livable, safe, and environmentally sustainable.

Needless to say, I am vigorously opposed to this plan and regret that I am unable to attend due to the inclement weather that seems to be quickly closing in on us this evening.

Yours truly,
Thomas Arget
140 Rosebury Lane
Woodbridge, Ontario
L4L 3Z8

Magnifico, Rose

Subject: FW: March 22, 2015 City Council Meeting // Item #4: // 177, 186 and 197 Woodbridge Avenue

Attachments: Synopsis of FCF Old Market Lane (2013) Inc .dc

C 14
Communication
COUNCIL: Mar 22/16
SPCW Rpt. No. 13 Item 1

From: Maria Verna [mailto:mariaverna@rogers.com]
Sent: March-20-16 11:59 PM
To: Bevilacqua, Maurizio; Di Biase, Michael; Rosati, Gino; Ferri, Mario; Carella, Tony; Iafrate, Marilyn; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan; Abrams, Jeffrey; Kanellakos, Steve; Magnifico, Rose
Cc: Tricia. Santaguida.; Gina Pietrangelo; g p; Ed Uchimaru; Pina Sacco; Pina Sacco; Lou DeBellis; Americo Viola; Jamie Maynard; Elisa Tortola; njaved@thestar.ca; amartinrobbins@yrmg.com; Richard Lorello; info@villageofwoodbridge.ca
Subject: March 22, 2015 City Council Meeting // Item #4: // 177, 186 and 197 Woodbridge Avenue

Good Morning Honourable Mayor, Member of Council and City Staff

Mr. Abrams, please post this communication along with the attachment in advance of the March 22 1:00 City Council Meeting

Please allow us to bring to your attention a number of concerns we have regarding a current application on Woodbridge Avenue. To preface these concerns, we reference a statement made by you to Adam Martin-Robbins of the Vaughan Citizen following the October 2014 elections. You stated *"I think you have to continue in the same governance style and that is consensus-building and leading in a way that is consistent with the values, principles and beliefs of the citizens of Vaughan."* – [source: Vaughan Citizen, Oct 30, 2014; article: *One Key Change at Vaughan City Hall after Monday's Vote*]

In that spirit, we respectfully request your support on behalf of the *Village of Woodbridge Ratepayers Association (VWRPA)* and your Woodbridge constituents, to help us stop the application put forth by FCF Old Market Lane 2013, Inc., with respect to 177, 185 and 197 Woodbridge Avenue. As existing residents and taxpayers, we have become increasingly frustrated and discouraged by the progression of events related to this application and now feel we must reach out to you for assistance.

What follows is a brief synopsis of events and corresponding issues, and does not constitute an exhaustive list of concerns.

Process

Meetings were arranged by Councilor Carella between the Applicant and the Community and these were attended by the Community in good faith. The Community was led to believe that the meetings would be collaborative in nature. Unfortunately, even though five meetings were held, the Applicant did not factor in Community suggestions and continued to present the same renderings. By all indications, these meetings were a "check box" for the Applicant but in actuality engendered much frustration and distrust amongst the Community as their good faith and collaborative approach to the process was not reciprocated by the Applicant.

The Cultural Heritage Coordinator, submitted a report to the Heritage Vaughan Committee identifying five (5) significant violations in this application that fail to conform to the prescribed Woodbridge HCD Plan. When the application was presented to Heritage Vaughan Committee, the committee agreed unanimously that the site Application is not a contextual fit within the Woodbridge Conservation Area. Members of Heritage Vaughan stated the buildings were "institutional" and "unsympathetic" to the area. The recommendation from Heritage Vaughan was for the Applicant go back to the Community and work with them to develop a more appropriate and suitable design for the subject property. This did not happen.

With regard to Section 37, decisions were made without the knowledge of or with consultation with the Community. Despite the level of activity from the Community on this application, the Community was never engaged or even notified of potential resulting "community benefits". From our understanding, Section 37 arrangements cannot be made in an HCD without first being forwarded to Council.

The re-designation of this VOP for this specific site was not discussed in public forum. The new VOP 2010 has this application lot designated for "low-rise mixed-use 4 storey with an FSI of 1.0". On Jan 19th, 2016, Vaughan City Staff and Council voted on a closed-door deal with the applicant to re-zone the subject property to a "mid-rise mixed-use with an FSI of 3.0". As this deal was not disclosed to the area residents prior to completion, the process is, again, marred by a lack of transparency. According to published

sources, to date, Vaughan has spent $18 million trying to implement an official plan that had already undergone community and stakeholder negotiations. This application is contributing to this rising expense. As taxpayers, we do not want to see more money wasted on senseless deviations to the Official Plan.

Heritage Conservation

This Community is designated by the City of Vaughan as a Heritage District under the Woodbridge Heritage Conservation District Plan. The site proposal contains the last two untouched historical homes on Woodbridge Avenue. Aside from retaining the partial outer shell of these homes, the application completely fails to recognize the historical and cultural significance of these homes and their surrounding topography. They are absolutely essential to the retention of Woodbridge Avenue's historical streetscape.

As a precedent, on Jan 8th 2010, the City of Vaughan and Josie Greco-Alviani and Fabio Alviani entered a Heritage Conservation Easement Agreement in regards to 10384 Islington Avenue (Property - Martin Smith House) which acknowledged the contextual value of not only the heritage home but also the topography (the "knoll'). This agreement was a result of an OMB ruling (File #PL08179). Similarly, the rolling topography and more prominent "knoll" on which the McLean House is situated on Woodbridge Avenue would be protected by the Woodbridge HCD rules.

In closing, we cite additional comments made at the 2012 Vaughan Heritage Preservations Awards, where citizens, like us, took initiative to protect the heritage of Vaughan:

"This year's recipients undertook the important and culturally significant task of preserving our historical buildings and our heritage," said Mayor Maurizio Bevilacqua. *"On behalf of the City of Vaughan, I would like to thank the special individuals whose efforts have helped promote and conserve Vaughan's cultural heritage resources. Their commitment serves as windows to our past as we continue to grow and move our City forward."* **2012 Vaughan Heritage Preservation Awards; Thu Feb 23, 2012.**

The City of Vaughan is over 27,000 hectares in area. By comparison, the Woodbridge Heritage Conservation District is about 10 hectares in size. This represents less than 1/2,700th the area of Vaughan. Why are we intent on so grossly overdeveloping this small, historically significant area when there remain vast areas in Woodbridge and Vaughan that would be more suitable for this development project?

We understand and are sympathetic to the need to intensify and foster growth in the Region however a solid future should not be built on a fragile and eroding past. Do not sacrifice the historical and cultural heritage of this village in order to meet demands of intensification.

Sincerely,

Maria Verna

Village of Woodbridge Ratepayers Association

Village of Woodbridge Ratepayers Synopsis of the Site Application for 177, 185 and 197 Woodbridge Avenue; FCF Old Market Lane (2013) Inc.
Official Plan Amendment File Z.06.009
Zoning By-Law Amendment File Z.06.023
1504546 Ontario Limited
OMB File PL111184, Appellant 140 FCF Market Lane (2013)

Vaughan Citizen – Mar 11/16	Woodbridge Condo Project – with potential ramification for historical properties – deferred **http://www.yorkregion.com/news-story/6387151-woodbridge-condo-project-with-potential-ramifications-for-historical-properties-deferred/**
Toronto Star – Sun Mar 6/16	Father and Son on a quest to save Old Woodbridge **http://www.thestar.com/news/gta/2016/03/06/father-and-son-on-quest-to-save-old-woodbridge.html**

Mar 1/16 – Special Committee of the Whole	On March 1st, 2016, despite inclement weather, over 75 residents from Ward 2 came to the Council Chambers to demonstrate their opposition to the site application.
	• Deputations were submitted to express the residents' frustration with a process that lacked communication, collaboration, good faith, clear rules and transparency.
	• Councillors were clearly shocked and surprised that:
	  ◦ the Residents opposed the tentative settlement reached by City Staff and the Applicant.
	  ◦ the Residents were not invited to participate in the settlement process
	  ◦ Heritage Vaughan did not approve or render opinion on the application
	  ◦ Heritage Vaughan did not receive a revised application to review
	• Several Councillors, including Marilyn Iafrate, Alan Shefman and Sandra Racco described the site application as "inappropriate", "ugly', "Lego blocks". One commented that if this was a "revised proposal, I am afraid to ask what the original rendering looked like".
	• Councillor Carella motioned to have the voting of the application postponed until May in order to give the Applicant and Residents more time to arrive at a suitable compromise. If a compromise is not achieved at that time, then the application would be denied.
	• Regional Councillor DiBiase asked legal staff if Council could rescind their endorsement to settle the offer on the VOP 2010. Legal staff advised to bring the matter in-camera.
	No decision regarding the site application was reached, and Council deferred the matter to Council Meeting in order to obtain legal counsel.

	VWRPA Response to Staff Commentary In response to the Staff Report to the Special Committee of the Whole – March 1, 2016-03-20. Concerns of the Residents that were expressed in deputations highlighting issues related to the following: • Costs related to deviation of the Vaughan Official Plan 2010 ($18M and rising) • Traffic • Noise • Removal of mature trees and scarring of natural topography • Height • Density • Incompatibility of proposed design • Contextual problem impacting surrounding town homes

	• Relocation and partial demolition of existing heritage homes • Erosion of historical and "village" feel of the Woodbridge Core • Complete disrespects of the Residents recommendation regarding height, density, context and design. Throughout this process, the residents have consistently expressed that they are not opposed to development in the Woodbridge Core, but development must be in keeping with the Vaughan Official Plan 2010 which is already a compromise and dictates the allowable intensification in the Woodbridge Core. Residents do not want to see more money spent on deviations from the Vaughan Official Plan
Jan 19/16 – City Council vote to accept developers offer to settle on their appeal of the VOP 2010	On January 26th the VWRPA received an invitation to participate in a conference call with the City Lawyer, Ms. Dawne Jubb in order to provide details of the settlement offer that would to be **endorsed by City Council** with regards to the designation of the sites at 177, 185 and 197 Woodbridge Avenue. The VWRPA was advised of the following: *"on March 23rd the Developer will be bringing in a motion seeking approval to amend the VOP for the designation of this particular land on this particular site:* • *To go from low rise mixed-use to go to mid rise mixed-use; to allow for additional height on property of 7-storeys; of that 7-storeys that will contain 119 units and commercial space; and FSI seeking 3"* • This was the first time the residents were notified that a settlement was sought and an agreement had been reached. The residents questioned why zoning issues were being discussed behind closed doors without public engagement or involvement. The residents also questioned who represented the community and expressed concern that the settlement had no indicated evidence that issues brought forth by the residents were addressed. • The Residents of the Woodbridge Core Area have been committed to an open, collaborative process since the onset of this application yet there was no transparency, no collaboration and no compromise with the reached settlement. Residents feel that the Applicant and the City have not been dealing with them in good faith.
Dec 17/15 – Meeting with Manager of Urban Design Mr. Bayley and Senior Planner Mrs. Caputo and Residents	Three area residents met with Mr. Bayley and Ms. Caputo to ensure that City Staff were fully aware of the concerns of the residents and their commitment to protecting the continuity of the community's character. At this time, no staff reports had been finalized therefore technical data was not shared. A meeting took place that discussed the area and the residents' concerns with overdevelopment and the most recent building completed on Woodbridge Avenue. In this regard: • 160 Woodbridge Ave (The Grand Manor) – the design and colour choices are entirely inconsistent with the neighbourhood, bordering on offensive (the building is peach and green) – Situated on this lot is the historical Inkerman Hotel. The extreme miscommunication between the developer and the City is nowhere more apparent than this property. What was once a beautiful historical home is now a tasteless reminder of the lack of due diligence in ensuring continuity. The site is already falling into disrepair. - Mr. Bayley's commentary on this application – **A MISTAKE** • 83 Woodbridge Ave (Terraces on the Park) – as the façade of this development begins at the sidewalk, this building's overall height and lack of set back imposes a claustrophobic and ominous presence over the intersection of Woodbridge Ave. and Clarence St. This development was built right on the flood plain before guidelines for the Special Policy Area guidelines were finalized. In order to facilitate the need for parking and the threat of water, the 2-storey garage was built above ground, Mr. Bayley's commentary on this application – **A MISTAKE**

	When Mr. Bayley was asked the question "why would we make a third mistake?" he dismissed the question by clearly stating that this application was going to be approved at the current height as requested by the application. He also stated that there was a $1M settlement for community benefit (Woodbridge Streetscape Plan) that was in current negotiation with the Applicant.
Oct 21/15 - Heritage Vaughan Committee Meeting	• Residents from the Village of Woodbridge area were in attendance at the Heritage Vaughan Committee meeting and will attest to the following: o When asked the residents of the community expressed unanimous frustration with the application citing concerns about density, height, impact and preservation of the heritage home, impact to the streetscape and topography of the area, o Notified Committee Members that they did engage in meetings with the applicant. The applicant presented the project. This was in no way, shape or form a collaborative process. While the applicant listened to community feedback, this feedback was not incorporated into the renderings. The meetings were very much one sided. o Committee Members did receive the report from the Manager of Urban Design and Cultural Heritage, however they did not support the application. • Taken directly from the minutes to Heritage Vaughan Committee Meeting: **"That the Heritage Vaughan Committee requested that the applicant reconsider the present proposal taking into consideration the issues raised regarding a design for the new development that is sympathetic to the historic character of the district and the two heritage buildings, and work with the community to find an acceptable approach for this development."**
5th Community Meeting arranged by Councillor Carella	• On Dec 9/15 a 5th Community Meeting was held with the Applicant in response to Heritage Vaughan's request to ***"work with the community to find an acceptable approach for this development"***. The Applicant presented the same building with the same characteristics that was presented to the Village of Woodbridge residents in the previous meetings. Other than a few minor cosmetic changes to the POPS, the applicant did not change any design aspects of the building, particularly with regard to height, density and appearance. • The residents remained frustrated by the applicant's unwillingness to respect the request from Heritage Vaughan and failure to collaborate with the community. • The Community Meeting continued after the applicant had departed. Councillor Carella and R.Bayley, Manager of Urban Design and Cultural Heritage heard the continued frustration and escalating concerns of the area residents. This application did not follow the Heritage Vaughan approval process. After the meeting on Oct 21/15, this application did not go back to Heritage Vaughan for approval/support.
Staff recommendation to the Heritage Vaughan Committee	**Commentary from Heritage Vaughan Staff submitted for the Oct 21/15 Heritage Vaughan Committee meeting** • Vaughan Heritage's planning argument for recommendation of the site application – Contribution to Sustainability as per: Goal 4: To create a vibrant community where citizens, business and visitors thrive. *Objective 4.1: "To foster a city with strong social cohesion, an engaging arts*
	VWRPA Response to Staff Commentary • The community contends that an "institutional" glass and brick, 7 storey building that is 3 times the allowable density as per VOP 2010 does not meet with Objective 4.1, even remotely. The site proposal contravenes Woodbridge HCD Plan.

	scene, and a clear sense of its culture and heritage".
	
	Analysis Arguments as presented by Daniel Rende, Cultural Heritage Coordinator
	• The Woodbridge Center Secondary Plan and the Woodbridge HCD Plan both speak to the existing heritage character of Woodbridge Ave as a commercial corridor and a focal point to the village which shall be conserved carried into future development
	
	• Building Height – The proposed height does not conform to the guideline, however, the overage in height will have minimal impact to the heritage assets on the site as it is stepped back and the overage in height is limited to a small portion of the site
	
	• Setbacks – The proposed relocation of the heritage homes is inconsistent with the HCD guidelines, however, in this instance, relocation of the heritage buildings will provide the following substantial realm benefits, improved pedestrian experience and POPS and commercial reuse of heritage homes
	
	• Transition of new Building in Relations to Heritage Resources-the proposed development does not meet the 45-degree angular plane guideline for transitions to new buildings although large side yard setbacks have been provided to both heritage resources
	
	• New Construction- Woodbridge HDC plan, sections 6.3.2, 6.3.3; state that construction "should be of 'it time;" and should "fit this village context while at the same time representing current deign philosophy"
	  • ...for new buildings in this heritage district the design should take into account the proportion of the buildings in the immediate context and consider a design with proportional relationships that will make it a good fit"
		6.1.1 Objectives:
		  • Generally, new buildings along Woodbridge Ave. should be no taller than 4 floors (13m) and must be sympathetic to, and transition from, the height of adjacent contributing buildings with a minimum 45-degree angular plan, starting from the existing height of the contributing building's edge
		  • Existing contributing buildings should retain their historic setbacks, and create front landscaped courtyards that open onto Woodbridge Ave. to build on the 'green' character of the street.
		
		• The site is home to the last two remaining authentic and historically significant homes in their original topographical setting. They are now all that is left to embody the essence of historical Woodbridge. This site application does nothing to preserve this heritage and history, let alone recognize it. By repurposing these historical homes as residential or commercial (i.e. restaurant), the application does nothing to foster an engaging arts scene or clear sense of culture and heritage in this area.
		
		• The height the building is overpowering and overwhelms the two historical homes. The overage in height overwhelms the surrounding two storey townhouses to the north, west and south, and the four storey condo to the east of this site. The overall height of structure is exacerbated by the significant grade change on this lot.
		
		• Other than the POPS (lack of value as discussed, below), the applicant has not submitted evidence that the pedestrian experience will be "improved" (sidewalks must be replaced after the building is completed, *regardless*). Based on the second rendering, the application does NOT indicate commercial reuse of heritage homes, so this statement is false (private dwelling and amenity room for condo).
		
		• In this proposal, no angular plane exists. This application sits on 0.35 hectares (0.86 acres); there are no "large" yards of any description in this plan, particularly in reference to the heritage "resources".
		
		This proposal does not meet the objectives of the Woodbridge HCD Plan,

		specifically: 5.1 Objectives: • Conserve contributing buildings, landscape and streetscapes; • Ensure new designs contribute to the Woodbridge Heritage character • Manage any development...proposed within the district, in a manner that is sensitive and responsive to all aspects necessary to ensure the protection and conservation of the heritage resources, in order to maintain the village character of the Woodbridge District • Ensure individual heritage structures and landscapes are maintained and new developments.... sensitively integrated as part of a comprehensive district 5.3 Heritage Character Statement The village character and quality of the district should continue to be defined by: • a variety of building setbacks, typically having deep frontages and side yards; -->the proposed site plan moves existing heritage homes and new buildings to street level thereby ignoring the contextual value of the homes as they sit on the hill along Woodbridge Ave • a "green" quality where the built form is generally integrated within the natural landscape and topography, with mature trees and tree canopies, creating a park-like development setting and context; -->the proposed site plan does not integrate the new condo nor existing heritage homes within natural topography—it does the opposite by flattening the existing topography (rolling hill) and removing mature trees on site in order to make way for a massive modern looking condo -->changing the topography of the area the area will have less 'green' area • significant views that capture the vast river corridor, the rolling topography, and the interplay of the natural landscape and the built form; ***proposed site plan changes the natural topography of the area by removing the rolling hill which is an integral and natural part of the village character and quality of this heritage district. 5.3.1.4. Topography

		• A rolling topography results in frequent views to the valley, and towards the surrounding hills, especially to key areas such as the Woodbridge commercial core and the Humber River Valley flood plain, and to Kipling Avenue, which is on the ridge.
		-->the proposal will eliminate the topography of the area, which is one of the categories which is used to describe the physical attributes of the area. By removing the hill, the developer will be removing an attribute of natural, historical and contextual value
		
		6.2.3 Relocation of Contributing Buildings
		• Buildings and structures located within properties that are listed as contributing to the Woodbridge HCD Heritage Character should not be relocated and should remain in-situ within their existing context
		
		6.4.2.2 Street Wall Height and Scale
		• Additional building height, to a maximum of 6 floors (20m), may be considered only when there is no undue impact to the public realm and/or adjacent properties, including an impact on sunlight penetration and views. Additional building height must step back along a 45-degree angular plane from:
		  • The street, starting at 13 meters, when facing a street and starting at 9.5 meters when facing another property;
		  • The height of many contributing building
		
		6.5.3 Transitions New Buildings in Relations to Heritage Resources
		• The height of the contributing buildings should be maintained.
		• The setback requirement to adjacent contributing heritage buildings must be at least half the building height. This transition pertains to the back and side yards of the contributing building.
		• New buildings must transition from the height of adjacent contributing buildings with a minimum of 45-degree angular plane, starting from the existing height of the contributing building. The height of contributing building is measured from the average elevation of the finished grade at the front of the building to the highest point of the roof surface from a flat roof surface for a flat roof and mansard roof; and to the mean height between the eaves and the highest point of a gable, hip, or gambrel roof

		• The proposal will remove the rear of the Mclean House to facilitate new construction contravening the Woodbridge HCD which stipulates that heritage homes should remain intact. Mr. Rende states that the front portion of the McLean House contains the most significant heritage attributes. While the front portion of the house represents classical design from its era, the rear potion of the house has profound historical significance as this was the location of the first doctor's office and operating room in Woodbridge (essentially, its first hospital).
Aug 27/15 – Design Review Panel Minutes – 2nd Review by DRP	**Commentary from DRP meeting minutes** • Panel felt that the architectural proposal appears too big and too tall from the street level. The proposal is challenging in terms of scale, relationship to the ground plane, relationship to the upper level, and overall building articulation. • The proposal does not make good use of existing grades, nor does it incorporate a historical reference to the relationship of buildings with the grade changes. In this segment of Woodbridge Avenue, the existing condition has rolling topography with buildings "floating" in the landscape. The existing cultural landscape creates transitions in grade with heritage building elevations that respond in their elevations and use to the various grades. • The POPS fronting Woodbridge Avenue will be permanently in shadow. A break in the upper levels might allow some sunlight and sky views, as well as articulation of the vertical plane. • Panel would have liked to review the Arborist Report as it acknowledged that the cultural landscape with existing trees is as important a part of the heritage as the buildings.	**VWRPA Response to Panel Comments** • No evidence that comments from August 27, 2015 DRP were taken under advisement by the Applicant nor were design guidelines enforced by Vaughan Urban Design. At the meeting held between residents and Manager of Urban Design and Senior Planner, comments noted in the DRP were dismissed by both, noting *"design is subjective."*. • City of Vaughan set precedent for preservation of this site. The site application approval of Beaverton Homes (Kleinberg) Inc./Martin Smith House (Jun 25/13) which included preservation of topography (retention of grassy knoll) as inclusive of historical reference and significance to cultural landscape • POPS – Applicant's contribution will not be value-added due to shading from building, enclosed surroundings, lack of privacy (fish-bowl effect), amplification of traffic noise reflected off buildings on three sides. As voiced many times over by the residents, traffic is already significant on this road and will increase. • Community position continues to state that the trees are integral to the preservation of the historical landscape. The Applicant's arborist consultant originally declared the trees diseased and dying necessitating their removal. City of Vaughan Staff Report states removal of the existing mature trees is necessary to facilitate the grade changes mandated by construction of the proposed structure (i.e. no references to tree removal due to infirmity).

	• Panel noted that the review of this development should learn from previous developments along Woodbridge Avenue that have also levelled the topography and created single points of entrances that are grade separated, thereby creating a more aggressive street frontage and changing the character of Woodbridge Avenue. Panel noted that the 45-degree angular plane in the Woodbridge Heritage Conservation District Plan is meant to adequately separate buildings and articulate a transition.	• Residents of the area express concern that Woodbridge Avenue has lost a great deal of its village character and is becoming a concrete wall. "Mistakes" that were allowed to happen previous to this application must not be leveraged as precedent-setting to propagate further offenses to the VOP and heritage plan.
	• Panel encouraged doing something honest with the heritage buildings.	• The Wallace and the McLean Houses are poised to serve the new condominium as amenities. There is no intended 'service' or added value to the neighbourhood.
	• As heritage buildings consist of more than one façade, keeping the heritage houses whole was recommended.	• Woodbridge HCD Plan clearly states that the buildings remain *in situ.*
	• The upper levels of the building need further development; a combination of applying a similar kind of fine-grain discipline as applied to the lower portion and mitigating the height.	• The site application does not conform to the specifications as outlined in the Woodbridge Heritage Conservation Plan, particularly with respect to height and density
	• Although the ambition is to make the top of the building visually disappear through the use of glass, Panel advised that the building will not visually disappear, especially when conventional window wall systems and exhausts are used.	• The site application takes away from the village ambience and does not contribute to the historical character of Woodbridge Avenue. Submitted renderings are entirely incompatible with the existing personality of the village, incongruent with adjacent properties, impose a distracting sense of mass and, most importantly, are completely unsympathetic to the existing heritage homes.
	• The balconies create a distracting upper portion, which contribute to the sense of a large building. Recessing the balconies may help in this regard.	
	• A lack of breaks and lack of finer grain in the upper levels of the architecture creates a "relentless condition" that is not typical of Woodbridge and takes away from the character of the Heritage Conservation District.	
Community Meetings arranged by Councillor Carella:	Community meetings were held and facilitated by Councilor Tony Carella. Deputy Mayor/Regional Councilor Michael DiBiase, Regional Councilor Mario Ferri, and Regional Councilor Gino Rosati and City Staff also took part in these meetings. • A small number of area residents participated in the community meetings. Only residents that presented deputations during the December 2nd, 2014 Committee of The Whole Meeting – Public Meeting were invited. With the consent of the Applicant, these meetings were recorded by the VWRPA. (Applicant provided copies).	

<table>
<tr><td>Feb 11/15
Feb 18/15
Feb 26/15
Apr 7/15</td><td>

Throughout these meetings, the residents were consistent and unanimous in their lack of support for this site application. Community input was clearly not factored in to the final design as shown during the final presentation meeting held on April 7th, 2015.
Concerns that residents tabled include:

proposed architecture is incompatible with the Old Woodbridge Character landscape
treatment of the two Heritage homes (Thomas Wallace House (c. 1875) and the Dr. Peter McLean House (c.1893)
increasing traffic on Woodbridge Ave.
removal of existing mature trees
negative and severe impact on the surrounding townhouse development
shadowing Impact

February 11th, 2015 - Councilor Tony Carella led the meeting. The format for the scheduling of upcoming meetings with the Applicant was also set. Residents that attended this meeting were required to submit their contact information in order to ensure they were invited to future meetings. At this time, no discussion took place about the development with the applicant.
February 18th, 2015 - Applicant provided information about the development. Applicant addressed items such as the mature trees, shadowing impact, traffic study, architecture design. Concerns raised by residents during this meeting were deferred to the end of the Applicant's presentation. These were discussed during the February 26th, 2015 meeting.
February 26th, 2015 - During this meeting, residents raised concerns that were not factored into the development plans. Violations of the VOP2010 and the Vaughan Heritage Plan were brought forward by the residents, at this time.
April 7th, 2015 - Applicant provided new changes to the development. Changes included a slight decrease in the development size from 8-storeys to 7-storeys (Note: consideration was not given to overall height as the height of each storey can vary greatly). The townhomes which were part of the original application were removed from the plan and a common area "green space" was added. At this point, no other considerations were included. When it was suggested that the height was still a concern (as it still far exceeded plan) and the heritage component had not been addressed, the Applicant indicated that no further changes would be made to the design.</td></tr>
<tr><td>Dec 2/14 – Committee of the Whole Public Hearing</td><td>
At the Dec 2/14 meeting, the Community from the Village of Woodbridge attended Vaughan City Hall documenting their initial reaction to the proposed site application at 177, 185 and 197 Woodbridge Avenue:

Despite a driving snowstorm, over 50 residents from Ward 2 attended this meeting

125 names were submitted on a petition of protest
19 deputations of disapproval were expressed to City Council
17 communication items were delivered to the City Clerk expressing disapproval of the application

All deputations were harshly critical of the application particularly with respect to size, height, density, impact and conservation of the two historical homes, traffic, shadowing, green space – specifically impact to the existing trees, sightlines, and open streetscape.

Councillor Carella's response to the community's disapproval of the site application was to order Community Meetings with the applicant and a selection of the ratepayers who spoke at the Dec 2/14 meeting.
<table>
<tr><th>Commentary from Staff Report submitted for the Dec 2/14 Committee of the Whole Public Hearing</th><th>VWRPA Response to Staff Commentary</th></tr>
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</td></tr>
</table>

	• To receive comments from the public and the Committee of the Whole on the following applications on the subject lands ..., to facilitate the development of an 8-storey apartment building with143 residential apartment units, three 2-storey townhouse units, and 230 m2 of ground floor commercial uses and to restore and retain two heritage dwellings (Thomas Frazier Wallace House and the Dr. Peter Mclean House),	Site application is located in the area of the Woodbridge Heritage District Conservation Area that should be protected by the Woodbridge HDC Plan, 6.1.1 Objectives: Generally, new buildings along Woodbridge Ave. should be no taller than 4 floors (13m) and must be sympathetic to, and transition from, the height of adjacent contributing buildings with a minimum 45-degree angular plan, starting from the existing height of the contributing building's edge. Existing contributing buildings should retain their historic setbacks, and create front landscaped courtyards that open onto Woodbridge Ave. to build on the 'green' character of the street.
	• Amend OPA #440(Woodbridge Core Plan) to re-designate the subject lands from "Medium Density Residential" and "Mixed Use Commercial" to "High Density Residential" and to amend the following official plan policies: o 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) ▪ In addition to include 143 units Residential Apartment Dwelling Units ▪ 3 Townhouse Dwelling units ▪ 2 existing Detached Heritage Dwelling units ▪ 230m^2 of ground floor commercial area o To include total parking proposed = 168 spaces o No Barrier-Free parking	• OPA #440 (in effect) The subject lands are designated 'Medium Density Residential" and "Mixed Use Commercial" 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 4th storey in the roofline is permitted within the "Mixed Use Commercial" designation depending on the adjacent development. The proposal to re-designate 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 current and applicable Official Plan. • City of Vaughan Official Plan 2010 (VOP 2010) - specifically Volume 2, the Woodbridge Core Secondary Plan - the subject lands are designated "Low Rise Mixed Use". 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 3.28 does not conform to VOP 2010. • This site application grossly exceeds the prescribed limitations imposed in either official plan. The applicant has no interest in developing a property sympathetic to the adjacent properties and surrounding neighbourhood; architecturally, culturally and historically. • VWRPA expressed that the Community is in support of redevelopment, however request that the applicant, Planning Department and Council respect the official plan and consider what is an appropriate fit for a neighbourhood

		designated as a heritage conservation district. Heritage Homes – there are two heritage homes situated on these lots. In essence they are the last two homes left of the Woodbridge of yesterday. The topographical attributes of their locations (185 "Thomas Frazier Wallace House" and 197 "Dr. Peter McLean House" Woodbridge Ave) are of great important to the Village of Woodbridge atmosphere and integral to the streetscape of the area. Relocation and removal of the additions (which are significantly old) fails the intended conservation of the area and violates the Woodbridge HCD Plan.

Magnifico, Rose

Subject: FW: Special Committee of the Whole Report No. 13 - Item 1
Attachments: OMB Decision Knoll 1.pdf; ATT00001.htm; OMB Knoll 2.jpg; ATT00002.htm; OMB Knoll 2A.jpg; ATT00003.htm; OMB Knoll Heritage Conservation Easement Agreement 10384 Islington.pdf; ATT00004.htm

C 15
Communication
COUNCIL: Mar 22/16
SPC(1) Rpt. No. 13 Item 1

From: Richard Lorello <rlorello@rogers.com>
Sent: Sunday, March 20, 2016 7:32 PM
To: Bevilacqua, Maurizio; Di Biase, Michael; Rosati, Gino; Ferri, Mario; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Iafrate, Marilyn; Shefman, Alan; MacKenzie, John; Kanellakos, Steve; Abrams, Jeffrey
Reply To: Richard Lorello
Cc: Maria Verna; Ciampa, Gina; JAMIE MAYNARD; mariavernrs@rogers.com; Gi Pi; Tricia. Santaguida.; Noor Javed; Adam Martin-Robbins
Subject: RE: Special Committee of the Whole Report No. 13 - Item 1

Good Day Mayor / Members of Council and Staff

Mr. Abrams, please post this communications in advance of the March 22 1:00pm Council Meeting.

I would like to bring the attached documents and the following information to Council's attention for serious consideration.

With respect to the proposed 7 storey development with in the Woodbridge Heritage District, there are considerations that were not taken into account when considering this development. I would like to draw your attention a similar issue that was the subject of an October 2009 OMB appeal decision (PL060606). In that decision there was a similar contentious issue on a Kleinburg development adjacent to the Martin Smith heritage home at 10360 Islington Ave.

Within the context of the OMB ruling, there are striking similarities between Martin Smith House in Kleinburg and the McLean House in Woodbridge. The ruling on the Martin Smith House in Kleinburg essentially states that the presevation of heritage is not only restricted to the structure but its topography as well. The topography "grassy knoll (hill)" was a key factor in the preservation the Martin Smith House and the Kleinburg Village as well. I believe that the OMB ruling also applies to the McLean House and the Woodbridge Village. In actuality, the topography on which the McLean House sits is much more pronounced than that of the Martin Smith House in Kleinburg.

Therefore I would submit that the proposed leveling of the topography on which the McLean House sits, would affect the heritage value of the McLean House and the heritage value to the Village of Woodbridge, just as OMB ruling found in the topography of the Martin Smith House in Kleinburg. Based on the OMB ruling and agreement, there is a strong arguement here based on precedent that the McLean House cannot be moved from its existing topography in that it is also perched on a knoll which has "contextual value" on its existing location and thus constitutes an important element to its heritage.

The Martin Smith home in Kleinburg was protected as a heritage home but in addition the knoll ("grassy hill), was also protected as part of its historical "Contextual Value" and significance. The OMB ruling and agreement referred to this as the "Contextual Value".

The first attachment (OMB ruling and appeal (PL060606) is significant and creates a precedent for all heritage homes in Vaughan. It includes the OMB decision which states that no permits will be granted to the developer until he had signed off with the City an agreement to protect the heritage components - This is clearly stated on page 9 of the first attachment.

The schedules attached and included in the OMB decision clearly illustrates and identifies the "knoll" deemed by the OMB to have "contextual value".

The Heritage Conservation Agreement that was referenced on page 9 of the OMB decision is a document that is registered on title (Notice YR1442866) of the property. On page 14 of the agreement the "Contextual Value" clause is highlighted and deemed to be part of the "Heritage Value" of the Martin Smith home. It clearly states the following;

"Contextual Value"

"The Martin Smith House is situated on the west side of Islington Ave and sites on an elevated "knoll" as you enter the Kleinburg historic village core when travelling north on Islington Avenue. It is one of the first heritage buildings entering the core area and acts as an important gateway to the Kleinburg Heritage Conservation Districts"

Council must take the same approach and view with respect to the "knoll' or hill where the McLean House is situated within the Woodbridge Conservation District. It can be demonstrated through the street photos of this area that the elevated "knoll/hill" is significant to the Heritage Value of the Woodbridge Village and the historical nature of the McLean House. The proposed development will destroy the historical streetscape value and we are arguing that it needs to be protected in order to protect the "contextual value" of the home and the Woodbridge Village itself.

Also see the extracts of the Council minutes.
http://www.vaughan.ca/council/minutes_agendas/Extracts/32cw0618_13ex_38.pdf

See page 9 where it states;

In the implementing Zoning By-law, a minimum distance of 7 m is required between the existing Martin Smith House and the proposed Mill Building (Building "C") and 8.1 m is required between the proposed Manor Building (Building "B") and the Mill Building (Building "C") in order to provide a more natural and historical setting for the Martin Smith House with landscaped/open space areas surrounding the building with the retention of the grassy knoll (hill) in the front and side yards.

Now see the Heritage Vaughan Committee report from October 21, 2015, where the reference to the McLean House knoll is the same.
http://www.vaughan.ca/council/minutes_agendas/AgendaItems/HV1021_15_5(part1).pdf

Page 22 reference McLean House

The building is perched on a "knoll" which appears to have originally been connected to the broader topography of the surrounding river valley and the elevated rail corridor.

The precedent set with the Martin Smith House in Kleinburg cannot be ignored and must be applied to the McLean House in Woodbridge. We cannot afford to have a double standard when it comes to the heritage of this City.

Secondly and furthermore, I have provided the following link to the Woodbridge Heritage Conservation Study and Plan;
https://www.vaughan.ca/services/business/heritage_preservation/General%20Documents/Woodbridge%20Heritage%20Conservation%20District%20Plan%20and%20Guidelines.pdf

The Woobridge Heritage Conservation Study and Plan clearly states and makes several references to 45 degree angular plane required when developing new structures adjacent to Woodbridge Heritage homes. It states the following;

2. Generally, new buildings along Woodbridge Avenue should be no taller that 4 floors (13m) and must be sympathetic to, and transition from, the height of adjacent contributing buildings with a minimum of 45 degree angular plane, starting from the existing height of the contributing building, measured at the building's edge, (see section 6.4 - Built Form Framework).

The proposed condominium development does not conform to the stipulation of the 45 degree angular plane within the rules described in the Woobridge Heritage Conservation Study. The proposed condominium does not comply with the VOP 2010 Official Plan. We request that Council adhere to the plans and studies that taxpayers have spent millions of dollars to develop. We do not view the VOP 2010 Official Plan and Woobridge Heritage Conservation Study and Plan as mere guidelines, but rather they are firm development boundaries that Council and developers must not only respect, but also abide by.

Based on the information presented herein, we request that Council remove its support and endorsement of the proposed development and let it proceed to the OMB with the City taking on the role of Party status to defend any appeal of VOP 2010 Official Plan and the Woobridge Heritage Conservation Study that the applicant may bring forth.

Sincerely
Richard T. Lorello
C / O Village of Woodbridge Ratepayers' Association

ISSUE DATE:
Oct. 05, 2009

PL060606

Ontario
Ontario Municipal Board
Commission des affaires municipales de l'Ontario

IN THE MATTER OF subsection 17(36) of the *Planning Act*, R.S.O. 1990, C. P. 13, as amended

Appellant:	10360 Islington Avenue Inc.
Appellant:	Gioseffina (Josie) Greco-Alviani & Fabio Alviani
Subject:	Proposed Official Plan Amendment No. 633
Municipality:	City of Vaughan
OMB Case No.	PL060606
OMB File No.	O070059

IN THE MATTER OF subsection 34(19) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Appellant:	Frank Greco
Appellant:	Elisa Vallescura
Subject:	By-law No. 167-2006
Municipality:	City of Vaughan
OMB Case No.	PL060606
OMB File No.	R060141

IN THE MATTER OF subsection 42(6) of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, as amended

Appellant:	10360 Islington Avenue Inc. and J & F Alviani
Subject:	Appeal of the Decision of Council on an application to permit the erection of a building on properties 10360 and 10384 Islington Avenue located within the Kleinburg-Nashville Heritage Conservation District
Property Address:	10360 & 10384 Islington Avenue
Municipality:	City of Vaughan
OMB Case No.	MM080059
OMB File No.	MM080059

IN THE MATTER OF subsection 42(6) of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, as amended

Appellant:	10360 Islington Avenue Inc. and J & F Alviani
Subject:	Appeal of the Decision of Council on an application to permit the erection of a building on properties 10360 and 10384 Islington Avenue located within the Kleinburg-Nashville Heritage Conservation District, which revises the heritage permit application under OMB Case & File No. MM080059
Property Address:	10360 & 10384 Islington Avenue
Municipality:	City of Vaughan
OMB Case No.	MM090007
OMB File No.	MM090007

10360 Islington Avenue Inc. has appealed to the Ontario Municipal Board under subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, from Council's refusal or neglect to enact a proposed amendment to the Official Plan for the City of Vaughan to include policies to permit a range of uses consisting of Institutional (including private school and daycare centre, retirement residence), Museum, Community Facility, Mainstreet Commercial & Residential uses, Multi-unit Residential Condominium within the existing heritage structure (Martin Smith House), as well as a range of uses consisting of a new multi-unit building ranging in height from 2-5 storeys for the purpose of either a residential condominium or a retirement residence, Institutional uses (including private school & daycare centre) & Mainstreet Commercial uses on lands located on the west side of Islington Avenue, south of Nashville Road, municipally known as 10360 & 10384 Islington Avenue in the Village of Kleinburg, City of Vaughan, designated as "Kleinburg Core" by Official Plan Amendment No. 601, as amended by Official Plan Amendment No. 633
Approval Authority File No. OP.07.004
OMB Case No. PL080178
OMB File No. PL080178

10360 Islington Avenue Inc. has appealed to the Ontario Municipal Board under subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, from Council's refusal or neglect to enact a proposed amendment to Zoning By-law No. 1-88, as amended, of the City of Vaughan to rezone lands municipally known as 10360 & 10384 Islington Avenue in the Village of Kleinburg, City of Vaughan, from "R1 Residential Zone" and "RM2 Multiple Residential Zone" to "OS1 Open Space Conservation Zone" and "RM2 Multiple Residential Zone", with the addition of Exceptions for the minimum lot area per unit requirement, parking requirements, parking and access requirements, permitted uses, maximum building height, setbacks, the amount of landscaped area and the landscaping strip requirements to permit a range of uses consisting of Institutional (including private school and daycare centre, retirement residence), Museum, Community Facility, Mainstreet Commercial & Residential uses, Multi-unit Residential Condominium within the existing heritage structure (Martin Smith House), as well as a range of uses consisting of a new multi-unit building ranging in height from 2-5 storeys for the purpose of either a residential condomimium or a retirement residence, Institutional uses (including private school & daycare centre) & Mainstreet Commercial uses
Approval Authority File No. Z.07.031
OMB Case No. PL080179
OMB File No. PL080179

APPEARANCES:

Parties	Counsel*/Agent
City of Vaughan	L. Townsend* and C. Storto*

10360 Islington Avenue Inc., Gioseffina Greco-Alviani, Fabio Alviani and Frank Greco	M. Flynn-Guglietti*
Daniel Rea	I. Kagan*
Toronto and Region Conservation Authority	J. Wigley*

MEMORANDUM OF ORAL DECISION DELIVERED BY D. R. GRANGER ON SEPTEMBER 23, 2009 AND PARTIAL ORDER OF THE BOARD

This is a hearing of the appeals by Gioseffina Greco-Alviani, Fabio Alviani and Frank Greco, all now associated with 10360 Islington Avenue Inc., (Appellants), against City of Vaughan (City) Official Plan Amendment No. 633 (OPA 633) and By-law 167-2006 enacted for the Kleinburg Community Secondary Planning area and from the City Council's refusal to approve applications for an amendment to the City Official Plan, Zoning By-law I-88 (By-law) and to permit an alteration to property in the Kleinburg-Nashville Heritage Conservation District Plan to facilitate the development of a residential/institutional complex (Proposal) at 10360 and 10384 Islington Avenue (Subject Property).

This hearing was originally scheduled to commence on August 31, 2009. The parties, however, agreed to engage in a Board, otherwise constituted, mediation at that time.

At the commencement of the hearing on September 15, 2009, the Board was informed that following two weeks of intensive efforts to resolve the dispute, a Settlement in Principle had been reached between the parties. The settlement results in a considerably smaller proposal.

The Settlement in Principle was scheduled to go before City Council on September 21, 2009 in the form of Minutes of Settlement, a Heritage Easement Agreement and the final forms of the Official Plan and Zoning By-law amendments.

The parties consented to the Board adjourning to reconvene on Wednesday September 23, 2009 to hear evidence of the settlement. All parties and participants were to be able to review the proposal that results from the Settlement in Principle in the interim.

Participants York Region District School Board (YRDSB), Kleinburg Area Ratepayers Association (KARA), John McMahon and Sandra DeZen were in attendance at the September 15, 2009 commencement of the hearing. Participants Richard Lorello, Jory Kesten and Nadia Lazzarino were not in attendance but the Board was informed by Counsel of their desire to continue to be listed as participants.

Participants originally listed, Tony Spina and Denis Nazzicone, have provided no indication of their continued status, have not filed Participant Statements nor have attended at the commencement of the hearing having being so notified. The Board removes their status as participants.

Upon reconvening on September 23, 2009, the Board was informed that a settlement had been reached with the City, Toronto and Region Conservation Authority (TRCA) and the Appellants. Counsel for the only other party, Daniel Rea owner of an abutting single family home to the south of the Subject Property, confirmed that he was not opposing the settlement.

As a result of the settlement, Counsel for the Appellants confirmed its withdrawal of its appeal against By-law 167-2006. There being no objection, the Board accepts the withdrawal of the appeal. The Board's file is now closed in that regard. By-law 167-2006 is in effect.

Participants KARA and Nadia Lazzarino attended on September 23, 2009 and presented evidence in opposition to the settlement. KARA expressed concerns including the loss of trees and the addition of another building on the property associated with the historic Martin Smith House. It believes that the scale of the proposal is still not consistent with the village of Kleinburg and that the Martin Smith House should remain as a single family home. Ms Lazzarino expressed her and her neighbours' concerns including the separation between the proposal and residential properties to the immediate south of the Subject Property, appropriate landscaping and

buffering, vehicular access and the garbage collection location. She believed the proposed coverage on the Subject Property to be excessive.

Participant YRDSB attended on September 23, 2009 and confirmed its satisfaction with the settlement.

Participants Sandra DeZen and Jory Kesten attended on September 23, 2009 and presented evidence in support of the settlement. Ms DeZen set out the expense and some frustration involved in trying to maintain heritage properties and the need to support business initiatives such as the Proposal in that regard. Mr. Kesten set out what he believed to be the need for alternative forms of housing, such as the Proposal, that would allow older residents with larger homes to be able to scale down and remain living in the community.

L. Jones, on behalf of the Appellants, provided expert land use planning evidence and opinion in support of the settlement that results in a site specific Official Plan Amendment No. 703 (OPA 703), presented as Exhibit No. 4, and a site specific By-law amendment, presented as Exhibit No. 5.

D. Birchall, on behalf of the City, provided expert land use planning and urban design policy evidence and opinion in support of the settlement including OPA 703, the proposed By-law amendment and a further modified OPA 633, presented as Exhibit No. 7.

No other expert land use planning evidence or opinion was proffered.

With respect to the appeals pursuant to the *Ontario Heritage Act*, the parties have requested that the Board withhold any Order pending completion and approval of the required site plan and agreement. They submit that a permit should only issue pursuant to subsection 42 (8) of the *Ontario Heritage Act* based on the development proceeding substantially in accordance with the Proposal as now settled and set out in Exhibit No. 3 subject to the satisfactory completion of the site plan approval process.

With respect to the other planning instruments, the parties seek the approval of OPA 703, acknowledged to be a Subject Property site-specific amendment to the applicable Official Plan Amendment No. 601 (OPA 601) being the Kleinburg-Nashville

Community Plan; the proposed site-specific By-law amendment; and, a modified OPA 633 being an amendment to OPA 601 that incorporates policies based upon the findings presented in the Kleinburg-Nashville Heritage Conservation District Study and Plan and to include policies recommended in the Kleinburg Core Area Policy Review with specific regard to more clearly defining "mainstreet commercial area."

Having considered all of the evidence presented, including the evidence of two qualified expert land use planners who were not contradicted, the Board finds that OPA 703, the proposed amendment to By-law I-88 and OPA 633, as further modified, are consistent with the Provincial Policy Statement (PPS), conform to the Growth Plan for the Greater Golden Horseshoe (GP), conform to the Region of York Official Plan (ROP) and the City Official Plan (OP). The Board finds that these instruments are appropriate, represent good planning and to be in the overall public interest of the community.

The reasons follow.

The Board puts great weight on the fact that the Proposal set out in Exhibit No. 3 results from a settlement between the landowner, the City and the TRCA with the only other party, Daniel Rae, not opposing and providing no evidence at this hearing.

The Proposal now permits a multi-unit residential development with a maximum of 52 units and a maximum gross floor area of 4416 square metres or an apartment dwelling with a maximum of 80 residential suites (retirement home) and a maximum gross floor area of 4416 square metres and the use of the existing heritage structure (Martin Smith House 260.13 square metres) as amenity area. Building heights will transition from a two-storey façade facing Islington Avenue to three-storeys backing onto the Humber River valley. The site will be subject to a holding provision in the proposed By-law amendment related to servicing. A portion of the site related to the Humber River valley will be dedicated to the TRCA, including a 7.5-metre strip along and above the top-of-bank. No development, other than appropriate landscaping will occur within 10 metres of the top-of-bank.

The City carries the responsibility and has the jurisdiction to identify and protect, through the *Ontario Heritage Act* designation, properties of significant heritage importance as well as setting out through the *Planning Act*, land use designations

needed to satisfy matters of Provincial interest, in this case, development in the form of housing, natural heritage protection and cultural heritage protection.

Section 4.5 of the PPS sets out that the Official Plan is the most important vehicle for implementation of the PPS. Today, two well-qualified expert land use planners have unequivocally provided evidence and expressed their opinions that the Proposal, and resulting planning instruments noted previously, as settled between the parties, conform to the applicable Official Plans, including the applicable OPA 601, as well as conforming to and being consistent with the broader Provincial development, natural heritage and cultural heritage policies of the GP and of the PPS respectively. The evidence and opinions of these land use planners were not contradicted.

Four participants have come forward to have their evidence tested at this hearing. Two in favour of the proposal and two opposed.

KARA has been helpful in understanding the character of the village area of Kleinburg and its importance to the community. KARA has a long history of involvement in the planning process and through such experience has come to be wary of commitments made regarding proposed development. In this case, based on the evidence and submissions made, the Board is satisfied that the settlement has addressed protections to a level of detail that will ensure commitments being fulfilled. The evidence is clear. What is now proposed affords much more protection of the public interest over what presently is permitted as-of-right and over what is already approved and registered on the southern portion of the Subject Property. These protections include the preservation, restoration and ongoing maintenance of an existing designated heritage building; the rehabilitation and dedication to the TRCA of a significant area of Humber River valley land; and, the development of a relatively small scale low-rise condominium apartment or retirement unit complex. This is a proposal that has now been endorsed by the City Council and one that presents a form of housing that may afford a greater choice for older residents in the community being able to stay in the community.

Many of the concerns expressed by the participants in opposition to the Proposal are matters to be considered and resolved through the site planning approval process. The City confirmed it a normal practice to consider input from area residents prior to

final site plan approval and in this case assured that KARA and Ms Lazzarino would be afforded that opportunity.

The land use planner for the Appellant confirmed her opinion in support of the Proposal relying on several professional reports submitted with the application including a Heritage Impact Assessment, Functional Servicing Study, Traffic Analysis, Geotechnical Study, Scoped Environmental Study and Archaeological Study. None of these studies were called into question by any other evidence presented. She confirmed her opinion that in light of the extensive study undertaken, the Proposal represents good planning and recommended approval.

The land use planner for the City confirmed that an extensive open, public process preceded the adoption of OPA 633 including the Kleinburg Core Area Study undertaken by Ted Davidson (Consultants) Inc. With respect to the site-specific planning instruments, she relied upon the evidence of the land use planner for the Appellant and supported the settlement achieved.

The Board has carefully considered all of the evidence presented. The evidence of the two land use planners was not contradicted nor put into question as a result of the evidence presented by those participants opposed to the Proposal. Their evidence was succinct and carefully addressed the applicable policies as required by Provincial, Regional and City planning instruments. The Board adopts and relies on that evidence.

In conclusion, with respect to the appeal from the City's refusal to enact a proposed amendment to the City OP, on consent of the parties, the Board **Orders** that the appeal is allowed and the City of Vaughan Official Plan (specifically Official Plan Amendment No. 601) is amended as now set out in Official Plan Amendment No. 703 presented as Exhibit No. 4.

With respect to the appeal from the City's refusal to enact an amendment to By-law I-88, on consent of the parties, the Board **Orders** that the appeal is allowed and By-law I-88 is amended in the form of Exhibit No. 5. The municipal clerk is authorized to assign a number to this by-law for record keeping purposes.

With respect to the appeal against Official Plan Amendment No. 633, on consent of the parties, the Board **Orders** that the appeal is allowed, in part, and Official Plan Amendment No. 633 is modified as set out in Exhibit No. 7 and as modified is approved. In all other respects, the appeal against Official Plan Amendment No. 633 is dismissed.

As noted previously, the appeal against By-law 167-2006 is withdrawn. By-law 167-2006 is in effect.

With respect to the appeals pursuant to subsection 42 (6) of the *Ontario Heritage Act*, on consent of the parties, the appeals are allowed and a permit will be issued subject to the development occurring substantially in the form of the drawings set out in Exhibit No. 3 and subject to the approval of a site plan and agreement by the City. At the request of the parties, the Board will withhold its Order that a permit be issued pursuant to subsection 46 (8) of the *Ontario Heritage Act* pending approval of the site plan and agreement by the City until June 25, 2010, acknowledged by the parties to be a reasonable time frame to accomplish same. Should difficulties arise, the Board may be spoken to. This Board Member is seized in that regard.

The Board commends the efforts of the parties in settling this dispute.

"D. R. Granger"

D. R. GRANGER
VICE CHAIR

LRO # 65 Notice | Receipted as YR1442866 on 2010 02 19 at 12:12

The applicant(s) hereby applies to the Land Registrar. | yyyy mm dd | Page 1 of 1

Properties

PIN 03323 - 0417 LT ☑ Affects Part of Prop

Description PT LT 23 CON 8 PTS 2 & 3 65R30390, VAUGHAN

Address 10384 ISLINGTON AVENUE
VAUGHAN

Consideration

Consideration $ 2.00

Applicant(s)

The notice is based on or affects a valid and existing estate, right, interest or equity in land

Name GRECO-ALVIANI, GIOSEFFINA

Address for Service 10384 Islington Ave
Kleinburg, Ontario
L0J 1C0

This document is not authorized under Power of Attorney by this party.

Name ALVIANI, FABIO

Address for Service 10384 Islington Ave
Kleinburg, Ontario
L0J 1C0

This document is not authorized under Power of Attorney by this party.

Statements

This notice is pursuant to Section 71 of the Land Titles Act.

This notice is for an indeterminate period

Schedule: See Schedules

Signed By

Barry McIntyre	181 Bay Street, Suite 4400, Brookfield Place Toronto M5J 2T3	acting for Applicant(s)	Signed	2010 02 19

Tel 4168657094

Fax 4168657048

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

MCMILLAN LLP	181 Bay Street, Suite 4400, Brookfield Place Toronto M5J 2T3	2010 02 19

Tel 4168657094

Fax 4168657048

Fees/Taxes/Payment

Statutory Registration Fee $60.00

Total Paid $60.00

File Number

Applicant Client File Number : 85837

HERITAGE CONSERVATION EASEMENT AGREEMENT

THIS HERITAGE CONSERVATION EASEMENT AGREEMENT made this 8th day of January, 2010

BETWEEN:

THE CORPORATION OF THE *CITY* OF VAUGHAN
(the "*City*")

OF THE FIRST PART

-and-

GIOSEFFINA (JOSIE) GRECO-ALVIANI and FABIO ALVIANI
(the "*Owner*")

OF THE SECOND PART

WHEREAS the *Owner* is the *Owner* of land situated in the *City*, known municipally as 10384 Islington Avenue (the "*Property*"), and more particularly described in Schedule "A" to this Agreement;

AND WHEREAS one of the purposes of the *Ontario Heritage Act* R.S. O. 1990, c. O18, as amended (the "*Heritage Act*") is to support, encourage and facilitate the conservation, protection and preservation of the heritage of Ontario;

AND WHEREAS by Section 37(1) of the *Heritage Act*, the *City* may enter into easements or covenants with *Owners* of real Property or persons having interests therein, for the conservation of *Property* of historic or architectural value or interest;

AND WHEREAS by Section 37(3) of the *Heritage Act* such covenants and easements, when registered in the proper Land Registry Office against the real property affected by them shall run with the real property and may be enforced by the *City* or its assignee against the *Owners* or any subsequent *Owners* of the real property, even where the *City* owns no other land which would be accommodated or benefited by such covenants and easements;

AND WHEREAS the *Owner* and the *City* have the common purpose of preserving the heritage value of the Property through the protection and conservation of its appropriate architectural and heritage characteristics and conditions and to this end, the *Owner* and the *City* desire to enter into this *Agreement*;

AND WHEREAS the *City* and the *Owner* desire, by way of this Heritage Conservation Easement Agreement (the "*Agreement*") to secure the conservation, maintenance, restoration, and repair of architectural and heritage characteristics and conditions of the *Property* as set out in this *Agreement*;

WITNESSETH that in consideration of the sum of Two Dollars ($2.00) and other good and valuable consideration now paid by the *Owner* to the *City* (the receipt and sufficiency of which is hereby acknowledged), and in consideration of the mutual covenants and restrictions hereinafter set out, the parties hereto hereby covenant and agree as follows:

1.0 RECITALS, SCHEDULES AND PURPOSE

1.1 The recitals and Schedules form part of this *Agreement*.

1.2 All italicized terms shall have the meaning specifically ascribed to them in this *Agreement*.

1.3 It is the purpose of this *Agreement* to ensure that the heritage value of the Property will be preserved in perpetuity. To achieve this purpose, the *City* and the *Owner* agree that the heritage features will be retained, maintained and conserved by the *Owner* through the application of recognized heritage conservation principles and practices and that no change shall be made to the

heritage features that will adversely affect the heritage value of the Property as set out in the Statement of Cultural Heritage Value attached hereto as Schedule "B".

1.4 Any reference in this *Agreement* to the *Property* includes the *Building*.

2.0 HERITAGE FEATURES

2.1 Cultural Heritage Value

2.1.1 The *Owner* and the *City* agree that the cultural heritage value and the heritage features of the *Property* that are to be conserved under this *Agreement* in order to preserve and protect the heritage value of the *Property* are as set out in the Heritage Impact Assessment, revised, dated December 9, 2008 authored by Mr. R. Coombs, Nexus Architects and as found in Schedule B attached hereto. This report and Schedule B also constitute the baseline documentation depicting and describing the appearance, condition and construction of the Building and its surrounding grounds. The *Owner* acknowledges that these constitute an accurate depiction and description of the current appearance, condition and construction of the *Building* and its surrounding grounds. The baseline documentation shall be referred to in preparation of the Conservation Plan referred to in this *Agreement* and where otherwise applicable in determining the respective responsibilities and duties of the *Owner* and the *City* under this *Agreement*.

2.1.2 It is agreed that when the Conservation Plan is prepared that where possible and while recognizing the new use of the building, efforts will be made by the *Owner* in consultation with the *City* to conserve interior features where feasible.

3.0 CONSERVATION PRINCIPLES, STANDARDS AND GUIDELINES

3.1 Both the *Owner* and the *City* in carrying out their respective responsibilities and duties under this *Agreement* shall, where applicable, be guided by and apply the conservation principles set out in Parks Canada's "Standards and Guidelines for the Conservation of Historic Places in Canada" (2003), as revised from time to time, and recognized heritage conservation best practices (herein the "*Conservation Principles and Practices*"). The current edition of the Parks Canada Standards are attached as Schedule "C" hereto.

4.0 DUTIES OF *OWNER*

4.1 Maintenance

4.1.1 The *Owner* shall at all times and, subject to compliance with the requirements of this *Agreement*, maintain the *Property* in as good and sound a state of repair as a prudent *Owner* would normally do so that no deterioration in the present condition and appearance of the heritage features shall take place except for reasonable wear and tear. The *Owner's* obligation to maintain the *Property* shall require that the *Owner* undertake such preventative maintenance, repair, stabilization and replacement whenever necessary to preserve the *Property* in substantially the same physical condition and state of repair as that existing on the date of this *Agreement* and to take all reasonable measures to secure and protect the *Property* from vandalism, fire and damage from inclement weather. Furthermore, the *Owner* shall take all reasonable measures to ensure that the *Property* is continuously occupied.

4.1.2 The *Owner* shall maintain the existing trees on the *Property* in good condition and appearance unless approval for removal is received from the *City*.

4.1.3 The *Owner* shall not, except as hereinafter set forth, without the prior written approval of the *City*, undertake or permit any demolition, construction, renovation, restoration, alteration, remodelling of the *Building* , or any other thing or act which

would materially affect the condition, appearance or construction of the heritage features of the *Property*.

4.2 Prohibited Activities

In addition to any other obligations set out in this *Agreement* and subject to the provisions of section 5 of this *Agreement* the *Owner* shall not in respect of the *Property*, except with the prior written approval of the *City*:

(a) grant any easement or right of way;

(b) erect or remove or permit the erection or removal of any building, sign, fence, or other structure of any type whatsoever except temporary fencing required during construction;

(c) allow the dumping of soil, rubbish, ashes, garbage, waste or other unsightly, hazardous or offensive materials of any type or description;

(d) except for the maintenance of existing improvements, allow any changes in the general appearance or topography of the *Property*, including and without limiting the generality of the foregoing, the construction of drainage ditches, transmission towers and lines, and other similar undertakings as well as the excavation, dredging or removal of loam, gravel, soil, rock, or other materials;

(e) allow the removal, destruction or cutting of trees except as may be necessary for (i) the prevention or treatment of disease, or (ii) other good husbandry practices and only on the consent of the *City* or where the *Owner* has obtained the *City's* consent;

(f) allow the planting of trees, shrubs or other vegetation on the *Property; or*

(g) allow any activities, actions or uses detrimental or adverse to water conservation, erosion control or soil conservation.

4.3 Emergencies

Notwithstanding the provisions of this *Agreement*, it is understood and agreed that the *Owner* or the *City* may undertake temporary measures in respect of the *Property* so long as they are:

(1) in keeping with the intention of this *Agreement*;

(2) consistent with the conservation of the *Property*; and

(3) reasonably necessary to deal with an emergency which puts the security or integrity of the *Property* or occupants of the *Building* at risk of injury or damage, provided that the Building Code Act, 1992, as amended or re-enacted from time to time, is complied with. In the event that the *Owner* is undertaking temporary measures, staff of the *City* shall be consulted. In any event, if time does not permit the *Owner* to consult with the staff of the *City* before undertaking any temporary measures, the *Owner* must notify the *City* of any temporary measures taken within two (2) business days and must make arrangements with and satisfactory to the *City* for a permanent solution, where one is required.

4.4 Signs, Structures, Etc.

The *Owner* shall not erect or permit the erection on the *Building* of any signs, awnings, television aerials or other objects of a similar nature without the prior written approval of the *City*. Such approval may, in the sole discretion of the *City* and for any reason which the *City* considers necessary, be refused, provided that with respect to signage to identify the occupant(s) of the *Building* from time to

time, the approval of the *City* shall not be unreasonably withheld, having regard to the heritage features.

5.0 APPROVALS

5.1 Permitted and Required Alterations

5.1.1 It is understood and agreed that permits pursuant to Part IV and Part V of the *Heritage Act* have been approved in principle by Council and the OMB, respectively. These approvals anticipate alterations to the *Property* as set out more particularly in the official plan amendment and zoning by-law amendment as approved by the Ontario Municipal Board with respect to OMB File No. PL060606 (and related files) and are subject to further approvals as set out in this *Agreement* before becoming final.

5.1.2 It is further understood and agreed that the *Owner* has Council approval under the *Heritage Act* to remove and/or demolish the later addition to the *Building* and construct side verandas as more particularly set out in the resolution of Council and subject to the conditions as approved by Council on February 24, 2009.

5.2 Information to be provided as a part of the *Site plan* Approval Process

5.2.1 There is no application for *site plan* approval under s. 41 of the *Planning Act* ("*site plan*") filed at this time and it is understood and agreed that the permits under the *Heritage Act* approved in principle by Council and the OMB will not be finalized until *site plan* approval is granted. It is understood and agreed that as a part of this process and in conjunction with other matters of *site plan* approval, the design details for the *Property* and the proposed alterations must be settled and must adhere to the Official Plan and Zoning By-law provisions.

5.2.2 Prior to approval of the *site plan* a Conservation Plan shall be filed setting out recommendations, including descriptions of repairs, stabilization, and preservation activities as well as long term conservation, monitoring, and maintenance measures. A Conservation Plan under this *Agreement* necessitates that the *Owner* shall at its expense provide to the *City* such information in such detail as the *City* may reasonably require in order to consider and assess the *Owner's* request including without limitation the following:

(a) plans, specifications and designs for any proposed work;

(b) materials samples;

(c) a work schedule;

(d)the report of a qualified heritage conservation engineer, architect, archaeologist or consultant; and

(e) such other reports, studies or tests as may in the circumstances be reasonably required for the *City* to appropriately assess the impact of the proposed work on the heritage features.

5.2.3 It is understood and agreed that in conjunction with the approval of a *site plan* for the *Property* that this *Agreement* shall be amended on consent and executed by the then owner and updated to include the specific details of the alterations to the *Property* and to specify the financial and maintenance requirements associated therewith.

5.2.4 The *Owner* shall be required as a part of this process to post with the *City* sufficient securities for the works to be undertaken to the *Property.*

5.3 Conditions of Approval

The *Owner*, in undertaking or permitting the construction, alteration, remodelling, or other thing or act so approved of or deemed to be approved of by the *City*, shall comply with all of the conditions of approval specified by the *City* in its approval including the use of materials and methods specified by the *City* in its approval.

5.4 Where *Owner* in Default

In the event that the *Owner* is in default of any of its obligations under this *Agreement* the *City* may, in addition to other remedies set out in the *Agreement*, refuse to consider any request for approval submitted by the *Owner* whether requested before or after such notice of default has been given to the *Owner*.

5.5 Effect of Approval

Any approval given by the *City* under this *Agreement* shall have application only to the requirements of this *Agreement* and does not relieve the *Owner* from obtaining any approvals, permits or consents of any authority whether federal, provincial, municipal or otherwise that may be required by any statute, regulation, by-law, guideline or policy or by any other agreement.

6.0 INDEMNITY AND INSURANCE

6.1 Indemnity

The *Owner* shall hold the *City* and its employees, officers, agents, contractors and representatives harmless against and from any and all liabilities, suits, actions, proceedings, claims, causes, damages, judgments or costs whatsoever (including all costs of defending such claims) arising out of, incidental to, or in connection with any injury or damage to person or property of every nature and kind (including death resulting therefrom), occasioned by any act or omission of the *Owner* related to this *Agreement*.

6.2 Insurance

6.2.1 The *Owner* agrees to put in effect and maintain or cause to be put in effect and maintained, at all times as set out herein, with insurers acceptable to the *City*, the following insurance (collectively the "Insurance"):

(a) Where possible upon commencement of construction of the development on the subject lands, Commercial General Liability ("CGL") coverage of an inclusive limit of not less than Two Million Dollars ($2,000,000) per occurrence for Property Damage, Third-Party Bodily Injury and Personal Injury with the *City* being an additional insured and including the following policy endorsements: Cross-Liability, Waiver of Subrogation and 30 day notice of cancellation;

(b) Property insurance to a limit commensurate to the full replacement cost value of the Building, being a minimum of $840,000 on an "All Risks" basis (including earthquake and flood coverage where the Property is located in the designated Ontario earthquake zone) and including the following policy endorsements: Replacement Cost Value, Stated Amount Co-Insurance, Waiver of Subrogation, the *City* as an additional insured and thirty (30) days written notice of cancellation; and

(c) Such other insurance coverage as the *City*, acting reasonably, requires from time to time in the form, amounts and for insurance risks against which a prudent *Owner* would insure, including but not limited to Builder's Risk Insurance or Wrap Up Liability Insurance.

6.2.2 Forthwith upon execution of this *Agreement* and in any event prior to the Ontario Municipal Board issuing its Order for the Official Plan and Zoning By-law amendments that pertain to this property in Case No. PL06060 (and related files) the *Owner* shall deliver to the *City* a certificate or certificates of the Insurance in a form and with limits satisfactory to the *City*, and thereafter evidence satisfactory to the *City* of the renewal of the Insurance shall be delivered to the *City* at least twenty (20) clear days before the termination thereof.

6.2.3 If the *Owner* fails to obtain the Insurance or if the Insurance is cancelled, the *City* may effect such Insurance and the premium and any other amount paid in so doing shall forthwith be paid by the *Owner* to the *City*, or if not, shall be a debt owing to the *City* and recoverable from the *Owner* by action in a court of law.

6.2.4 All proceeds receivable by the *Owner* under the Property Insurance shall, on the written demand and in accordance with the requirements of the *City*, be applied to replacement, rebuilding, restoration or repair of the *Building* to the fullest extent possible. The *Owner's* financial liability to replace, rebuild, restore or repair the *Building* if it has been damaged or destroyed shall not exceed the proceeds receivable by the *Owner* under the Property Insurance. In the event that the Property Insurance proceeds receivable by the *Owner* are insufficient to effect a partial or complete restoration of the *Building*, the *City* or the *Owner* shall have the privilege, but not the obligation, of contributing additional monies towards the replacement, rebuilding, restoration, or repair costs in order to effect a partial or complete restoration of the heritage features.

6.2.5 In the event the *Owner* allows the insurance on the *Property* to lapse and as a consequence the insurance proceeds are insufficient to cover the reasonable costs of replacing, rebuilding, restoring and replacing the *Buildings*, any deficiency to a maximum of the insured amount as contemplated by this *Agreement* shall become a debt due to the *City* and may be collected from the *Owner* in any manner permitted by law, including but not limited to a lien on the *Property*.

6.2.6 The Insurance limits or amounts of insurance specified in this *Agreement* that the *Owner* is required to put in effect may be increased by the *City* from time to time on written notice to the *Owner* and with the approval of the insurer to such limits or amounts that are prudent in the circumstances taking into account inflation, changes in the risks associated with the *Property* and industry practice.

7.0 BUILDING DEMOLITION OR REBUILDING

7.1 Notice of Damage or Destruction

In the event of any significant damage to or destruction of the *Building* the *Owner* shall notify the *City* in writing of such damage or destruction to the *Building* within three (3) clear days of such damage or destruction occurring.

7.2 Insurance Proceeds to be withheld pending Reconstruction

In the event of significant damage to or destruction of the *Building* it is agreed that the insurance proceeds will not be distributed until it is determined in accordance with the provisions of this *Agreement* which Party is undertaking the *Work*, if any. At such time as this determination is made the proceeds will be distributed to the Party responsible for construction and such distribution will be in increments such that the disbursement ensures that the *Work* is completed and insurance proceeds applied appropriately.

7.3 Rebuilding by *Owner*

The *Owner* shall replace, rebuild, restore or repair the *Building* to the limit of any proceeds receivable under the aforementioned insurance policy or policies on the *Property* and of any additional monies contributed by the Owner or the City towards the replacement, rebuilding, restoration or repair of the *Building* to effect a partial or complete restoration of the heritage features (in this section 7.0, the "Work"). Before the commencement of the *Work*, the *Owner* shall submit all plans, designs and specifications for the *Work* for its written approval within one hundred and thirty-five (135) days of the damage or destruction occurring to the *Building*. The *Owner* shall not commence or cause the *Work* to be commenced before receiving the written approval of the *City* of the plans, designs and specifications for the *Work* and the *Work* shall be performed in accordance with the approved plans, designs and specifications and upon such terms and conditions as the *City* may stipulate. The *Owner* shall cause the *Work* to be commenced within thirty (30) days of its approval by the *City* and to be completed within nine (9) months of commencement, or as soon as possible thereafter if factors beyond its control or the scope of the *Work* prevent completion within nine (9) months.

7.4 Reconstruction by *City*

7.4.1 In the event that the *Owner* fails to submit plans, drawings and specifications for the *Work* within the period stipulated in this *Agreement* which are acceptable to the *City* then the *City* may at its option prepare its own plans, drawings and specifications for the *Work* (herein the *City*'s Plans") and shall deliver a set of the *City*'s Plans to the *Owner*. The *Owner* shall have thirty (30) days from receiving the *City's* Plans to notify the *City* in writing that it intends to undertake the *Work* in accordance with *City's* Plans. If the *Owner* does not so notify the *City* within the said thirty (30) days, the *City* may (but shall not be obligated to) undertake the *Work* up to the value of any insurance proceeds receivable by the *Owner* in respect of the *Building* and of any additional amount that the *City* is prepared to contribute to effect a partial or complete restoration of the heritage features. The *Owner* shall reimburse the *City* for any expenses incurred by the *City* in undertaking the *Work*, including any professional or consulting costs reasonably incurred in connection with the *Work* to an amount not to exceed any insurance proceeds receivable by the *Owner* in respect of the damage to or destruction of the *Building*.

7.4.2 The *Owner* grants to the *City* the right and licence to enter and occupy the *Property* and the *Building* or such part or parts thereof that the *City* acting reasonably considers necessary or convenient for the *City* and its forces to undertake and complete the *Work* (herein the "Licence"). The Licence shall be exercisable by the *City* on the commencement of any *Work* undertaken by the *City* and shall terminate when such *Work* has been completed.

7.4.3 In the event that the *City* does not submit to the *Owner* the *City's* Plans or does not proceed with the *Work* within one hundred and eighty (180) days after it becomes so entitled, except where it is prevented from so doing by any act or omission of the *Owner* or any tenant or agent of the *Owner*, or by any other factors beyond its control, the *City's* right to undertake the *Work* shall automatically terminate and the *Owner* shall be entitled to retain any insurance proceeds in respect of the damage to or destruction of the *Building*.

8.0 REMEDIES OF *CITY*

8.1 Letter of Credit

8.1.1 The *Owner* will prior to the registration of this *Agreement*, in order to secure its obligations hereunder, provide the *City* with security in the form of an irrevocable Letter of Credit in the amount of $100,000. If the *City* is of the opinion, reasonably held, that the *Owner* has failed to perform any of its obligations set

out in this *Agreement*, in addition to any of its other legal or equitable remedies, the *City* may serve on the *Owner* a notice setting out particulars of the breach and of the *City*'s estimated maximum costs of remedying the breach. The *Owner* shall have thirty (30) days from receipt of such notice to remedy the breach or make arrangements satisfactory to the *City* for remedying the breach or the *City* may draw on the Letter of Credit to the amount of the actual cost of remedying the breach and may enter upon the *Property* and complete the *Owner*'s obligations. Any expenses reasonably incurred by the *City* in completing the obligations of the *Owner* pursuant to this *Agreement*, over and above the Letter of Credit provided hereunder shall, until paid to it by the *Owner*, be a debt owed by the *Owner* to the *City* and recoverable by the *City*. In the event the City is required to draw on the Letter of Credit, the *Owner* will provide a replacement Letter of Credit within ten (10) days of demand.

8.12. The Letter of Credit shall be returned to the *Owner* once the restoration work has been completed in accordance with the Conservation Plan and the condominium corporation has taken title to the property. It is understood that the *City* may require as a condition of condominium approval that the condominium corporation assume a financial obligation for maintenance of the *Property*.

8.2 Notice of Default

If the *City*, in its sole discretion, is of the opinion that the *Owner* has neglected or refused to perform any of its duties or obligations set out in this *Agreement*, the *City* may, in addition to any of its other legal or equitable remedies, give the *Owner* written notice setting out particulars of the *Owner*'s default and the actions required to remedy the default. The *Owner* shall have thirty (30) days from receipt of such notice to remedy the default in the manner specified by the *City* or to make other arrangements satisfactory to the *City* for remedying the default within such period of time as the *City* may specify.

8.3 *City* May Rectify Default

If the *Owner* has not remedied the default or made other arrangements satisfactory to the *City* for remedying the default within the time specified in this *Agreement*, or if the *Owner* does not carry out the arrangements to remedy the default within the period of time specified by this *Agreement*, the *City* may enter upon the *Property* and may carry out the *Owner*'s obligations and the *Owner* shall reimburse the *City* for any expenses incurred thereby. Such expenses incurred by the *City* shall, until paid to it by the *Owner*, be a debt owed by the *Owner* to the *City* and recoverable by the *City* by any legal remedies available. The provisions of this *Agreement* shall apply with all necessary changes required by the context to any entry by the *City* onto the *Property* to remedy the default.

8.4 Other Remedies

8.4.1. In addition and without limiting the scope of the other enforcement rights available to the *City* under this Agreement, the *City* may bring an action or an application for injunctive relief to prohibit or prevent the *Owner*'s default or the continuance of the *Owner*'s default under this Agreement.

9.0 NOTICE

9.1 Addresses of the Parties

9.1.1 Any notices to be given under this *Agreement* shall be in writing and be delivered by personal delivery or by facsimile transmission to the parties as follows:

THE *OWNER*

c/o The Residences of Heritage Hill
10384 Islington Ave
Kleinburg, Ontario
L0J 1C0

Attention: Frank Greco

THE *CITY*

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

Attention: *City* Clerk

9.1.2 Notice shall be deemed to have been received on the date of personal delivery or facsimile transmission if such date is a business day and delivery is made prior to 4:00 p.m. (Toronto time) and otherwise on the next business day. The parties agree to notify each other immediately, in writing, of any changes of address from those set out above.

10.0 Inspection of the *Property* by the *City*

10.1 The *City* or its representatives shall be permitted at all reasonable times to enter upon and inspect the *Property* upon prior written notice to the *Owner* of at least twenty-four (24) hours, or as otherwise permitted pursuant to the *Heritage Act*.

11.0 Notice of Easement

11.1 Plaque

11.1.1 The *Owner* shall erect a plaque on the *Building*, in a tasteful manner, indicating that the *Property* is a designated Heritage Property pursuant to the *Heritage Act* and subject to a Heritage Conservation Easement Agreement.

11.2 Publication

11.2.1 The *Owner* agrees to allow the *City* to publicize the existence of the heritage designation of the *Property* and this *Agreement*.

12.0 GENERAL

12.1 Waiver

12.1.1 The failure of the *City* at any time to require performance by the *Owner* of any obligation under this *Agreement* shall in no way affect its right thereafter to enforce such obligation, nor shall the waiver by the *City* of the performance of any obligation hereunder be taken or be held to be a waiver of the performance of the same or any other obligation hereunder at any later time. Any waiver must be in writing and signed by the *City*.

12.2 Extension of Time

12.2.1 Time shall be of the essence of this *Agreement*. Any time limits specified in this *Agreement* may be extended with the consent in writing of the *City*, but no such extension of time shall operate or be deemed to operate as an extension of any other time limit, and time shall be deemed to remain of the essence of this *Agreement* notwithstanding any extension of any time limit. Any extension must be in writing and signed by the *City*.

12.3 Severability of Covenants

12.3.1 All covenants, easements and restrictions contained in this *Agreement* shall be severable, and should any covenant, easement or restriction in this *Agreement* be declared invalid or unenforceable, the validity and enforceability of the remaining covenants, easements and restrictions shall not be affected.

12.4 Entirety

12.4.1 This Agreement embodies the entire agreement of the parties with regard to the matters dealt with herein, and no understandings or agreements, verbal, collateral or otherwise, exist between the parties except as herein expressly set out.

12.5 Agreement to Run with the *Property*; Subsequent Instruments

12.5.1 This *Agreement* shall be registered on title to the *Property* by the *Owner*, at its expense, and the covenants, easements and restrictions set out herein shall run with the *Property* and enure to the benefit of and be binding upon the parties hereto and their heirs, executors, administrators, personal representatives, successors and assigns, as the case may be.

12.5.2 In the event that the *Owner* transfers the *Property*, the *Owner* shall obtain from the purchaser an Assumption Agreement whereby the purchaser of the *Property* agrees to assume the obligations of the *Owner* pursuant to this *Agreement*. Upon delivery of an executed Assumption Agreement in the form and content described herein the *Owner* named herein shall be released from any further obligations and liability and such purchaser shall be deemed to be the party hereinbefore originally named as the *Owner*. The Assumption Agreement shall be registered on title to the *Property* at the *Owner's* expense and a copy shall be delivered forthwith upon execution to the *City*.

12.5.3 The *Owner* shall immediately notify the *City* in the event that it transfers either the fee simple title to or its possessory interest in the whole or any part of the *Property* or the *Building*, provided that such notice shall not be required where the *Owner*, in leasing and licensing premises in the *Building*, retains responsibility for the alteration of any heritage features forming part of the licensed or leased premises, and the tenant or licensee has no authority to alter such heritage features.

12.5.4 If the lands comprising the Property are included within a condominium description plan registered under the provisions of the *Condominium Act*, 1998, (the "Condominium Lands) then it shall be a condition of Condominium Approval, shall be included in a Condominium Agreement with the *City* and shall be included in the Condominium Declaration that the Condominium Corporation agrees to assume and be bound by the covenants, indemnities, agreements and obligations of the *Owner* hereunder, including providing the insurance and Letter of Credit as required pursuant to sections 6.1 and 8.1 of said agreement respectively, save and except for any which have already been completed, and whereby the Condominium Corporation shall be entitled to the rights of the *Owner* hereunder in place and stead of the *Owner*, as if it were an original party hereto.

Upon the inclusion of the covenants, indemnities, agreements and obligations herein in the Condominium Declaration, the *Owner* shall have no further responsibility for the covenants, indemnities, agreements and obligations under this *Agreement*.

12.5.5 So long as a condominium exists and the Condominium Corporation with respect to such condominium has complied with the provisions in Section 12.5.4, then no unit owner of a unit within such condominium will be required to deliver a covenant pursuant to this Article.

12.6 Priority and Postponement

12.6.1 The *Owner* agrees to provide to the *City*, prior to the registration of this *Agreement* on title to the Subject *Property* and at no cost to the *City*, any postponements which the *City* Solicitor considers necessary to ensure that this *Agreement*, when registered, shall have priority over any other interest in the subject *Property*. It is agreed that the City does not require postponement in favour of any of the interests registered on title as set out in Schedule D hereof, but should there be any intent to register on title any interest subsequent to those found in Schedule D the City shall be advised thereof prior thereto and at the City's discretion it may require an acknowledgement that any such interest shall not have priority over this Heritage Conservation Easement Agreement.

12.6.2 The *Owner* agrees that it will provide to the *City*, concurrent with the delivery of any postponements that may be necessary pursuant to paragraph 12.6.1, a solicitor's title opinion, satisfactory to the *City* Solicitor, confirming that this *Agreement*, when registered, will have priority over any other interest in the subject *Property*, except as set out in paragraph 12.6.1 and any other interest that may be acceptable to the *City*.

12.7 Gender, Number and Joint and Several

12.7.1 Words importing the masculine gender include the feminine or neutral gender and words in the singular include the plural, and *vice versa*. Whenever the *Owner* comprises more than one person, the *Owner*'s obligations in this Agreement shall be joint and several.

IN WITNESS WHEREOF the parties hereto have executed this Agreement effective as of the date first written above.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals

THE CORPORATION OF THE CITY OF VAUGHAN

Per: _____
City Clerk, Jeffrey A. Abrams
I have authority to bind the corporation

GIOSEFFINA (JOSIE) GRECO ALVIANI

_____
Witness

_____
Name:

FABIO ALVIANI

_____
Witness

_____
Name:

SCHEDULE "A"
DESCRIPTION OF THE PROPERTY MUNICIPALLY KNOWN AS
10384 ISLINGTON AVENUE, CITY OF VAUGHAN

PT LT 23 CON 8 PTS 2 & 3 65R-30390, Vaughan

SCHEDULE B
STATEMENT OF CULTURAL HERITAGE VALUE

DESCRIPTION OF HISTORIC PLACE:

The Martin Smith House, 10384 Islington Avenue, Lot 23, Concession 8

STATEMENT OF PROVINCIAL SIGNIFICANCE: n/a (for use only the OHT)

HERITAGE VALUE:

Historic Value:

The Martin Smith House at 10384 Islington Avenue, also known as "Redcroft" is a vernacular Gothic Revival style structure built in 1852. The structure has considerable local significance to the community of Kleinburg and to the City of Vaughan. The house is located on lands originally owned by Martin Smith, an early pioneer of the Kleinburg area. Martin Smith received ownership of the entire 200-acres property (the entire lot 23, concession 8 parcel) from his father-in-law John Line who deeded the property to him and his daughter Catherine Smith in his Will after his death. The original 200-acres originally included lands which now are the McMichael gallery across the street and was used for farming by the Smith family.

Martin and Catherine Smith constructed the house on their property in 1852 for their family which consisted of seventeen children, of which only three survived past childhood. Local history identifies that the bricks used to build the house were made on the property at its time of construction.

The Smiths' were one of the earliest settlers in Kleinburg at the time of growth for the village when the local grist and sawmill were established and layout of the village was first being established.

Architectural Value:

Exterior

The Martin Smith House is a one-and-half storey building constructed of brick in the vernacular Gothic Revival style. Is one of the best examples in Vaughan of this style with decorative design details found at its entranceway, brickwork, and verandah and posts. The Gothic Revival style is characterized by its centrally located gable along the façade's roofline. A narrow rectangular window is located within this gable as a typical feature of the style.

T-Plan Construction and Foundation

The house is built in a T-shape plan with rear and side additions to this original plan built in brick and wood. These additions were built at a later time in the house's history and are not considered significant. A Heritage Permit has been approved to demolish these later additions to the buildings. The back of the house holds the tail of the T-shaped plan. The foundation of the building is of stone and the structure sits on a full basement.

Entranceway, Coloured Glass, Transom, Sidelights

The building has a centrally located entranceway which is flanked by two large windows. A bell-cast verandah with decorative posts is fitted across the front façade of the building. The façade or east elevation of the house has a centrally located entranceway crowned with a semi-elliptical transom above the entranceway. The transom or fanlight has a swaged mullions pattern. Coloured glass is found within this transom. The decorative design is carried downwards to the sidelights on either side of the entranceway. The sidelights are uniquely fitted with ogee shaped arches and are paned with coloured glass of red, white and blue. An elliptical shaped brick voussour surrounds the transom above the single-paneled door.

Windows and Brick Voussours

The entranceway is flanked by two windows: one to either side. These windows are double-hung six-over-six pane windows sitting on wood sills. Decorative brick voussours with a chevron design heads each façade window. The windows have louvered shutters attached to each. Four

similar windows are found on the south and north (side) elevations of the main rectangular portion of the house: two on the second and two found on the first floor of the house.

Verandah, Treillage

A bell-cast verandah covers the façade of the house. The verandah is supported by four decorative treillage posts which are comprised of multiple wooden sections of gothic lancet apertures, tracery and a quatrefoil pattern on each post. Each post is crowned with curvilinear decorative brackets.

Fascia and Cornice Moulding

Moulding trims the centre gable and extends to the returned eaves on both side elevations and the back tail gable end. Soffits are clad in plain boards as are fascias except at the front which has fine single moulding. Simple cornice moulding is found along entire roofline of house.

Buff Brick Quoining

Buff Brick quoins are found on all four corners of the front main portion of the building.

Interior

Staircase, Mantels, Floorboards, Baseboards, Doors and Door Surrounds, Hardware, Grills, Stained Glass

The interior of the house has a centrally located staircase which is likely original to the house. A mantel found on the first floor parlour, the baseboards, door surrounds, floorboards, doors and door hardware and vent grills including original stain glass at the entranceway – are all interior features that have considerable architectural significance and their preservation are warranted. Preservation of the interior would be subject to the requirements of paragraph 2.1.2 of the HCEA.

Contextual Value:

The Martin Smith House is situated on the west side of Islington Avenue and sites on an elevated knoll as you enter the Kleinburg historic village core when travelling north on Islington Avenue. It is one of the first heritage buildings entering the core area and acts as an important gateway to the Kleinburg Heritage Conservation District.

Heritage Character Defining Features (Heritage Features):

The Heritage Features of the Property referred to in the Easement Agreement are comprised of the following elements:

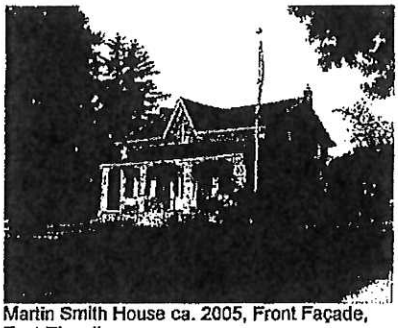
Exterior:

- Gothic Revival style which is the one-and-one half storey brick structure with a centrally located gable.
- T-shaped plan
- Brickwork including buff brick quoining
- Entranceway including transom, sidelights and paneling, all coloured glass and windows and mullions, door, hardware, door surround.
- Verandah including treillage, brackets, bell-cast roof
- Windows, shutters, wood sills, brick voussour pattern over all windows.
- Cornice moulding at eaves
- Stone foundation

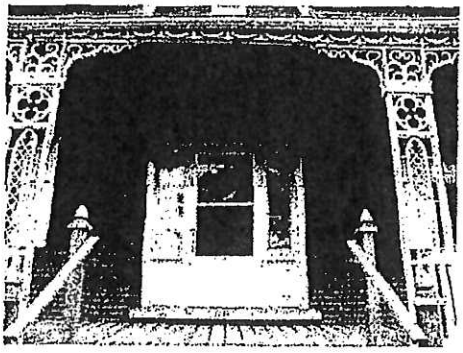
Contextual:

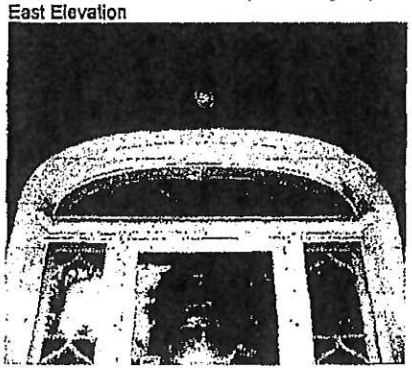
- Original location of house

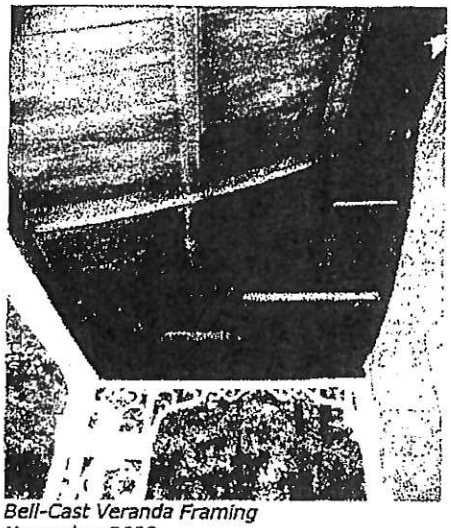
Martin Smith House ca. 2005, Front façade, East Elevation



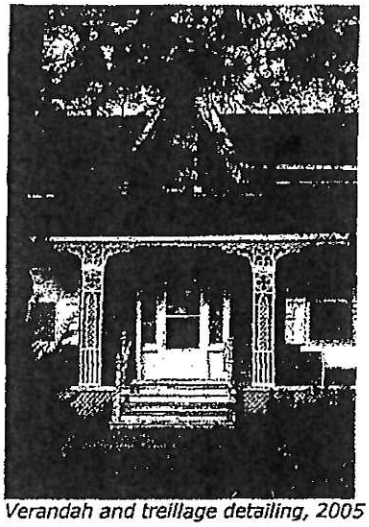
Martin Smith House ca. 2005, Front Façade, East Elevation





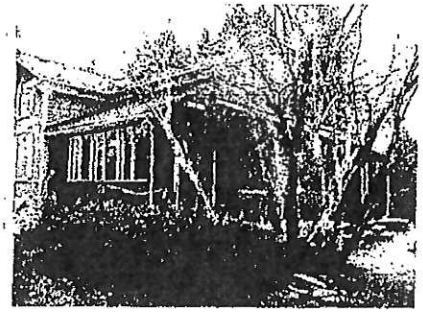


Bell-Cast Veranda Framing November 2008



Verandah and treillage detailing, 2005

Brick Buff Coloured Quailing, Cornice Moulding, November 2008



North Tail elevation, November 2008
Demolition of this side lean-to on the original tail of the house has been approved.

South Tail Elevation, November 2008
Demolition of this south addition which has been added to the original tail of the building has been approved.

Back, West Elevation , November 2008
Demolition of this rear addition which is attached to the original tail has been approved

SCHEDULE "C"

STANDARDS AND GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES IN CANADA

Definitions of the terms in italics can be found in the Introduction to the Standards and Guidelines.[1] The Standards are not presented in a sequential or hierarchical order, and as such, equal consideration should be given to each. All standards for any given type of treatment must therefore be applied simultaneously to a project.

General Standards (all projects)

1. Conserve the *heritage value* of a historic place. Do not remove, replace, or substantially alter its intact or repairable *character-defining elements*. Do not move a part of a *historic place* if its current location is a *character-defining element*.

2. Conserve changes to a *historic place* which, over time, have become *character-defining elements* in their own right.

3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.

4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other *historic places* or other properties or by combining features of the same property that never coexisted.

5. Find a use for a *historic place* that requires minimal or no change to its *character-defining elements*.

6. Protect and, if necessary, stabilize a *historic place* until any subsequent *intervention* is under-taken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.

7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

8. Maintain *character-defining elements* on an ongoing basis. Repair *character-defining elements* by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of *character-defining elements*, where there are surviving prototypes.

9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place*, and identifiable upon close inspection. Document any intervention for future reference.

Additional Standards Relating to Rehabilitation

1. Repair rather than replace *character-defining elements*. Where *character-defining elements* are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.

2. Conserve the heritage value and *character-defining elements* when creating any new additions to a historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

3. Create any new additions or related new construction so that the essential form and integrity of a *historic place* will not be impaired if the new work is removed in the future.

[1] *Note: as of the date of this Agreement the complete Parks Canada "Standards and Guidelines for the Conservation of Historic Places in Canada" may be accessed at: http://www.pc.gc.ca/docs/pc/guide/nldclpc-sgchpc/index_e.asp.*

Additional Standards Relating to Restoration

SCHEDULE "D"

TITLE INFORMATION

Charge/Mortgage of Land registered March 29, 2007 as Instrument No. YR965288 between Gioseffina Greco-Alviani and Fabio Alviani and the Royal Bank of Canada. Securing the principal sum of $731,250.00.

Ontario ServiceOntario

LAND REGISTRY
OFFICE #65

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

03323-0417 (LT)

PREPARED FOR bmcintyr
ON 2010/02/19 AT 12:14:15

* CERTIFIED BY LAND REGISTRAR IN ACCORDANCE WITH LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT LT 23 CON 8 PT 3 65R22136, VAUGHAN

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
DIVISION FROM 03323-0287

PIN CREATION DATE:
2001/01/19

OWNERS' NAMES
ALVIANI, FABIO
GRECO-ALVIANI, GIOSEFFINA

CAPACITY SHARE
JTEN
JTEN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES					
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO LAND TITLES: 1999/05/25 **						
65R22136	2000/01/06	PLAN REFERENCE				C
LT1500355	2000/07/12	BYLAW		THE CORPORATION OF THE CITY OF VAUGHAN		C
REMARKS: AS TO PT LT 23 CON 8, PT 3 65R22136.						
YR965287	2007/03/29	TRANS PERSONAL REP	$975,000	DAWSON, HUGH SHAW	ALVIANI, FABIO GRECO-ALVIANI, GIOSEFFINA	C
REMARKS: PLANNING ACT STATEMENTS						
YR965288	2007/03/29	CHARGE	$731,250	GRECO-ALVIANI, GIOSEFFINA ALVIANI, FABIO	ROYAL BANK OF CANADA	C
65R30390	2007/10/25	PLAN REFERENCE				C
YR1442866	2010/02/19	NOTICE	$2	GRECO-ALVIANI, GIOSEFFINA ALVIANI, FABIO		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

Magnifico, Rose

Subject: FW: Vote No to application OP.14.006, Z.14.026 and DA.15.056 on March 22nd

C 16
Communication
COUNCIL: Mar 22/16
SPCW Rpt. No. 13 Item 1

From: Steve Woodhall <steve_woodhall@yahoo.ca>
Sent: Monday, March 21, 2016 8:52 AM
To: Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Iafrate, Marilyn; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan
Reply To: Steve Woodhall
Subject: Vote No to application OP.14.006, Z.14.026 and DA.15.056 on March 22nd

Dear Mayor, Deputy Mayor, and Counsellors,

The residents of Woodbridge spoke loud and clear on the evening of March 1st at Vaughan city hall. We all braved the snow storm to make our wishes known.

Now we are leaving it up to you to do the right thing. This project needs to be REJECTED.

Regards,
Steve Woodhall
34 Fairground Lane
Woodbridge

Magnifico, Rose

Subject: New information pertaining to March 22, 2015 City Council Meeting // Item #4: // 177, 186 and 197 Woodbridge Avenue

C 17
Communication
COUNCIL: Mar 22/16
SPCW Rpt. No. 13 Item 1

From: Elisa Tortola [mailto:etortola17@gmail.com]
Sent: March-21-16 3:40 PM
To: Bevilacqua, Maurizio; Di Biase, Michael; Rosati, Gino; Ferri, Mario; Carella, Tony; Iafrate, Marilyn; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan; Abrams, Jeffrey; Kanellakos, Steve; Magnifico, Rose
Cc: Tricia. Santaguida.; Gina Pietrangelo; Ed Uchimaru; Pina Sacco; Pina Sacco; JAMIE MAYNARD; Maria Verna; Richard Lorello; info@villageofwoodbridge.ca; njaved@thestar.ca
Subject: New information pertaining to March 22, 2015 City Council Meeting // Item #4: // 177, 186 and 197 Woodbridge Avenue

Dear Honourable Mayor, Member of Council and City Staff

Mr. Abrams, please post this communication in advance of the March 22, 1:00pm City Council meeting

We've just received critical new information regarding the Thomas Wallace house that impacts the application put forth by FCF Old Market Lane 2013, Inc., with respect to 177, 185 and 197 Woodbridge Avenue– please read the following:

Previous owner of the Wallace house, Eva Wallace was interviewed by the National Archives of Canada during which time she shared with them copies of letters, invitations and other correspondence between the Wallace's and the MacDonald's; these documents have since been photocopied and microfilmed by the Archives of Canada as part of their historic collection of important documents. Current members of the Woodbridge community have confirmed that Sir John A. MacDonald, first Prime Minister of Canada visited the Wallace house on a number of occasions, not only to enjoy dinner with the Wallace's, but also staying overnight at the house.

In light of this new information, it is not only your civic duty, but a matter of National interest that the Thomas Wallace house must be protected in its **entirety** and must not be moved in any way. Sir John A. MacDonald is one of Canada's most prominent historic figures, referred to by many as the father of confederation. His multiple visits to the Village of Woodbridge and his connection to the Wallace house in particular, only serve to solidify the historic importance of this particular area of Woodbridge Avenue and obligate us as citizens and politicians alike to protect it at all cost.

In light of this new information, you must refuse the application put forth by FCF Old Market Lane 2013, Inc., as it pertains to 177, 185 and 197 Woodbridge Avenue.

Sincerely,

Elisa Tortola

Village of Woodbridge Ratepayers Association

Magnifico, Rose

Subject: FW: Vote No to application OP.14.006, Z.14.026 and DA.15.056 on March 22

C 18
Communication
COUNCIL: Mar 22/16
SPW Rpt. No. 12 Item 1

From: Lawrence Yuter <lyuter@gmail.com>
Sent: Tuesday, March 22, 2016 7:59 AM
To: Di Biase, Michael; Ferri, Mario; Rosati, Gino; Iafrate, Marilyn; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan
Subject: Vote No to application OP.14.006, Z.14.026 and DA.15.056 on March 22

I am sending this email in regard to the proposed plan for FCF Old Market Lane File# OP.14.006, Z.14.026 and DA.15.056. As a resident of the local community I would like your support in voting NO to the proposed application.

There were a myriad of reasons presented at the meeting of March 1 detailing many issues with the proposal. There are of course quite a number more that were not discussed because when a plan has so many issues it is hard to discuss them all (I am talking about issues like the setback from the street being reduced by 3+ meters in comparison to every other building on that side of Wallace Street, doubling the street traffic on an abnormally narrow Wallace Street, etc.).

Every aspect of this building is to put as many units as possible into the space available (by going to the edges of the property line for the building, reducing clearances, loading widths and parking for the unit to absurd levels (40% reduction in parking compared to standard zoning requirements for a building of that size!)), instead of designing a building that will be livable by those in it and the community where it is located. With the additional bonus that although the building is being said to be a 7 story building, through the marvels of Architectural Arithmetic it is in reality 9 stories in height.

It is so sad that so many opportunities have been missed in regard to this proposed development, and what type of building(s) could have been proposed. With so many incredibly well designed developments that have gone up recently (along Kipling Ave just north of Woodbridge Ave) that also integrate historic houses into new developments, I know it is possible to be done.

Unfortunately this plan is not one of them.

I hope you support the local community and vote NO to this proposal.

Lawrence Yuter.

Magnifico, Rose

From:	Tessa Shelvey <mapletrees16@yahoo.ca>
Sent:	February-25-16 11:46 PM
To:	Magnifico, Rose
Cc:	Villageofwoodbridge Info
Subject:	177,185 and 197 Woodbridge Avenue.

C 1
Communication
SP CW: Mar 1/16
Item: 1

Dear Ms. Magnifico!

My name is Tessa Shelvey. I live at 110 Wallace Street in Woodbridge.
I'm concerned about the proposed condo development at 177,185 and 197 Woodbridge Avenue. Could you please only let it go through if the height is lowered to 2-3 stories max? It's currently zoned for 4. We already have problems getting in and out of Wallace Street due to the current volume of traffic and cars parking on the street. We can't handle a seven story building in that tight corner. Also it will be a giant at 7 stories towering over the existing townhouses that would surround this building.
I don't oppose the condo but the height needs to be much lower.
Sincerely,
Tessa Shelvey

Magnifico, Rose

From: Maxim Boiko <oligomers@bigmir.net>
Sent: February-29-16 4:19 PM
To: Magnifico, Rose; info@villageofwoodbridge.ca
Subject: woodbridge condo meeting

C 2
Communication
SP CW: Mar 1/16
Item: 1

Hi,
I am a resident of Woodbridge, 142 Wallace str.

In general I am of course against building new condos (and even townhouses) in the Woodbridge core. The traffic is becoming exorbitant already.

On the other hand, nobody is restoring old houses standing empty for many years now. It would be nice if the town authorities would preoccupy themselves with improving the city landscape: build some very small plaza with a post office or something like that. I also mind against building too tall structures, but here I am not sure what is the top height in Woodbridge downtown now.

--
Sincerely,

Maxim Boiko
oligomers@bigmir.net
h: (416) 741-9333
c: (416) 509-0743

Magnifico, Rose

Subject: FW: OP.14.006 and Z.14.26---Woodbridge Ave. at Wallace

C 3
Communication
SP CW: Mar 1/16
Item: 1

From: Angelo Potkidis [mailto:APotkidis@oxfordproperties.com]
Sent: March-01-16 12:45 PM
To: Magnifico, Rose
Cc: 'info@villageofwoodbridge.ca'
Subject: FW: OP.14.006 and Z.14.26---Woodbridge Ave. at Wallace
FYI. See email below on this subject.
Angelo Potkidis, BA

From: Angelo Potkidis
Sent: Tuesday, March 01, 2016 12:20 PM
To: 'Carella, Tony'
Cc: 'Cardile, Lucy'
Subject: OP.14.006 and Z.14.26---Woodbridge Ave. at Wallace

To Tony Carella, Councillor, City of Vaughan
Please copy to all members of Council and City Clerk

I have only just come to learn there is a meeting on this matter tonight at 7pm. I did not receive any circulation on this matter as I normally do for such projects affecting the Village Core over the past 33 years. I am unable to attend the meeting and ask for standing on this matter.

Based on the limited information I have seen, it is clear this project does not conform to the Official Plan or Zoning. You should stick to the Plan, demand better architecture before there is any decision taken to deviate from the OP or Zoning.

Clearly based on the images, this project is far too large and ambitious for this site and location---it looks like an institutional building not in keeping with the core objectives of retaining some aspect of history and integrating a design that enhances the historic core. Based on the actions and decisions of previous councils there have been many examples of poor design and planning. We should not repeat these again!

There are also fundamental planning issues here as well which I won't elaborate on such as access/egress, impact on adjacent town hose development-- all low rise in nature—issues such as loss of sun, increased noise from HVAC, more cars etc. to mention a few.

This is one of only a few remaining sites on Woodbridge Avenue, and we need to take all the time necessary to get this right---At election time councillors talk about good planning and supporting communities, so lest see where council goes on this one.

The removal of the natural hill and old tress on the site should merit an environmental impact study.

Based on the info I've seen, if the project is approved this is an OMB candidate for the community to take on.

Regards
Angelo Potkidis,
27 Rosebury Lane
Woodbridge, ON
L4L 3Z1

Magnifico, Rose

From: Derek Steede <derek.steede@rogers.com>
Sent: March-01-16 2:20 PM
To: Magnifico, Rose
Cc: info@villageofwoodbridge.ca
Subject: #OP.14.006 and Z.14.26

C 4
Communication
SP CW: Mar 1/16
Item: 1

Dear Ms. Magnifico:
My wife and I moved to the Market Lane area of Woodbridge Avenue 15 years ago since it seemed a nice, quiet and safe area with a "village" atmosphere, yet with close access to highways and shopping. Since that time we have witnessed the almost willful destruction of Woodbridge in the name of progress, or better stated real estate greed. We have had appallingly-designed condo buildings going up at the speed of sound, a badly pot-holed two-lane avenue that simply cannot handle the increased flow of traffic. We seem to have elected officials who are oblivious to the wishes of the community and possibly ignorant of the damage that yet another condo will do to the fabric of our village life. Moving two wonderful old houses and incorporating them into a glass and concrete high rise is nothing less than stupid. One has only to look at the incorporation of the old hotel into the Disneyland look-a-like condo that towers over it to see that this simply looks ridiculous. Are you also going to replant those beautiful 70 year old trees on the property, or perhaps put them in a museum?
Seriously, it really is time to stop and take a deep breath before granting any more development in this precious area. There is still so much land to build on and trees to chop down north of Major Mackenzie where you can build all the condos that you want. But in Woodbridge – we've had enough and I daresay this will become a major election issue next time around.
Sincerely,
Derek & Antoinette Steede
20 Fairground Lane
(in the former village of Woodbridge).

Magnifico, Rose

From:	Sylvie Leneveu <svleneveu@gmail.com>
Sent:	March-01-16 3:50 PM
To:	Magnifico, Rose
Cc:	info@villageofwoodbridge.ca
Subject:	file@OP.14.006 and Z.14.26

C 5
Communication
SP CW: Mar 1/16
Item: 1

To all those concerned,

Although this is a call to voice concerns on the new development on Woodbridge Avenue, I have very little doubt that this will fall on deaf ears. The politicians of Woodbridge hold the opinions of it's residents in low esteem as it has been proven time and again. Money gain is their only concern.
I live on Wallace street, one of the few remaining streets in Woodbridge that has not been completely destroyed by the builders although they are coming soon. This new condo will be #7 between Islington and Kipling directly on Woodbridge avenue. #7 is not a charm.

There is nowhere for traffic to go. There is no way to expand the road. There is no thought on infrastructure. Trying to get out of Woodbridge has become a nightmare. Commute times have increased limiting family and recreation time. Are you going to limit the amount of cars people are allowed to own in order to reduce the traffic and pollution in the area? No, because you can't tell people how to live and what to buy but that's exactly what you're doing to the community as a whole. You're telling us that we have to live with these developments, we aren't given a choice. You have not asked your community if they want to have the kind of development that you've allowed. You've impacted our way of life, our quality of life by allowing this to continue. We have to just shut up and accept it. You get a failing grade on the handling of this community.

I don't care that the building in question is 7 storeys, 4 storeys or 2 storeys. I care that the building is there period. It should not be allowed at all. There are too many condos in too small an area creating a glut of traffic and destroying the very essence of what a Heritage district is all about.

No to the proposed condo. No to anymore condos on Woodbridge Avenue and Market Lane area. No to anymore condos in Woodbridge as a whole without proper planning and development.

Regards,

Sylvie Leneveu

Current resident of Wallace street until the builders force us out.

Magnifico, Rose

C 6
Communication
SP CW: Mar 1/16
Item: 1

From: wilsonr@teksavvy.com
Sent: March-01-16 5:45 PM
To: Magnifico, Rose
Cc: info@villageofwoodbridge.ca
Subject: Special Committee of the Whole Meeting Tuesday March 1st, 2016 -File # OP.14.006 and Z.14.26

Dear Ms. Magnifico,

I will be unable to attend the above noted meeting due to weather conditions. Please note that I am opposed to the nature, density, building height, changes to site grading, architectural appearance and relocations of the historic Wallace House and former residence of Doctors McLean house. Please accept this email as my record of opposition of the development, as proposed. This high-rise condominium is out of character with the historic setting of the former Village of Woodbridge downtown core.

Thank you.

Regards,

Robert Wilson
8135 Kipling Avenue
Woodbridge, ON
L4L 2A3

Petitioning City of Vaughan Council

276 petitions
75 comments.

LETTER TO: City of Vaughan Council

Woodbridge Core: Stop the unnecessary over development that erodes our history.

www.villageofwoodbridge.ca

C 7
Communication
SP CW: Mar 1/16
Item: 1

Sadly, yet another link to our proud and illustrious past is about to be defiled and sullied in the name of urban development and intensification. 185 and 197 Woodbridge Avenue, fondly known to area residents as the Thomas Wallace House (c. 1875) and the Dr. Peter McLean House (c.1893), respectively, will be gutted, lobotomized and put on display as FCF Old Market Lane 2013, Inc. (Cityzen Group) plans to erect a 119 unit behemoth of a condominium on these lands.

Although the developer is certainly within their rights to develop these lands, the Woodbridge Centre Secondary Plan only allows for a 4 storey structure and 1.0 floor space index. Even though this site is well under half a hectare in area, the builder plans on erecting 119 units in a 7 storey building, which is 3 times the allowable floor space.

As for the fate of our two heritage houses, they will have their additions removed, they will be gutted, "repurposed" and moved to the front of the subject property. The builder believes the design aesthetic of the new structure will complement the older buildings. In reality, a new design that surrounds and dwarfs the heritage structures pays them homage in the same way that an aluminum tree embodies the true spirit of Christmas. What the builder is selling as reverent will only come off as pathetic.

Now, here's the kicker. The builder submitted an application that was far in excess of the Official Plan, so what have they done? They've submitted an offer to settle their appeal to amend the City of Vaughan Official Plan for the designation of this particular land on this particular sight that is in support of the density they're after. AND the City of Vaughan, in turn, is in support of their appeal and, in essence, has paved the way for the builder to steamroll into the

centre of the old Village of Woodbridge and disparage the dwindling ties to the area's historical and cultural past.

To be fair, a development on these lands is and was inevitable. But how long must we continue to allow overreaching, overbearing and overly ambitious projects to negate the continuity and community of our established neighbourhoods? A four storey development may allow a modicum of chance that the historical ambience of the area can survive but a seven storey brick and glass edifice will unequivocally kill it.

Of the building's design, on October 21, 2015 the Vaughan Heritage Committee stated that it was "institutional" and entirely "unsympathetic to the neighbourhood".

I am opposed to allowing overdevelopment in historically significant areas.

Name	City	Province	Postal Code	Country	Signed On
Village of Woodbridge Ratepa	Vaughan			Canada	2016-02-17
Tricia Santaguida	Vaughan		L4L 2S8	Canada	2016-02-17
Americo Viola	Vaughan		L4L 9R9	Canada	2016-02-17
Yan de Thieulloy	Vaughan		L4L1X6	Canada	2016-02-17
Michael Powell	Vaughan		L4L 1R3	Canada	2016-02-17
Edward Uchimaru	Vaughan		L4L 1X6	Canada	2016-02-17
Jamie Maynard	Vaughan		L4L 2R9	Canada	2016-02-17
Laura De Faveri	Vaughan		L4L 1R3	Canada	2016-02-17
Julia Stinton	Vaughan		L4L 2S8	Canada	2016-02-17
Loredana Mammone	Woodbridge		L4l 1x6	Canada	2016-02-17
Pietrangelo Gina	Vaughan		L4L 1X6	Canada	2016-02-17
Marietta Pietrangelo	Vaughan		L4L2A4	Canada	2016-02-17
Krizia Napolitano	Calgary		T2S 0E4	Canada	2016-02-17
Bryan Karstoff	Richmond Hill		L4S2N7	Canada	2016-02-17
Gord van Dyk	Vaughan		L4L 1R3	Canada	2016-02-17
Nancy Roussy	Grand-Métis		G0J1Z0	Canada	2016-02-17
John Tomasone	Richmond Hill		L4C 0T3	Canada	2016-02-17
Christian Baird	Vaughan		L4L 2S8	Canada	2016-02-17
Stefen Colalillo	Vaughan		L4H 1M4	Canada	2016-02-18
T Nixon	Coldwater		L0K1E0	Canada	2016-02-18
Adriana Snerle	Mississauga		L4T 2S5	Canada	2016-02-18
Sandra Galassi	Vaughan		L4h 1m5	Canada	2016-02-18
kimbery maxey colombe	Ottawa		k1v 6n2	Canada	2016-02-18
rebecca lee	Toronto		m6r 2h6	Canada	2016-02-18
Ron Cameron	Georgian Bay		P0C 1H0	Canada	2016-02-18
Peter Wallace Young	Courtenay		V9N 8Z3	Canada	2016-02-18
Christina Tsiokos	Stouffville		L4a1y1	Canada	2016-02-18
Brian Hales	Penetang		L9M 2H9	Canada	2016-02-18
Tim Drury	East Gwillimbury		L9N 14N	Canada	2016-02-18
Michele Da Silva	Vaughan		L4h0e5	Canada	2016-02-18
Lynn Goodfellow	Huntsville		P1H 1W2	Canada	2016-02-18
Mirka Zanin	Woodbridge, Ontario		L4H 0M2	Canada	2016-02-18
Garry Moore	Haliburton		Kom- Iso	Canada	2016-02-18
Stewart Knapp	Dundalk		N0C 1B0	Canada	2016-02-18
June Heale(nee Wilcox)	Bowser		V0R 1G0	Canada	2016-02-18
Alyson Javanainen	Barrie		L4N 8P4	Canada	2016-02-18
Genny Lees	Vaughan		L4l 5a6	Canada	2016-02-18
Bill Booth	South River		P0A 1X0	Canada	2016-02-18
Ken Carpenter	Baysville		P0B 1A0	Canada	2016-02-18
Laura A	Bolton		L7E	Canada	2016-02-18
Dawn Miller	Warminster		L0K 2G0	Canada	2016-02-18

Farrah Trahan	Guelph		N1E7L7	Canada	2016-02-18
Pat Cornell	Norwood		K0l2v0	Canada	2016-02-18
Christian Napolitano	Guelph		N1L 1H4	Canada	2016-02-18
Rebekah Mullin	Guelph		N1E 0B2	Canada	2016-02-18
Grant Smith	Vaughan		L4L 2P2	Canada	2016-02-18
Sven Hahmann	Vaughan		L4H 1Z7	Canada	2016-02-18
Rita Ristucci	Woodbridge		L4L8E8	Canada	2016-02-18
Tania Emmott	Woodbridge		x	Canada	2016-02-18
Christopher DiGirolamo	Toronto		M4V 2G9	Canada	2016-02-18
Jennifer Masters	Whitby		L1N3G8	Canada	2016-02-18
Maureen McVey	Almonte		K0A 1A0	Canada	2016-02-18
Julie Vincent	Toronto		M9P 2K3	Canada	2016-02-18
Enzo Iannarelli	Vaughan		L4L 2A4	Canada	2016-02-18
Lynne McAfee Hubbard	Guelph		N1G4X7	Canada	2016-02-18
Frank P	Vaughan		L4L5T9	Canada	2016-02-18
Margaret Rodgers	Vaughan		L4L 1X6	Canada	2016-02-18
Silvana D'Amico	Vaughan		L4L 2E7	Canada	2016-02-18
Mario Galati	Vaughan		L4H 1S8	Canada	2016-02-18
Delilah Venafro	Vaughan		L4L1E6	Canada	2016-02-18
Robert Ianni	Vaughan		L4L 3L7	Canada	2016-02-18
Anna Maria Pantaleo	Vaughan		L4L 0C6	Canada	2016-02-18
Andrew Lee	Fergus		N1m0b5	Canada	2016-02-18
olivana Petrocelli	Caledon		L7C 3N4	Canada	2016-02-18
phil laviola	Vaughan		L6A 3M3	Canada	2016-02-18
Tanya Elliott	Georgina		L4p2l5	Canada	2016-02-18
Kate Gunns	Vaughan		L4H2P5	Canada	2016-02-18
Ellen Hawman	Kingston		K7L 1S9	Canada	2016-02-18
Jennifer Trapman	Oakville		L6K 3N6	Canada	2016-02-18
James Inrig	Toronto		M8w1g5	Canada	2016-02-18
Lori Rouxel	Rexdale, ont		M9V 1Z7	Canada	2016-02-18
Paul Natale	Vaughan		L4l3s8	Canada	2016-02-18
Donna Kitchener	Vaughan		L4L2S6	Canada	2016-02-18
Lina Casola	Richmond Hill		L4C4B4	Canada	2016-02-18
michael smorong	Oakville		l6h 1x3	Canada	2016-02-19
Fred Wright	Woodbridge		L4L 2S	Canada	2016-02-19
janice godfrey	Owego	New York	13827	United State:	2016-02-19
Nancy Cannito	Vaughan		L4L 8R3	Canada	2016-02-19
Teresa Marto	Vaughan		L4h 2t6	Canada	2016-02-19
Michael Di Girolamo	Vaughan		L4L 2S8	Canada	2016-02-19
Joseph Lo Mascolo	Toronto		m3n2g1	Canada	2016-02-19
Paul Henderson	Vaughan		L4L 3Z2	Canada	2016-02-19
pina sacco	Vaughan		L4L 3B8	Canada	2016-02-19

Raesha Sirois	Vaughan	L4L1K8	Canada	2016-02-19
Antonella Padula	Vaughan	L4H3K3	Canada	2016-02-19
Tina Mazzei	Vaughan	L4L 0C6	Canada	2016-02-19
Liboria Amato	Nobleton	L0g 1n0	Canada	2016-02-19
Stella Recchiuti	Vaughan	L4L 2A1	Canada	2016-02-19
Linda Rico	mississauga	L4W 4M3	Canada	2016-02-19
Rosanna Napolitano	Guelph	N1l1h4	Canada	2016-02-19
Elisa Tortola	Vaughan	L4L 2S8	Canada	2016-02-19
Micki Leger	Cambridge	N1T1M4	Canada	2016-02-19
Peter Lo Mascolo	Toronto	m3n 2g1	Canada	2016-02-19
franca greiser	Vaughan	L4H 1P8	Canada	2016-02-19
Kate Duncan	Vaughan	L4L 2S8	Canada	2016-02-19
Sue Conte	Vaughan	L4L 9S8	Canada	2016-02-19
Derek Steede	Vaughan	L4L 3B7	Canada	2016-02-19
Sandy Thomson	Vaughan	L6A 0k1	Canada	2016-02-19
Lisa Lavecchia	Alliston	L9r0k3	Canada	2016-02-20
Linda Gauslin	Nobleton	L0G 1N0	Canada	2016-02-20
stephen niedermuller	Vaughan	l4l1l4	Canada	2016-02-20
Bill Jumas	Toronto	m9v 3k8	Canada	2016-02-21
Maria Teresa Petruzzo	Vaughan	L4H 2L4	Canada	2016-02-21
Emilio Mammone	Vaughan	L4L3K3	Canada	2016-02-21
Sandra Colton	Bolton	L7E 2A8	Canada	2016-02-21
Sarah Prospero	Vaughan	L4L 1L3	Canada	2016-02-21
eddy aceti	Vaughan	l6a 2k1	Canada	2016-02-21
Patti Paddle	Vaughan	L4L 1M1	Canada	2016-02-21
Maria D'Agostino	Vaughan	L4L 8W3	Canada	2016-02-21
Evelyn Dengerink	Vaughan	L4L3Z1	Canada	2016-02-22
John Pizzoli	Vaughan	L4L 1L3	Canada	2016-02-22
Julian Pompeo	Vaughan	L4L 8W3	Canada	2016-02-22
John & Jane Kean	Vaughan	L4l 9E3	Canada	2016-02-22
Bev Maxey	Vaughan	L4L 1K6	Canada	2016-02-22
Ken Schwenger	Kleinburg	L0j1c0	Canada	2016-02-22
Michael Sammut	Vaughan	l4l 2h4	Canada	2016-02-22
Bill van Geest	Vaughan	L4L 1K9	Canada	2016-02-22
Martha Bell	Vaughan	L4L 2L2	Canada	2016-02-22
cathy defina	Vaughan	L4L 2V3	Canada	2016-02-23
Florida Giallonardo-Brienza	Vaughan	L4L 8B3	Canada	2016-02-23
MARY PATAKI	Vaughan	L4L2H7	Canada	2016-02-23
Adriana staley	Vaughan	L4L 9L4	Canada	2016-02-23
Franca Aquila	Vaughan	L4l 8c9	Canada	2016-02-24
Ryan Fitzsimmons	Oakville	l6m2h6	Canada	2016-02-24
Frank Aquila	Woodbridge California	L4L-6Y4	United State:	2016-02-24

Richard Lorello	Kleinburg		L0J 1C0	Canada	2016-02-24
Ethel Dzamba	Vaughan		l4l1a7	Canada	2016-02-24
Brick Charlotte	Mississauga		L5L 4A6	Canada	2016-02-24
Phyllis Barbieri	Vaughan		L4h 1g4	Canada	2016-02-24
Adriano Volpentesta	Vaughan		L6a 3e7	Canada	2016-02-24
Mary Joan De Valk	Vaughan		L4h1b2	Canada	2016-02-25
Simone Barbieri	Vaughan		L4h1g4	Canada	2016-02-25
Alessandra Tavernese	Vaughan		L4l3y8	Canada	2016-02-25
Jessica Cocomello	woodbridge		l4l3y2	Canada	2016-02-25
Joshua Maynard	Vaughan		L4L2R8	Canada	2016-02-25
Jacob Maynard	Woodbridge		L4L2R8	Canada	2016-02-25
Anthony Cirinna	Vaughan		l4l3y2	Canada	2016-02-25
Anthony Cuddemi	Vaughan		L4L 2S8	Canada	2016-02-25
Peter Maynard	Vaughan		L4L 2R8	Canada	2016-02-25
Tracey Maynard	Vaughan		L4H 1H6	Canada	2016-02-25
Clarke Wallace	Vaughan		l4l1A7	Canada	2016-02-25
Jaspreet Banwait	Waterloo		N2L 3C5	Canada	2016-02-25
Gannon Racki	Ottawa		k1s 5b7	Canada	2016-02-25
Stefan Locke	Mississauga		L4W1S2	Canada	2016-02-25
Madeline Schell	Vaughan		L4l6e9	Canada	2016-02-25
Manpreet Arora	Vaughan		L4L 8S2	Canada	2016-02-25
Chris Montpetit	Tilbury		N0P2L0	Canada	2016-02-25
Lawrence Yuter	Vaughan		l4l2p4	Canada	2016-02-25
summer buss	Vaughan		l4l1n4	Canada	2016-02-25
Shaylen Maxwell	Markham		L6E 1J3	Canada	2016-02-25
Sarah Allworth	Barrie		L4M0G1	Canada	2016-02-25
Norma Moretto	Vaughan		L4L 1N4	Canada	2016-02-26
Gabriela Garcia	Vaughan		L4L6T5	Canada	2016-02-26
Armando Cogliano	Vaughan		L4l0b8	Canada	2016-02-26
Alysha Taliana	Vaughan		L4L 3Z2	Canada	2016-02-26
Quinton Nurse	Vaughan		L4H 1L2	Canada	2016-02-26
Patricia Benavidez	Toronto		M1K 3X7	Canada	2016-02-26
Nicole Cappelli	Tottenham	Alabama	L0g1w0	United State:	2016-02-26
Nenzio Ferrazzo	Vaughan		L4l 3b6	Canada	2016-02-26
Paul Collura	Vaughan		L4L6j8	Canada	2016-02-26
Sophia Laporte	Burlington		L7R 1V8	Canada	2016-02-26
Barb (Sale) Newman	Barrie		L4N7G5	Canada	2016-02-26
lynne metke	beeton		l0g1a0	Canada	2016-02-26
deValk Suzanne	Vaughan		L4H 1B2	Canada	2016-02-26
Alessia Sili	Vaughan		L4L3V3	Canada	2016-02-26
Brian McCran	Woodbridge		L4L 3L7	Canada	2016-02-26
Josiephine McCran	Woodbridge		L4L 3L7	Canada	2016-02-26

Julia Arbanas	Vaughan	l4h 1g3	Canada	2016-02-26
Julian Pecchia	Vaughan	L4L 0C6	Canada	2016-02-26
Cassandra Tropiano	Vaughan	L4H2V6	Canada	2016-02-26
bhagvir shergill	Etobicoke	M9V2J7	Canada	2016-02-27
Navan Sidhu	Vaughan	L4L3W1	Canada	2016-02-27
Julia Abou Chakra	Vaughan	L4L6L9	Canada	2016-02-27
Mary Monaco	Vaughan	L4H1G4	Canada	2016-02-28
Bruno Piccioli	Oshawa	L1g 4t2	Canada	2016-02-28
Catherine Lovett	Vaughan	L4L 1K6	Canada	2016-02-28
Shelley MAXEY LeBoeuf	Midland	L4R 3E1	Canada	2016-02-28
Peter brick	Mississauga	L5L 4A6	Canada	2016-02-28
Christine Cosentino	Vaughan	L6A 2S9	Canada	2016-02-28
Jenn Kean	Aurora	L4G 1V8	Canada	2016-02-28
Reza Farhanian	Vaughan	L4L 3B7	Canada	2016-02-28
Jim Campbell	Woodbridge	l4l 2p2	Canada	2016-02-28
robert Lombardo	Vaughan	l4l3b7	Canada	2016-02-28
Denise Meschino	Vaughan	L4L 2S8	Canada	2016-02-29
elaine reeves	Mississauga	l5l 2j1	Canada	2016-02-29
Tania Meschino	Toronto	M9L2J3	Canada	2016-02-29
Dany Velocci	Woodbridge, Ontario	L4L-3B7	Canada	2016-02-29
Kenneth Maynard	Vaughan	L4L 2A1	Canada	2016-02-29
Diane Vella	Vaughan	L6A 3G2	Canada	2016-02-29
Maxim Boiko	Vaughan	L4L2P4	Canada	2016-02-29
Rina Mattucci-Rea	Richmond Hill	L4E 3Y8	Canada	2016-02-29
Tertia Ferdinandusz	Vaughan	L4L 6T6	Canada	2016-02-29
Jeff Semper	Vaughan	L4L 2P3	Canada	2016-03-01
Joan Reid-Bicknell	Vaughan	L4L 1W5	Canada	2016-03-01
Angie giancola	Vaughan	L4L5J4	Canada	2016-03-01
Torrie Brick	Mississauga	L5L4A6	Canada	2016-03-01
Nadia Meffe	Vaughan	L4L 3Z2	Canada	2016-03-01
Stephanie Noddle	Toronto	M1n3s3	Canada	2016-03-01
Hannah Go	Vaughan	L4l 2y7	Canada	2016-03-01
Vilma Casola	Vaughan	L4L 8J3	Canada	2016-03-01
Leslie Scott	Brampton	L6S 1s1	Canada	2016-03-01
B Lam	Toronto	M3H 1G6	Canada	2016-03-01
Bettina Palmieri	Vaughan	L4L 2R8	Canada	2016-03-01

change.org
www.villageofwoodbridge.ca

Recipient: City of Vaughan Council

Letter: Greetings,

Woodbridge Core: Stop the unnecessary over development that erodes our history.

Comments

Name	Location	Date	Comment
Americo Viola	Vaughan, Canada	2016-02-17	If I wanted live in Toronto, I would. Stop large buildings in Woodbridge!
Edward Uchimaru	Vaughan, Canada	2016-02-17	I'm opposed to development that is far in excess of what is reasonable and equitable for the existing taxpayers and continues to add stress to an infrastructure that wasn't designed for high-density.
Jamie Maynard	Vaughan, Canada	2016-02-17	I believe we have to protect the remaining historical character of Woodbridge Avenue
Gina Pietrangelo	Vaughan, Canada	2016-02-17	It's a real shame that City Staff & Council can allow the Heritage Of Woodbridge to be destroyed!!! We need to have our voices heard!
Gina Pietrangelo	Vaughan, Canada	2016-02-17	We can't continue to watch in silence as the City continues to allow our Heritage to be eroded! We need to be heard!!
Krizia Napolitano	Calgary, Canada	2016-02-17	Old Woodbridge needs to keep its character! Streets are not wide enough to handle traffic.
Bryan Karstoff	Richmond Hill, Canada	2016-02-17	We need to protect the Heritage of Old Woodbridge and control new developments to ensure the community is preserved.
Gord van Dyk	Vaughan, Canada	2016-02-17	Tired of over and too large scale developments on Main Street and Islington Ave.
Stefen Colalillo	Vaughan, Canada	2016-02-18	Woodbridge's herritage is being plastered over by these new buildings. The town is becoming too overdeveloped.
T Nixon	Coldwater, Canada	2016-02-18	Patricia Nixon
Adriana Snerle	Mississauga, Canada	2016-02-18	It's an eye sore not to mention having all these people so close invasion of privacy.
Sandra Galassi	Vaughan, Canada	2016-02-18	The high density will add to the traffic congestion that already exists on Woodbridge avenue.
Ron Cameron	Georgian Bay, Canada	2016-02-18	There is so little left of the village I grew up in
Peter Young	Courtenay, Canada	2016-02-18	I am a Wallace. I grew up in Woodbridge and Thomas Wallace's house is an integral party of my heritage and my family's history. For a developer to destroy both the Wallace and McLean houses would be a complete and obscene travesty.
Lynn Goodfellow	Huntsville, Canada	2016-02-18	after growing up in the village many years ago, I strongly feel heritage is needed so people know the roots of Woodbridge.
June Heale	Bowser, B.C., Canada	2016-02-18	This was my home town and it brings me to tears when I see what has happened to it in the name of "greed". Bigger is not always better except for the pockets of the ever greedy developers. Leave Thomas Wallace and Dr. Peter McLean's house alone, enough is enough.
Genny Lees	Vaughan, Canada	2016-02-18	Its important that Woodbridge retain its small town feel. Not doing so will reduce it to a dull boring suburb. I agree progress is inevitable but There's room for both. Rather than retain these homes in their original setting they are being reduced to mere ornaments which is an insult to their heritage.
Bill Booth Booth	South River, Canada	2016-02-18	My family lived in old Woodbridge for over 100 years. When my grandkids get older how will they know Woodbridge if the historic points are removed.
Grant Smith	Vaughan, Canada	2016-02-18	Thats way to big of a building to sit at that corner.
Sven Hahmann	Vaughan, Canada	2016-02-18	overdevelopment!!!!!

Name	Location	Date	Comment
Jennifer Masters	Whitby, Canada	2016-02-18	My home town is being destroyed by these ridiculous buildings! Can't they leave it alone? It USED to be a nice little town..... Now it's all about money..... Disgusting
Julie Vincent	Toronto, Canada	2016-02-18	All of the heritage/character of Old Woodbridge is being destroyed!
Enzo Iannarelli	Vaughan, Canada	2016-02-18	Intensification of an already crowded area does not make sense. Intensifying does not ensure that there will be an increase in transit system ridership.
Lynne McAfee Hubbard	Guelph, Canada	2016-02-18	I love to visit Woodbridge and think it is important to keep these old heritage buildings. I hope that the City will adhere to the Official Plan and make sure that this development enhances the look of those old buildings and does not overshadow them.
Frank Pallotta	Mississauga, Canada	2016-02-18	Support a good cause
Silvana D'Amico	Vaughan, Canada	2016-02-18	Too much building infrastructure not there to keep up
Mario Galati	Vaughan, Canada	2016-02-18	The increased housing density in the neighbourhood needs to slow down. In the past 15 years many condos have in placed into community resulting in an increase in traffic. The area is surrounded by natural beauty. I would hate to see Vaughan make the same mistake the city of Toronto was made with development along the water front.
andrew lee	Mt Forest, Canada	2016-02-18	Grew up in woodbridge woodbridge have needs to keep its history
Tanya Elliott	Georgina, Canada	2016-02-18	Im signing because woodbridge is home to me. I moved a couple years ago only due to prices of apts and me being a single parent. My children were born there, as was myself and my sister, our mother, my father, my grandparents on both sides, cousins , and their children , and their children. Aunts and uncles . my family goes back on both sides, for many many generations. One of my family members was the first garbage man of Woodbridge. My family has history In That town, as do many many other families like mine, that have slowly had to watch woodbridge disappear!! It has to stop before it is completely gone. It's already hard to recognize woodbridge when I come back to visit.
Jennifer Trapman	Oakville, Canada	2016-02-18	This corner deserves to be treated with some creativity not monoliths!! I grew up in Woodbridge!
James Inrig	Toronto, Canada	2016-02-18	Because I grew up almost across the street from this proposed mess
Lori Rouxel	Rexdale, ont, Canada	2016-02-18	I grew up there. Thats my doctors house and its a piece of Woodbridge history. Do not tear down McLeans house!!
Fred Wright	Woodbridge, Canada	2016-02-19	going to the dogs
janice godfrey	Owego, NY	2016-02-19	I was born in Woodbridge and it saddens me greatly to see what it has become.
Teresa Marto	Vaughan, Canada	2016-02-19	Overcrowding making Woodbrige big city it's not
Michael Di Girolamo	Vaughan, Canada	2016-02-19	This proposed development does not complement the the look and feel of the village.
Paul Henderson	Vaughan, Canada	2016-02-19	I'm very concerned that Woodbridge village is being over developed. Every new project is larger or taller than what the zoning allows, yet is approved by the council. Our village, which is supposed to be a heritage site, will soon be nothing but crowded streets and condominium buildings. Does our council have no respect for the historical significance of the area which they were elected to represent?
pina sacco	Vaughan, Canada	2016-02-19	This proposed condo complex is not sympathetic to the historical district of Woodbridge.

Name	Location	Date	Comment
raesha sirois	Woodbridge, Canada	2016-02-19	I do not think the infrastructure is there to support this project. I do not support this proposed plan
Tina Mazzei	Vaughan, Canada	2016-02-19	This development is a pimple on the face of our heritage site!..how embarrasing to the City of Vaughn if this monster actually invades our neighborhood!
Rosanna Napolitano	Guelph, Canada	2016-02-19	The changes that the City of Vaughan has allowed to happen to the once quaint village of Woodbridge is truly shameful. There is obviously no respect for the history of the town or consideration for its residents. Not only are historical buildings being destroyed but the congestion that has resulted for the over-deveopment is insane!
franca greiser	Vaughan, Canada	2016-02-19	It is very sad, that the Canadian history will be demolished without a thought. What can be prrserve for the future generations? Yrs. Just skycratcher and high raised buildings...
Tricia Santaguida	Woodbridge, Canada	2016-02-19	Why do we have official plans if no one at city hall follows them? It's a shame that tax dollars are wasted when this can all be avoided.
Derek Steede	Vaughan, Canada	2016-02-19	Woodbridge Village is a village and we want it to remain so. We have enough ugly condos without adding any more. The city might as well move the Wallace House to Kleinberg where I'm sure it would be more appreciated. Vaughan city council is really out to lunch!
Sarah Prospero	Vaughan, Canada	2016-02-21	I live in the neighbourhood and am sickened by the changes being made in the name of capital gains for some and history lost for so many more. As usual, the original allowances will be ignored and yet another monstrosity will be built.
Evelyn Dengerink	Vaughan, Canada	2016-02-22	The proposed condo building does not fit in the neighbourhood at all. It is too large and the lovely heritage homes will be swallowed up by the huge condo. The infrastructure of the town is not keeping up with the increased number of residents and cars. Why can't the City of Vaughan say "no" to the developer's excessive plans and stick to Official Plan?
Bev Maxey	Vaughan, Canada	2016-02-22	I am tired of developers doing what ever they want
Ken Schwenger	Toronto, Canada	2016-02-22	Please just follow the official plan, A lot of time and money went into its creation. Please treat heritage districts with more respect!
Bill van Geest	Vaughan, Canada	2016-02-22	This building is a monstrosity and does not belong at this site. I also very disappointed that Vaughan Council does not abide by its own planning commitments.
martha bell	woodbridge, Canada	2016-02-22	Although I don't live in the Woodbridge core, it's been my "downtown" for 45 years. I was very happy when it was given the Heritage Conservation District designation and hoped that the historic aspects would be saved as they bring back the history and the stories of the past. My concern is that if a Official Plan is so easily changed, it makes the community cynical about the true intentions and integrity of the Council. The Official plan was set, the community accepted that the core would be developed to those standards, and that is what should happen to maintain and enhance its heritage. Those very square and overbearing buildings do not enhance the historic houses.
Florida Giallonardo-Brienza	Woodbridge, Canada	2016-02-23	It is abundantly clear even to a lay person that the area in question is already over development, and all traces of heritage are thus being eroded.
Franca Aquila	Vaughan, Canada	2016-02-24	Against the development

Name	Location	Date	Comment
Richard Lorello	Kleinburg, Canada	2016-02-24	All over Vaughan, our historical heritage districts such as in Maple, Woodbridge and Kleinburg are being threatened with development that does not conform to Vaughan Official Plan 2010. Yet more times than not, Vaughan Council votes to allow development in our heritage districts that exceeds the height and densities allowed under our official plan.
Frank Aquila	Woodbridge, CA	2016-02-24	Relocation of the two heritage homes from existing set back to street level and re-grading of the Dr Peter McLean House, according to the Vaughan Heritage Conservation Plan the properties are to remain in-situ with their original context
Richard Lorello	Kleinburg, Canada	2016-02-24	All over Vaughan, our historical heritage districts such as in Maple, Woodbridge and Kleinburg are being threatened with development that does not conform to Vaughan Official Plan 2010. Yet more times than not, Vaughan Council votes to allow development in our heritage districts that exceeds the height and densities allowed under our official plan. Its time to put a stop to this.
Adriano Volpentesta	Vaughan, Canada	2016-02-25	Follow the Official Plan and Collaborate and engage with the Ratepayers &Woodbridge Small Business owners along Woodbridge Ave. This proposal goes against logic, reasonable, sensible planning . This insults and goes against the will of the Woodbridge Core Community! !! 647 818 4847 keep me updated here to help the Woodbridge Core Ratepayers! !
Mary Joan De Valk	Vaughan, Canada	2016-02-25	I am strongly opposed to this plan
Jessica Cocomello	woodbridge, Canada	2016-02-25	I'm signing this because the history of the Town of Woodbridge needs to remain preserved. Overdevelopment is a growing problem in Vaughan, this needs to stop.
Joshua Maynard	Vaughan, Canada	2016-02-25	Its not right to be taking these historical sites away from woodbridge, and putting these massive buildings that loom above us. Woodbridge has really changed for the worse. With all of the condos that have come up, and are yet to come.
Jacob Maynard	Woodbridge, Canada	2016-02-25	The history of Woodbridge needs to be preserved at all costs. Condo developers have gotten away with stripping away years of history for the last time. They are ruining this town and are only in it for the money. This is my home and I deserve to fight for my right to preserve this town.
Gannon Racki	Ottawa, Canada	2016-02-25	I don't recognize the neighbourhood I grew up in anymore
Stefan Locke	Mississauga, Canada	2016-02-25	Heritage worth preserving.
Norma Moretto	Vaughan, Canada	2016-02-26	These condos are destroying the heritage village of Woodbridge. Aslo, Woodbridge Ave. is only a 1 lane each way. The road cannot be expanded and therefore cannot support the high density.
Quinton Nurse	Vaughan, Canada	2016-02-26	I'm signing because I enjoy the green space and because violence has been going up with the increase in high densty living.
Nenzio Ferrazzo	Vaughan, Canada	2016-02-26	Our neighbourhood is becoming overwhelming by high density residence. We are sacrificing history for the future wealth of rich developers.
deValk Suzanne	Vaughan, Canada	2016-02-26	The traffic congestion along Woodbridge Avenue is already horrendous. Adding more highly dense residential buildings to Woodbridge Avenue is a ridiculous, short-sighted idea. Anyone who ever needs to travel along either Clarence or Woodbridge Avenue to get to work can tell you that the road is already too narrow to accommodate all the traffic. Downtown Woodbridge should not be as congested as downtown Toronto. People choose to live in Woodbridge, because it is different than Toronto. If the politicians keep bending the rules, why have rules to begin with? The rules are in place to protect us from inappropriate development. Please make the right decision for the future of Woodbridge, and those of us who live and work here.

Name	Location	Date	Comment
Josiephine McCran	Woodbridge, Canada	2016-02-26	This is not respectful of the heritage these two properties represent. City Council should protect the citizens from such blatant overbuilding. The main street of Woodbridge should reflect the heritage we have inherited. This is so wrong.
Shelley LeBoeuf	Midland, Canada	2016-02-28	I grew up in Wooxbrbridge and am sincerely tired of seeing it destroyed....
Christine Cosentino	Vaughan, Canada	2016-02-28	I believe in maintaining and restoring historical sites and in the preservation of culture.
maxim boiko	Vaughan, Canada	2016-02-29	I am a resident of Woodbridge, Wallace str. In general I am of course against building new condos (and even townhouses) in the Woodbridge core. The traffic is becoming exorbitant already. On the other hand, nobody is restoring old houses standing empty for many years now. It would be nice if the town authorities would preoccupy themselves with improving the city landscape: build some very small plaza with a post office or something like that. I also mind against building too tall structures, but here I am not sure what is the top height in Woodbridge downtown now. It looks like this project exceeds the aesthetic limits as of now.
Joan Reid-Bicknell	Vaughan, Canada	2016-03-01	The design has no relevance to the historic houses. We have to somehow convince developers that there is real value in commemorating the history not tacking it on.
Stephanie Noddle	Scarborough, on, Canada	2016-03-01	I am Canadian. Im tired of my countries history being discounted and destroyed.
Leslie Scott	Brampton, Canada	2016-03-01	Stop distroying history for greed
Bettina Palmieri	Woodbridge, Canada	2016-03-01	I am ossosed to this massive building as it will ruin the feeling of this historic area.
Mary Lou Rashid	Vaughan, Canada	2016-03-01	We enjoy the only quaintness left on Woodbridge Avenue with some history.

Petition to the City of Vaughan

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FCF Old Market Lane 2013 Inc/Cityzen's Group has submitted an application to redevelop the above sites that violates planning as established in the Woodbridge Centre Secondary Plan and is inconsistent with parameters established in the Woodbridge Heritage Conservation District Plan. City of Vaughan Council is in support of the re-designation of the above site.

This development contravenes the above plans for the following reasons:

Planning		FCF Proposal
Property Use	Low Rise Mixed Use	Mid-Rise Mixed Use
Building Height	Four Storey's	7 Storey's (119 units)
Maximum Density	1 Floor Space Index *	3 Floor Space Index *
Heritage homes	To remain in-instu with their context	Relocation of homes to street level
Design	Should be "neighbourily and fit "village"	Unsympathetic to the Woodbridge Village (Glass, brick and institutional)

*Floor Space Index (FSI) means the gross floor area of all buildings on a lot divided by the lot area.

In addition the proposed development:

- is not consistent with the policy direction articulated in the Provincial Policy Statement and the Greater Golden Horseshoe Growth Plan
- will have a negative impact on the unique character of the Woodbridge Core
- is precedent setting at 7 storey with a high floor space index which cannot be sustained by the infrastructure of our neighbourhood
- increases traffic congestion in an already high traffic area, and poses safety risks
- creates excessive physical intensity for the subject lands and should not be located in the Woodbridge Core community.

Print Full Name	Address	Signature
Gabriella Moras	31 CLARENCE ST.	
PLAMEN SANTCHIN	43 CLARENCE ST.	
Irada Kerimova	51 Clarence St.	
Bill Porkios	21 PARK DR.	
Adriana x Pietro Donatto	25 Park Dr.	
11	11	
Kartik Vyas	41 Park Dr	
PAOLA SCICCHITANO	49 PARK DR.	
MARK RUMSBY	53 PARK DR	
DEAN KONJIKUSIC	48 PARK DR	

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Print Full Name	Address	Signature
Florence Facchini	38 Park Drive	F Facchini
Tara Sprackling	20 Park Drive	
Pat Hodgson	83 Clarence St.	P Hodgson
Irene Clarke	97 Clarence St	Irene Clarke
PAT MOORE	97 CLARENCE ST	P. Moore
Lorna Harding	109 Clarence	L. Harding
KEN HARDING	109 CLARENCE ST	Ken Harding
PETER WIXSON	129 CLARENCE ST.	P Wixson
Carmela Prete	138 Clarence St	C Prete
ANDRE HARDCASTLE	132 Clarence St	Andre H

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Print Full Name	Address	Signature
Frank Sturino	94 Clarence St	
MASSIMO CERVO	84 Clarence St	
Irena Kuznetsova	44 Clarence	
TIZIANA MITRI	8050 Islington Ave #22	
Tiffany Carter	8050 Islington Ave. #22	

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Print Full Name	Address	Signature
ALEX JANSSENS	5-20 WALLACE ST L4L2P3	
Andrew Bae	92 Rosebury Lane L4L3Z8	
Laura Traccatelli	107 Rosebury Lane L4L 3Z1	
[illegible]	114 ROSEBURY LANE	
[illegible]	81 Rosebury Lane	
Ashok Patel	50, Rosebury Lane	

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Print Full Name	Address	Signature
Joanne Morrison	43 Park Drive	
Lori Groch Vennar	102 Gamble St	
America Vidi	35 Gamble St	

Print Full Name	Address	Signature
Nel vanGeest	103 Meeting House Rd Woodbridge	Nel VanGeest
PAUL MASTENBROEK	117 MEETING HOUSE	
Tineke Mastenbroek	117 meeting House Rd woodbr	Mastenbroek
J Dr EVANGELISTA	111. MEETING HOUSE RD	
Lori Viendli	111. Meeting House RD	
Dirk RomKema	70 Chavender-PL	
Arlene Romkema	70 Chavender Pl.	Arlene Romkema
GIANNA PASQUARIELLO	93 MEETING HOUSE RD	
J PASQUARIELLO	93 Meeting House Rd.	
M. PASQUARIELLO	83 Meeting House Rd.	M. Pasquariello
Gino Barbieri	12 campania crt	
Michaela Barbieri	12 campania crt	Michaela Barbieri
ROSANNA CANNELLA	33 WALLACE ST	
Adriano Volpentesta	122 Athena Volpentesta	
SYLVIA FEBBO	16 WILLIAM FARR LANE	Febbo
MARIA FEBBO	188 Woodbridge Ave	
Steve Woodhall	34 FAIRGROUND LANE	
Jennifer Griffith-Woodhall	34 FAIRGROUND LANE	
ARMANDO COLLIANO	160 WOODBRIDGE AVE	
Fred Mergarita	151 Roseberry Lane	
Bill vanGeest	103 Meeting House Rd	
DOREEN SMITH	95 WALLACE ST. WOODBRIDGE	
Moren Lévesque	138 Wallace St Woodbridge	
LAWRENCE YUEN	134 WALLACE ST. WOODBRIDGE	

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Print Full Name	Address	Signature
KEVIN CHAU	122 WALLACE ST.	
ANH LAM	122 WALLACE ST.	
Denise Meschino	194 Woodbridge Ave.	
Vadim Voronin	22 Fairground Lane	
Reza Farhanian	24 Fairground Lane	
GEORGE NORTH		
ELISA TORTOLO	206 Woodbridge Ave	
Kate Duncan	" "	
Mark Rida	8294 Kipling Ave	
Bernard Campana	122 Saint Damian Ave	

VAUGHAN

memorandum

C 8
Communication
COUNCIL: June 28/16
Addendum Item 3

DATE: JUNE 24, 2016

TO: MAYOR AND MEMBERS OF COUNCIL

FROM: HEATHER WILSON
CITY SOLICITOR

SUBJECT: COMMUNICATION - Council Meeting June 28, 2016, Addendum Item #3

ITEM #1, REPORT #13
SPECIAL COMMITTEE OF THE WHOLE – MARCH 1, 2016
ZONING BY-LAW AMENDMENT FILE Z.14.026
SITE DEVELOPMENT FILE DA.15.056
FCF OLD MARKET LANE 2013 INC.
WARD 2 - VICINITY OF WOODBRIDGE AVENUE AND WALLACE STREET
(Referred from Council Meeting of March 22, 2016)

Recommendation

The City Solicitor recommends:

1. THAT this matter be deferred to the Committee of the Whole meeting of September 7, 2016 to allow for continued review, analysis, and consultation with respect to the Technical Memorandum prepared by MTBA Associates Inc. and Letourneau Heritage Consulting Inc. regarding a design mitigation review of the proposed development and the conservation of the heritage resources.

Background and Analysis

On March 22, 2016, Council adopted, as amended, the recommendation of the March 1st Special Committee of the Whole with respect to Item #1, Report #13 (Zoning By-law Amendment File Z.14.026 and Site Development File DA.15.056 (FCF Old Market Lane 2013 Inc.)) to allow for:

1. deferral of consideration of this matter to a Council meeting no later than June 2016; and

2. staff to retain a heritage consultant to assist with discussion of possible improvements to the building interface of the proposed development with the heritage buildings and to review all site plan and zoning matters.

In April 2016, staff retained MTBA Associates Inc. and Letourneau Heritage Consulting Inc. to undertake a focused review of the proposed development (the location of which is shown on Attachments #1 and #2) from a cultural heritage perspective and provide a memorandum detailing their findings. The consultants were engaged to complete a cultural heritage review that includes consideration of comments from the applicant and relevant community stakeholders.

On April 20, 2016, the consultants conducted three separate preliminary meetings with City staff, the applicant (and advisors), and members of the Village of Woodbridge Ratepayers Association ("VWRA"). Following these meetings, the consultants prepared a Technical Memorandum which recommended potential mitigation measures through design revisions to the proposed development.

The recommendations contained in the Technical Memorandum may be satisfied in one of three general ways:

1. amending the proposed development plans and specifications to satisfactorily incorporate all of the stated mitigation measures;

2. amending the proposed development plans and specifications to satisfactorily incorporate some of the stated mitigation measures and providing rationale as to why the other measures were not incorporated; or

3. providing sufficient rationale as to why none of the stated mitigation measures were incorporated.

City staff, the applicant (and advisors), and the consultants met to discuss the contents of the Technical Memorandum on May 27, 2016. At that meeting, the applicant's advisors advised that at least three weeks were required to review the Memorandum and provide a preliminary response. To date, staff has not received a response from the applicant, or its advisors, with respect to the recommendations contained in the Memorandum. Receipt of any comments in this timeframe would not allow sufficient time for the VWRA to review and comment.

A copy of the Technical Memorandum was also provided to the VWRA for review. A separate meeting with the consultants and residents to discuss the Technical Memorandum will be arranged over the summer.

An Ontario Municipal Board Pre-hearing Conference with respect to the proposed development is scheduled for September 13, 2016. At this Conference, the Board will be advised of this process undertaken by the City. The upcoming Pre-hearing Conference does not prevent a deferral of this matter.

In light of the status of the review of the Technical Memorandum, staff recommend that this item be deferred to allow for further review, analysis, and response by all parties.

Conclusion

Staff has retained consultants to review the proposed development from a cultural heritage perspective and provide a memorandum setting out potential mitigation and conservation measures. A copy of the Technical Memorandum has been provided to both the applicant and residents. Staff has not yet received a response from the applicant with respect to the consultants' recommendations and a follow up meeting will be scheduled with the VWRA. Based on the foregoing, staff recommend that this item be deferred to the Committee of the Whole meeting of September 7, 2016 to allow for further review and analysis of the recommendations contained in the Technical Memorandum identified in this Communication.

Attachments

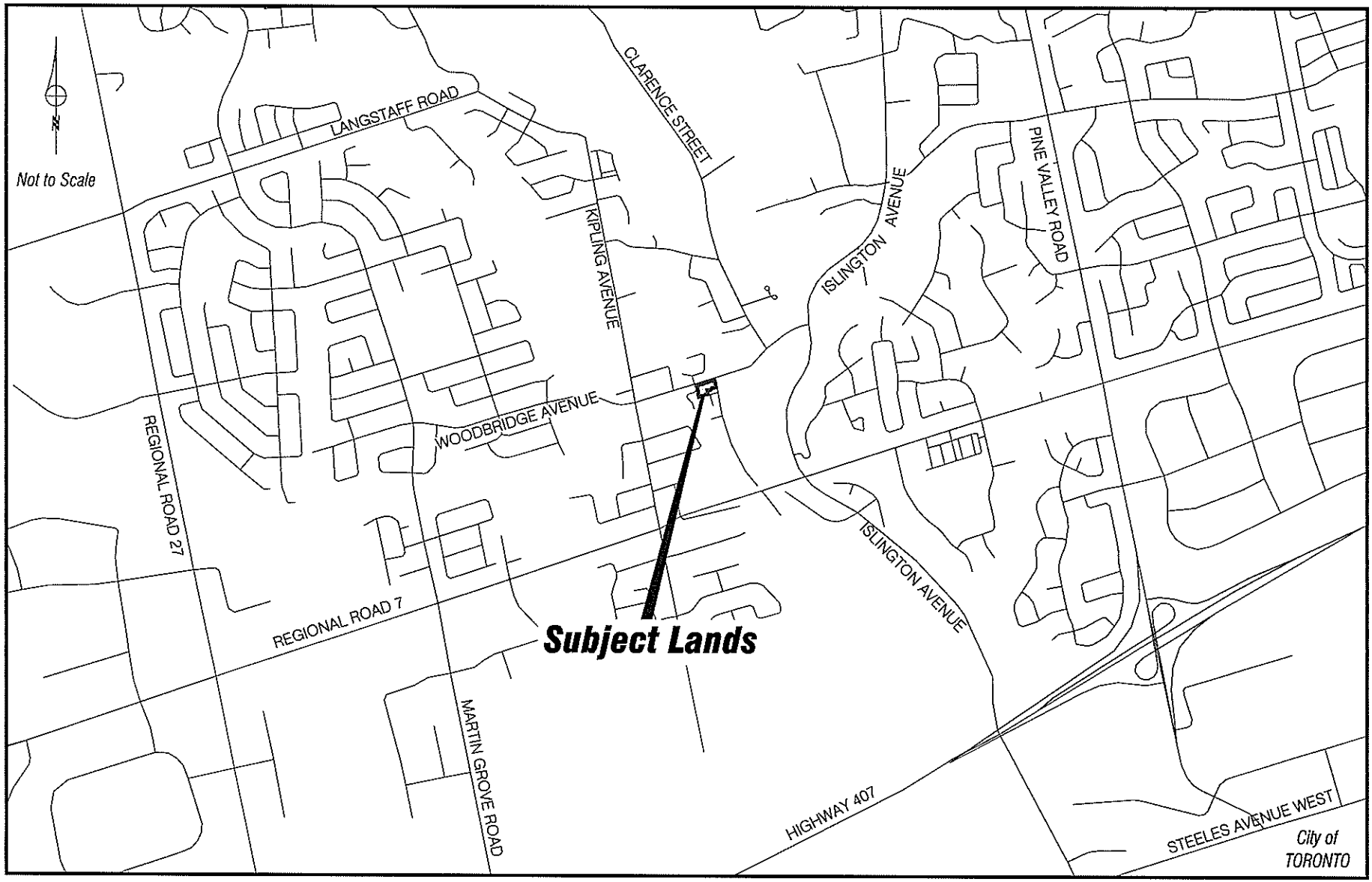
1. Context Map
2. Location Map

Respectfully submitted,

Heather L.

HEATHER WILSON
City Solicitor

Copy To: Jeffrey A. Abrams, City Clerk
John MacKenzie, Deputy City Manager, Planning and Growth Management
Rob Bayley, Manager of Urban Design & Cultural Heritage



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

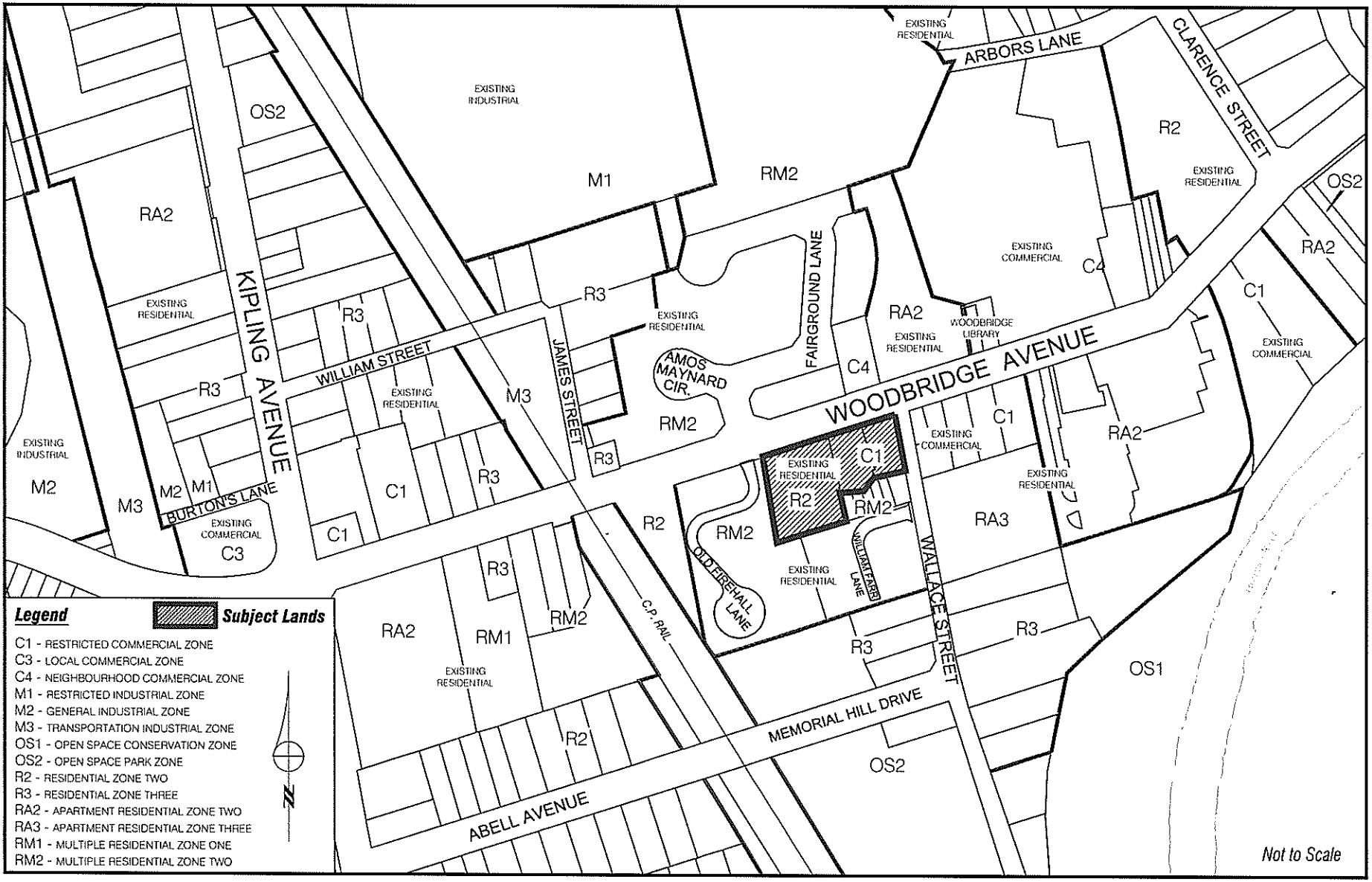
VAUGHAN
Planning Department

Attachment

FILES:
OP.14.006, Z.14.026, DA.15.056

DATE:
June 28, 2016

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

VAUGHAN
Planning Department

Attachment

FILES:
OP.14.006, Z.14.026, DA.15.056

DATE:
June 28, 2016

2

Magnifico, Rose

From: Palmieri <bstreiter22@rogers.com>
Sent: March-01-16 6:32 PM
To: Magnifico, Rose
Cc: info@villageofwoodbridge.ca
Subject: Re: File# OP.14.006 and Z.14.26

C 2
Communication
COUNCIL: Mar 22/16
SPC(2) Rpt. No. 13 Item 1

Hello Rose,

Unfortunately, due to safety concerns of the impending storm this evening, I will be unable to attend the meeting this evening. I strongly oppose the development proposed (File# OP.14.006 and Z.14.26)

I wanted to express my concerns over this proposed 7 storey condo. I feel strongly that it is much to large for the property, and for the heart of this historic community. I want this community to maintain the beauty and heritage by preserving its style architecturally. This building will tower over a currently quaint street where woodbridge residents currently enjoy the large trees and feeling of space.

The proposed structure is not complimentary in size or design, and conflicts with the historical area. Please let democracy make a difference over capital gains.

Woodbridge residents don't want this!

Thank you,

Bettina Palmieri
84 William Street
Woodbridge, ON.
L4L 2R8
905-605-2226

Magnifico, Rose

From:	Ralph Palmieri <ralphpalmieri@rogers.com>
Sent:	March-01-16 6:39 PM
To:	Magnifico, Rose
Cc:	info@villageofwoodbridge.ca
Subject:	Opposed to building (#OP.14.006 and Z.14.26)

C 3
Communication
COUNCIL: Mar 22/16
SPW Rpt. No. 13 Item 1

To whom it concerns at the City of Vaughan,

I wish to state that because of the dangerous driving conditions, I can't attend tonight's meeting regarding: #OP.14.006 and Z.14.26.

Please note that I do not want this to be built, and feel that it will ruin the value of the homes near by, as well as look terrible in a heritage district. This never would be allowed in a community like Kleinberg, so why would we allow it. it's up to residents to put our collective foot down and say no.

This building is too close to the road, too tall, and not the "historic" style that this area should be approving.

Feel free to reach me at 416-407-1010. Please consider re-scheduling this meeting! *Police have asked people to stay home tonight.*

Regards,

Raffaele (Ralph) Palmieri

84 William Street
Woodbridge, Ontario
L4L 2R8

C 4
Communication
COUNCIL: Mar 22/16
SPC(i) Rpt. No. 13 Item 1

Magnifico, Rose

From: Dee Kay <dmkay22@gmail.com>
Sent: March-01-16 8:14 PM
To: Magnifico, Rose

I am writing this letter expressing how disappointed I am to see the building which is being proposed on the former Dr. McLean/Wallace site. I believe Woodbridge as a whole has not retained any type of historical feel whatsoever and the village of Woodbridge itself is now following suit with this proposed monstrosity.
I have lived in Woodbridge for more than 4 decades and realize that in that time progress most certainly needed to happen. However I believe that the applicant somehow has sidestepped the planning process by increasing the size of this proposed development. The traffic congestion alone makes this development ludicrous.
Short and sweet, not historical, ugly, monstrous, congestive. An eye-sore, to say the least. This gives me even more incentive to leave Vaughan once and for all.

Dee Piper

Magnifico, Rose

Subject: FW: OP.14.006 and Z.14.26

C 5
Communication
COUNCIL: Mar 22/16
SPCW Rpt. No. 13 Item 1

From: juliastinton@yahoo.com [mailto:juliastinton@yahoo.com]
Sent: March-01-16 6:40 PM
To: Magnifico, Rose
Cc: info@villageofwoodbridge.ca
Subject: OP.14.006 and Z.14.26

I wish to voice my opposition to this development as it is currently proposed.
Absurd. This is simply absurd.
What part of the ratepayers/electorate saying "no" do you not understand?
It is yet another ugly design which will yield another ugly building. I'm unsure why you would even contemplate this application, but would appreciate an answer. Why are you unable to be frank with the developers and tell them that ugly buildings will no longer be tolerated in Vaughan, let alone a village such as Woodbridge.
It is FAR too tall. It in no way fits this intersection. It towers over townhouses on three sides. It really doesn't make a pins' worth of difference that the developer has reduced the height. In fact, it smacks of game-playing. Oh, the limit is four? Was this their conversation? : Well let's apply for nine, then we may have to go down to seven, but we're still doubling the height permitted, so all is good.
Traffic in Woodbridge is at the maximum. It can take ages to drive through town. It can take ages to turn eastbound onto Highway 7 from southbound Islington. Speeding on Woodbridge Avenue is the rule, not the exception. Red lights are routinely treated as suggestions.
It has become increasingly dangerous to cross the street. There are families living here. We MUST have regard for pedestrian safety. Placing additional cars into the core via new development will only make this worse. Parking in no-parking zones will only increase.
Yet again traffic will be impacted while construction takes place, as it appears that developers are never required to adhere to their footprint while building. Will we have lane closures and mess yet again? Will we EVER see the end to living in a constant construction zone?
More water main issues, noise, and pollution? Most likely, yes.
If official plans and zoning bylaws are to be disregarded at every turn, would you please stop wasting taxpayer dollars on them.
If you intend to justify their existence, then please start upholding them.
YOU are turning Woodbridge into a developers and investors paradise, and an owner/occupiers nightmare. Please stop being shortsighted. Can you not see the eventual result of this?
YOU are ruining life in Woodbridge by permitting this type of over development. You are expected to be leaders, not developers lap dogs. Please start leading the change for a livable Woodbridge, and by extension, a livable Vaughan.
Believe me, leadership supporting those who have elected you is DESPERATELY needed in Vaughan, as I have seen very little of it in the twenty-five years that I have lived here. This place is going to pot, quickly.

Julia Stinton
Woodbridge Avenue,
Woodbridge

Magnifico, Rose

From: Nicole Bonich <nicole.bonich@sheridancollege.ca>
Sent: March-01-16 6:51 PM
To: Magnifico, Rose
Subject: Re: Can not make meeting due to weather

C 6
Communication
COUNCIL: Mar 22/16
SPW Rpt. No. 13 Item 1

> My husband and I are concerned with the development with this condo. It detracts from the beauty and heritage of woodbridge and increases congestion.
>
> Thanks
>
> Nicole and Alec Bonich
> 15 Birch Meadow Outlook
> Woodbridge, ON
> L4H3H5
>
> Sent from my iPhone

Magnifico, Rose

From: Kelly Stinton <kelly.stinton@ryerson.ca>
Sent: March-01-16 7:02 PM
To: Magnifico, Rose
Cc: nfo@villageofwoodbridge.ca
Subject: Take me to your leader (apparently Developers)

C 7
Communication
COUNCIL: Mar 22/16
SPC Rpt. No. 13 Item 1

I did not get the memo that Woodbridge was run by developers but you all have sure made the town their wet dream. The leadership of this town has watched and encouraged money grabers literally my entire life. that was 22 years until I was forced to move because of your... "interesting" city planning. I have a few questions about the brain dead thought process that occurs when someone suggested building ANOTHER giant UGLY building.

1. How do you expect these people to get around town? The roads are already at their limit and the public transit is GARBAGE. I go to Ryerson and I'd have LIKED to live at home and save some cash while also keeping my money in the local economy. You practically CHASED ME OUT of my home town.

2. What are you going to DO about increased traffic? I felt like I was risking my life every single day I walked to Woodbridge College. People don't sometimes speed up woodbridge avenue. They ALWAYS speed up Woodbridge avenue. I was almost hit MULTIPLE times at the stop signs and once WAS hit. I assume these people are driving like bats out of hell because they know at every stop light they'll have a five minute wait if they need to turn. I WONDER WHY THAT HAPPENED

3. Did a single person in your decision making committee take a city planning course? And if so with who so I can make sure no one ever takes those courses again. It's like no one has ever heard of stepbacks to make your town seem less like a concrete jungle until this building. And the developers you find, are they blind? Are YOU people BLIND?!?!? This building looks like a fancy jail or worse a highschool.

4. Who on the committee is getting kickbacks. Cus this utter tom foolery isn't getting through without major bribes going on. Especially since I'm CERTAIN the people that VOTE YOU IN HAVE SAID NO TO THIS BUILDING.

Lastly I am absolutely disgusted to hear you're ramming the approval through in the middle of a snowstorm that will keep people away from letting you know just how stupid this decision is.

I'm throughly flabbergasted at how this city got stuck with people who care so little about it and it makes me sad.

Kelly Stinton

Magnifico, Rose

Subject: FW: File#OP.14.006 and Z.14.26 - Planned Structure at Woodbridge Avenue & Wallace Street - Village of Woodbridge

C 8
Communication
COUNCIL: Mar 22/16
SPCW Rpt. No. 13 Item 1

From: Thomas Arget [mailto:argett@interlog.com]
Sent: March-01-16 7:08 PM
To: Magnifico, Rose
Cc: info@villageofwoodbridge.ca
Subject: Re: File#OP.14.006 and Z.14.26 - Planned Structure at Woodbridge Avenue & Wallace Street - Village of Woodbridge

TO WHOM IT MAY CONCERN:

My name is Thomas Arget.

I am a long-time resident of Woodbridge and a homeowner residing at 140 Rosebury Lane, Woodbridge, Ontario, L4L 3Z8. My family and I have lived at this address since 1984.

IT IS SHOCKING TO ME THAT A STRUCTURE OF THIS MAGNITUDE IS EVEN A CONSIDERATION FOR A HERITAGE DISTRICT SUCH AS THE VILLAGE OF WOODBRIDGE.

We have seen consistent disregard for the character and rich history that once made the Village of Woodbridge a welcoming and interesting centre of our community. It is now a thoroughfare from point A to B for most people. It is characterized by several blocks of multi-story residential buildings that visually form a tunnel from one end of the village to the other. I will not even comment on the aesthetics of what passersby experience.

Needless to say the land development industry has no regard for the history of the area, nor do they share concerns about the impact that high-density residential structures have on the quality of life for those living in the community.

A seven-story structure will likely have implications for traffic volume and will bring yet another challenge to the seemingly hopeless task of law enforcement when it comes to speeding, illegal parking, lack of any serious concern for stop signs at intersections such as Woodbridge Avenue & Wallace Street and the surrounding area.

The density of this building will add further strain to the volume of traffic through the village and the risk this poses to pedestrians, be they elderly residents or school children.

Furthermore, I fear the environmental impact that a building of this size might pose. It is likely to exert pressure on the infrastructure of sewers, water, and drainage. In addition, it will likely cause a substantial section of Woodbridge Avenue to fall in the shadow of a towering 7-story structure.

Of course, this is all at the cost of residents who already live in the area.

It is clear that the developer angling to cash in on another high-value footprint has no concern about the short- and long-term impact of this planned cash cow.

Approval of the plan will suggest that Vaughn's City Council is not far behind the developer on lack of concern for the public interest and the citizens who rely on good judgment and prudent management of our neighborhoods and the qualities that make them livable, safe, and environmentally sustainable.

Needless to say, I am vigorously opposed to this plan and regret that I am unable to attend due to the inclement weather that seems to be quickly closing in on us this evening.

Yours truly,
Thomas Arget
140 Rosebury Lane
Woodbridge, Ontario
L4L 3Z8

Magnifico, Rose

Subject: FW: March 22, 2015 City Council Meeting // Item #4: // 177, 186 and 197 Woodbridge Avenue

Attachments: Synopsis of FCF Old Market Lane (2013) Inc .dc

C 14
Communication
COUNCIL: Mar 22/16
SPCW Rpt. No. 13 Item 1

From: Maria Verna [mailto:mariaverna@rogers.com]
Sent: March-20-16 11:59 PM
To: Bevilacqua, Maurizio; Di Biase, Michael; Rosati, Gino; Ferri, Mario; Carella, Tony; Iafrate, Marilyn; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan; Abrams, Jeffrey; Kanellakos, Steve; Magnifico, Rose
Cc: Tricia. Santaguida.; Gina Pietrangelo; g p; Ed Uchimaru; Pina Sacco; Pina Sacco; Lou DeBellis; Americo Viola; Jamie Maynard; Elisa Tortola; njaved@thestar.ca; amartinrobbins@yrmg.com; Richard Lorello; info@villageofwoodbridge.ca
Subject: March 22, 2015 City Council Meeting // Item #4: // 177, 186 and 197 Woodbridge Avenue

Good Morning Honourable Mayor, Member of Council and City Staff

Mr. Abrams, please post this communication along with the attachment in advance of the March 22 1:00 City Council Meeting

Please allow us to bring to your attention a number of concerns we have regarding a current application on Woodbridge Avenue. To preface these concerns, we reference a statement made by you to Adam Martin-Robbins of the Vaughan Citizen following the October 2014 elections. You stated *"I think you have to continue in the same governance style and that is consensus-building and leading in a way that is consistent with the values, principles and beliefs of the citizens of Vaughan."* – [source: Vaughan Citizen, Oct 30, 2014; article: *One Key Change at Vaughan City Hall after Monday's Vote*]

In that spirit, we respectfully request your support on behalf of the *Village of Woodbridge Ratepayers Association (VWRPA)* and your Woodbridge constituents, to help us stop the application put forth by FCF Old Market Lane 2013, Inc., with respect to 177, 185 and 197 Woodbridge Avenue. As existing residents and taxpayers, we have become increasingly frustrated and discouraged by the progression of events related to this application and now feel we must reach out to you for assistance.

What follows is a brief synopsis of events and corresponding issues, and does not constitute an exhaustive list of concerns.

Process

Meetings were arranged by Councilor Carella between the Applicant and the Community and these were attended by the Community in good faith. The Community was led to believe that the meetings would be collaborative in nature. Unfortunately, even though five meetings were held, the Applicant did not factor in Community suggestions and continued to present the same renderings. By all indications, these meetings were a "check box" for the Applicant but in actuality engendered much frustration and distrust amongst the Community as their good faith and collaborative approach to the process was not reciprocated by the Applicant.

The Cultural Heritage Coordinator, submitted a report to the Heritage Vaughan Committee identifying five (5) significant violations in this application that fail to conform to the prescribed Woodbridge HCD Plan. When the application was presented to Heritage Vaughan Committee, the committee agreed unanimously that the site Application is not a contextual fit within the Woodbridge Conservation Area. Members of Heritage Vaughan stated the buildings were "institutional" and "unsympathetic" to the area. The recommendation from Heritage Vaughan was for the Applicant go back to the Community and work with them to develop a more appropriate and suitable design for the subject property. This did not happen.

With regard to Section 37, decisions were made without the knowledge of or with consultation with the Community. Despite the level of activity from the Community on this application, the Community was never engaged or even notified of potential resulting "community benefits". From our understanding, Section 37 arrangements cannot be made in an HCD without first being forwarded to Council.

The re-designation of this VOP for this specific site was not discussed in public forum. The new VOP 2010 has this application lot designated for "low-rise mixed-use 4 storey with an FSI of 1.0". On Jan 19th, 2016, Vaughan City Staff and Council voted on a closed-door deal with the applicant to re-zone the subject property to a "mid-rise mixed-use with an FSI of 3.0". As this deal was not disclosed to the area residents prior to completion, the process is, again, marred by a lack of transparency. According to published

sources, to date, Vaughan has spent $18 million trying to implement an official plan that had already undergone community and stakeholder negotiations. This application is contributing to this rising expense. As taxpayers, we do not want to see more money wasted on senseless deviations to the Official Plan.

Heritage Conservation

This Community is designated by the City of Vaughan as a Heritage District under the Woodbridge Heritage Conservation District Plan. The site proposal contains the last two untouched historical homes on Woodbridge Avenue. Aside from retaining the partial outer shell of these homes, the application completely fails to recognize the historical and cultural significance of these homes and their surrounding topography. They are absolutely essential to the retention of Woodbridge Avenue's historical streetscape.

As a precedent, on Jan 8th 2010, the City of Vaughan and Josie Greco-Alviani and Fabio Alviani entered a Heritage Conservation Easement Agreement in regards to 10384 Islington Avenue (Property - Martin Smith House) which acknowledged the contextual value of not only the heritage home but also the topography (the "knoll'). This agreement was a result of an OMB ruling (File #PL08179). Similarly, the rolling topography and more prominent "knoll" on which the McLean House is situated on Woodbridge Avenue would be protected by the Woodbridge HCD rules.

In closing, we cite additional comments made at the 2012 Vaughan Heritage Preservations Awards, where citizens, like us, took initiative to protect the heritage of Vaughan:

"This year's recipients undertook the important and culturally significant task of preserving our historical buildings and our heritage," said Mayor Maurizio Bevilacqua. *"On behalf of the City of Vaughan, I would like to thank the special individuals whose efforts have helped promote and conserve Vaughan's cultural heritage resources. Their commitment serves as windows to our past as we continue to grow and move our City forward."* **2012 Vaughan Heritage Preservation Awards; Thu Feb 23, 2012.**

The City of Vaughan is over 27,000 hectares in area. By comparison, the Woodbridge Heritage Conservation District is about 10 hectares in size. This represents less than 1/2,700th the area of Vaughan. Why are we intent on so grossly overdeveloping this small, historically significant area when there remain vast areas in Woodbridge and Vaughan that would be more suitable for this development project?

We understand and are sympathetic to the need to intensify and foster growth in the Region however a solid future should not be built on a fragile and eroding past. Do not sacrifice the historical and cultural heritage of this village in order to meet demands of intensification.

Sincerely,

Maria Verna

Village of Woodbridge Ratepayers Association

Village of Woodbridge Ratepayers Synopsis of the Site Application for 177, 185 and 197 Woodbridge Avenue; FCF Old Market Lane (2013) Inc.
Official Plan Amendment File Z.06.009
Zoning By-Law Amendment File Z.06.023
1504546 Ontario Limited
OMB File PL111184, Appellant 140 FCF Market Lane (2013)

Vaughan Citizen – Mar 11/16	Woodbridge Condo Project – with potential ramification for historical properties – deferred **http://www.yorkregion.com/news-story/6387151-woodbridge-condo-project-with-potential-ramifications-for-historical-properties-deferred/**
Toronto Star – Sun Mar 6/16	Father and Son on a quest to save Old Woodbridge **http://www.thestar.com/news/gta/2016/03/06/father-and-son-on-quest-to-save-old-woodbridge.html**

Mar 1/16 – Special Committee of the Whole	On March 1st, 2016, despite inclement weather, over 75 residents from Ward 2 came to the Council Chambers to demonstrate their opposition to the site application.
	• Deputations were submitted to express the residents' frustration with a process that lacked communication, collaboration, good faith, clear rules and transparency.
	• Councillors were clearly shocked and surprised that:
	  ◦ the Residents opposed the tentative settlement reached by City Staff and the Applicant.
	  ◦ the Residents were not invited to participate in the settlement process
	  ◦ Heritage Vaughan did not approve or render opinion on the application
	  ◦ Heritage Vaughan did not receive a revised application to review
	• Several Councillors, including Marilyn Iafrate, Alan Shefman and Sandra Racco described the site application as "inappropriate", "ugly', "Lego blocks". One commented that if this was a "revised proposal, I am afraid to ask what the original rendering looked like".
	• Councillor Carella motioned to have the voting of the application postponed until May in order to give the Applicant and Residents more time to arrive at a suitable compromise. If a compromise is not achieved at that time, then the application would be denied.
	• Regional Councillor DiBiase asked legal staff if Council could rescind their endorsement to settle the offer on the VOP 2010. Legal staff advised to bring the matter in-camera.
	No decision regarding the site application was reached, and Council deferred the matter to Council Meeting in order to obtain legal counsel.

	VWRPA Response to Staff Commentary In response to the Staff Report to the Special Committee of the Whole – March 1, 2016-03-20. Concerns of the Residents that were expressed in deputations highlighting issues related to the following: • Costs related to deviation of the Vaughan Official Plan 2010 ($18M and rising) • Traffic • Noise • Removal of mature trees and scarring of natural topography • Height • Density • Incompatibility of proposed design • Contextual problem impacting surrounding town homes

	• Relocation and partial demolition of existing heritage homes • Erosion of historical and "village" feel of the Woodbridge Core • Complete disrespects of the Residents recommendation regarding height, density, context and design. Throughout this process, the residents have consistently expressed that they are not opposed to development in the Woodbridge Core, but development must be in keeping with the Vaughan Official Plan 2010 which is already a compromise and dictates the allowable intensification in the Woodbridge Core. Residents do not want to see more money spent on deviations from the Vaughan Official Plan
Jan 19/16 – City Council vote to accept developers offer to settle on their appeal of the VOP 2010	On January 26th the VWRPA received an invitation to participate in a conference call with the City Lawyer, Ms. Dawne Jubb in order to provide details of the settlement offer that would to be **endorsed by City Council** with regards to the designation of the sites at 177, 185 and 197 Woodbridge Avenue. The VWRPA was advised of the following: *"on March 23rd the Developer will be bringing in a motion seeking approval to amend the VOP for the designation of this particular land on this particular site:* • *To go from low rise mixed-use to go to mid rise mixed-use; to allow for additional height on property of 7-storeys; of that 7-storeys that will contain 119 units and commercial space; and FSI seeking 3"* • This was the first time the residents were notified that a settlement was sought and an agreement had been reached. The residents questioned why zoning issues were being discussed behind closed doors without public engagement or involvement. The residents also questioned who represented the community and expressed concern that the settlement had no indicated evidence that issues brought forth by the residents were addressed. • The Residents of the Woodbridge Core Area have been committed to an open, collaborative process since the onset of this application yet there was no transparency, no collaboration and no compromise with the reached settlement. Residents feel that the Applicant and the City have not been dealing with them in good faith.
Dec 17/15 – Meeting with Manager of Urban Design Mr. Bayley and Senior Planner Mrs. Caputo and Residents	Three area residents met with Mr. Bayley and Ms. Caputo to ensure that City Staff were fully aware of the concerns of the residents and their commitment to protecting the continuity of the community's character. At this time, no staff reports had been finalized therefore technical data was not shared. A meeting took place that discussed the area and the residents' concerns with overdevelopment and the most recent building completed on Woodbridge Avenue. In this regard: • 160 Woodbridge Ave (The Grand Manor) – the design and colour choices are entirely inconsistent with the neighbourhood, bordering on offensive (the building is peach and green) – Situated on this lot is the historical Inkerman Hotel. The extreme miscommunication between the developer and the City is nowhere more apparent than this property. What was once a beautiful historical home is now a tasteless reminder of the lack of due diligence in ensuring continuity. The site is already falling into disrepair. - Mr. Bayley's commentary on this application – **A MISTAKE** • 83 Woodbridge Ave (Terraces on the Park) – as the façade of this development begins at the sidewalk, this building's overall height and lack of set back imposes a claustrophobic and ominous presence over the intersection of Woodbridge Ave. and Clarence St. This development was built right on the flood plain before guidelines for the Special Policy Area guidelines were finalized. In order to facilitate the need for parking and the threat of water, the 2-storey garage was built above ground, Mr. Bayley's commentary on this application – **A MISTAKE**

	When Mr. Bayley was asked the question "why would we make a third mistake?" he dismissed the question by clearly stating that this application was going to be approved at the current height as requested by the application. He also stated that there was a $1M settlement for community benefit (Woodbridge Streetscape Plan) that was in current negotiation with the Applicant.
Oct 21/15 - Heritage Vaughan Committee Meeting	• Residents from the Village of Woodbridge area were in attendance at the Heritage Vaughan Committee meeting and will attest to the following: o When asked the residents of the community expressed unanimous frustration with the application citing concerns about density, height, impact and preservation of the heritage home, impact to the streetscape and topography of the area, o Notified Committee Members that they did engage in meetings with the applicant. The applicant presented the project. This was in no way, shape or form a collaborative process. While the applicant listened to community feedback, this feedback was not incorporated into the renderings. The meetings were very much one sided. o Committee Members did receive the report from the Manager of Urban Design and Cultural Heritage, however they did not support the application. • Taken directly from the minutes to Heritage Vaughan Committee Meeting: **"That the Heritage Vaughan Committee requested that the applicant reconsider the present proposal taking into consideration the issues raised regarding a design for the new development that is sympathetic to the historic character of the district and the two heritage buildings, and work with the community to find an acceptable approach for this development."**
5th Community Meeting arranged by Councillor Carella	• On Dec 9/15 a 5th Community Meeting was held with the Applicant in response to Heritage Vaughan's request to ***"work with the community to find an acceptable approach for this development"***. The Applicant presented the same building with the same characteristics that was presented to the Village of Woodbridge residents in the previous meetings. Other than a few minor cosmetic changes to the POPS, the applicant did not change any design aspects of the building, particularly with regard to height, density and appearance. • The residents remained frustrated by the applicant's unwillingness to respect the request from Heritage Vaughan and failure to collaborate with the community. • The Community Meeting continued after the applicant had departed. Councillor Carella and R.Bayley, Manager of Urban Design and Cultural Heritage heard the continued frustration and escalating concerns of the area residents. This application did not follow the Heritage Vaughan approval process. After the meeting on Oct 21/15, this application did not go back to Heritage Vaughan for approval/support.
Staff recommendation to the Heritage Vaughan Committee	**Commentary from Heritage Vaughan Staff submitted for the Oct 21/15 Heritage Vaughan Committee meeting** • Vaughan Heritage's planning argument for recommendation of the site application – Contribution to Sustainability as per: Goal 4: To create a vibrant community where citizens, business and visitors thrive. *Objective 4.1: "To foster a city with strong social cohesion, an engaging arts*
	VWRPA Response to Staff Commentary • The community contends that an "institutional" glass and brick, 7 storey building that is 3 times the allowable density as per VOP 2010 does not meet with Objective 4.1, even remotely. The site proposal contravenes Woodbridge HCD Plan.

	scene, and a clear sense of its culture and heritage".
	
	Analysis Arguments as presented by Daniel Rende, Cultural Heritage Coordinator
	• The Woodbridge Center Secondary Plan and the Woodbridge HCD Plan both speak to the existing heritage character of Woodbridge Ave as a commercial corridor and a focal point to the village which shall be conserved carried into future development
	
	• Building Height – The proposed height does not conform to the guideline, however, the overage in height will have minimal impact to the heritage assets on the site as it is stepped back and the overage in height is limited to a small portion of the site
	
	• Setbacks – The proposed relocation of the heritage homes is inconsistent with the HCD guidelines, however, in this instance, relocation of the heritage buildings will provide the following substantial realm benefits, improved pedestrian experience and POPS and commercial reuse of heritage homes
	
	• Transition of new Building in Relations to Heritage Resources-the proposed development does not meet the 45-degree angular plane guideline for transitions to new buildings although large side yard setbacks have been provided to both heritage resources
	
	• New Construction- Woodbridge HDC plan, sections 6.3.2, 6.3.3; state that construction "should be of 'it time;" and should "fit this village context while at the same time representing current deign philosophy"
	  • ...for new buildings in this heritage district the design should take into account the proportion of the buildings in the immediate context and consider a design with proportional relationships that will make it a good fit"
		6.1.1 Objectives:
		  • Generally, new buildings along Woodbridge Ave. should be no taller than 4 floors (13m) and must be sympathetic to, and transition from, the height of adjacent contributing buildings with a minimum 45-degree angular plan, starting from the existing height of the contributing building's edge
		  • Existing contributing buildings should retain their historic setbacks, and create front landscaped courtyards that open onto Woodbridge Ave. to build on the 'green' character of the street.
		
		• The site is home to the last two remaining authentic and historically significant homes in their original topographical setting. They are now all that is left to embody the essence of historical Woodbridge. This site application does nothing to preserve this heritage and history, let alone recognize it. By repurposing these historical homes as residential or commercial (i.e. restaurant), the application does nothing to foster an engaging arts scene or clear sense of culture and heritage in this area.
		
		• The height the building is overpowering and overwhelms the two historical homes. The overage in height overwhelms the surrounding two storey townhouses to the north, west and south, and the four storey condo to the east of this site. The overall height of structure is exacerbated by the significant grade change on this lot.
		
		• Other than the POPS (lack of value as discussed, below), the applicant has not submitted evidence that the pedestrian experience will be "improved" (sidewalks must be replaced after the building is completed, *regardless*). Based on the second rendering, the application does NOT indicate commercial reuse of heritage homes, so this statement is false (private dwelling and amenity room for condo).
		
		• In this proposal, no angular plane exists. This application sits on 0.35 hectares (0.86 acres); there are no "large" yards of any description in this plan, particularly in reference to the heritage "resources".
		
		This proposal does not meet the objectives of the Woodbridge HCD Plan,

		specifically: 5.1 Objectives: • Conserve contributing buildings, landscape and streetscapes; • Ensure new designs contribute to the Woodbridge Heritage character • Manage any development...proposed within the district, in a manner that is sensitive and responsive to all aspects necessary to ensure the protection and conservation of the heritage resources, in order to maintain the village character of the Woodbridge District • Ensure individual heritage structures and landscapes are maintained and new developments.... sensitively integrated as part of a comprehensive district 5.3 Heritage Character Statement The village character and quality of the district should continue to be defined by: • a variety of building setbacks, typically having deep frontages and side yards; -->the proposed site plan moves existing heritage homes and new buildings to street level thereby ignoring the contextual value of the homes as they sit on the hill along Woodbridge Ave • a "green" quality where the built form is generally integrated within the natural landscape and topography, with mature trees and tree canopies, creating a park-like development setting and context; -->the proposed site plan does not integrate the new condo nor existing heritage homes within natural topography—it does the opposite by flattening the existing topography (rolling hill) and removing mature trees on site in order to make way for a massive modern looking condo -->changing the topography of the area the area will have less 'green' area • significant views that capture the vast river corridor, the rolling topography, and the interplay of the natural landscape and the built form; ***proposed site plan changes the natural topography of the area by removing the rolling hill which is an integral and natural part of the village character and quality of this heritage district. 5.3.1.4. Topography

		• A rolling topography results in frequent views to the valley, and towards the surrounding hills, especially to key areas such as the Woodbridge commercial core and the Humber River Valley flood plain, and to Kipling Avenue, which is on the ridge.
		-->the proposal will eliminate the topography of the area, which is one of the categories which is used to describe the physical attributes of the area. By removing the hill, the developer will be removing an attribute of natural, historical and contextual value
		
		6.2.3 Relocation of Contributing Buildings
		• Buildings and structures located within properties that are listed as contributing to the Woodbridge HCD Heritage Character should not be relocated and should remain in-situ within their existing context
		
		6.4.2.2 Street Wall Height and Scale
		• Additional building height, to a maximum of 6 floors (20m), may be considered only when there is no undue impact to the public realm and/or adjacent properties, including an impact on sunlight penetration and views. Additional building height must step back along a 45-degree angular plane from:
		  • The street, starting at 13 meters, when facing a street and starting at 9.5 meters when facing another property;
		  • The height of many contributing building
		
		6.5.3 Transitions New Buildings in Relations to Heritage Resources
		• The height of the contributing buildings should be maintained.
		• The setback requirement to adjacent contributing heritage buildings must be at least half the building height. This transition pertains to the back and side yards of the contributing building.
		• New buildings must transition from the height of adjacent contributing buildings with a minimum of 45-degree angular plane, starting from the existing height of the contributing building. The height of contributing building is measured from the average elevation of the finished grade at the front of the building to the highest point of the roof surface from a flat roof surface for a flat roof and mansard roof; and to the mean height between the eaves and the highest point of a gable, hip, or gambrel roof

		• The proposal will remove the rear of the Mclean House to facilitate new construction contravening the Woodbridge HCD which stipulates that heritage homes should remain intact. Mr. Rende states that the front portion of the McLean House contains the most significant heritage attributes. While the front portion of the house represents classical design from its era, the rear potion of the house has profound historical significance as this was the location of the first doctor's office and operating room in Woodbridge (essentially, its first hospital).
Aug 27/15 – Design Review Panel Minutes – 2nd Review by DRP	**Commentary from DRP meeting minutes** • Panel felt that the architectural proposal appears too big and too tall from the street level. The proposal is challenging in terms of scale, relationship to the ground plane, relationship to the upper level, and overall building articulation. • The proposal does not make good use of existing grades, nor does it incorporate a historical reference to the relationship of buildings with the grade changes. In this segment of Woodbridge Avenue, the existing condition has rolling topography with buildings "floating" in the landscape. The existing cultural landscape creates transitions in grade with heritage building elevations that respond in their elevations and use to the various grades. • The POPS fronting Woodbridge Avenue will be permanently in shadow. A break in the upper levels might allow some sunlight and sky views, as well as articulation of the vertical plane. • Panel would have liked to review the Arborist Report as it acknowledged that the cultural landscape with existing trees is as important a part of the heritage as the buildings.	**VWRPA Response to Panel Comments** • No evidence that comments from August 27, 2015 DRP were taken under advisement by the Applicant nor were design guidelines enforced by Vaughan Urban Design. At the meeting held between residents and Manager of Urban Design and Senior Planner, comments noted in the DRP were dismissed by both, noting *"design is subjective."*. • City of Vaughan set precedent for preservation of this site. The site application approval of Beaverton Homes (Kleinberg) Inc./Martin Smith House (Jun 25/13) which included preservation of topography (retention of grassy knoll) as inclusive of historical reference and significance to cultural landscape • POPS – Applicant's contribution will not be value-added due to shading from building, enclosed surroundings, lack of privacy (fish-bowl effect), amplification of traffic noise reflected off buildings on three sides. As voiced many times over by the residents, traffic is already significant on this road and will increase. • Community position continues to state that the trees are integral to the preservation of the historical landscape. The Applicant's arborist consultant originally declared the trees diseased and dying necessitating their removal. City of Vaughan Staff Report states removal of the existing mature trees is necessary to facilitate the grade changes mandated by construction of the proposed structure (i.e. no references to tree removal due to infirmity).

	• Panel noted that the review of this development should learn from previous developments along Woodbridge Avenue that have also levelled the topography and created single points of entrances that are grade separated, thereby creating a more aggressive street frontage and changing the character of Woodbridge Avenue. Panel noted that the 45-degree angular plane in the Woodbridge Heritage Conservation District Plan is meant to adequately separate buildings and articulate a transition.	• Residents of the area express concern that Woodbridge Avenue has lost a great deal of its village character and is becoming a concrete wall. "Mistakes" that were allowed to happen previous to this application must not be leveraged as precedent-setting to propagate further offenses to the VOP and heritage plan.
	• Panel encouraged doing something honest with the heritage buildings.	• The Wallace and the McLean Houses are poised to serve the new condominium as amenities. There is no intended 'service' or added value to the neighbourhood.
	• As heritage buildings consist of more than one façade, keeping the heritage houses whole was recommended.	• Woodbridge HCD Plan clearly states that the buildings remain *in situ.*
	• The upper levels of the building need further development; a combination of applying a similar kind of fine-grain discipline as applied to the lower portion and mitigating the height.	• The site application does not conform to the specifications as outlined in the Woodbridge Heritage Conservation Plan, particularly with respect to height and density
	• Although the ambition is to make the top of the building visually disappear through the use of glass, Panel advised that the building will not visually disappear, especially when conventional window wall systems and exhausts are used.	• The site application takes away from the village ambience and does not contribute to the historical character of Woodbridge Avenue. Submitted renderings are entirely incompatible with the existing personality of the village, incongruent with adjacent properties, impose a distracting sense of mass and, most importantly, are completely unsympathetic to the existing heritage homes.
	• The balconies create a distracting upper portion, which contribute to the sense of a large building. Recessing the balconies may help in this regard.	
	• A lack of breaks and lack of finer grain in the upper levels of the architecture creates a "relentless condition" that is not typical of Woodbridge and takes away from the character of the Heritage Conservation District.	
Community Meetings arranged by Councillor Carella:	Community meetings were held and facilitated by Councilor Tony Carella. Deputy Mayor/Regional Councilor Michael DiBiase, Regional Councilor Mario Ferri, and Regional Councilor Gino Rosati and City Staff also took part in these meetings. • A small number of area residents participated in the community meetings. Only residents that presented deputations during the December 2nd, 2014 Committee of The Whole Meeting – Public Meeting were invited. With the consent of the Applicant, these meetings were recorded by the VWRPA. (Applicant provided copies).	

<table>
<tr><td>Feb 11/15
Feb 18/15
Feb 26/15
Apr 7/15</td><td>

Throughout these meetings, the residents were consistent and unanimous in their lack of support for this site application. Community input was clearly not factored in to the final design as shown during the final presentation meeting held on April 7th, 2015.
Concerns that residents tabled include:

proposed architecture is incompatible with the Old Woodbridge Character landscape
treatment of the two Heritage homes (Thomas Wallace House (c. 1875) and the Dr. Peter McLean House (c.1893)
increasing traffic on Woodbridge Ave.
removal of existing mature trees
negative and severe impact on the surrounding townhouse development
shadowing Impact

February 11th, 2015 - Councilor Tony Carella led the meeting. The format for the scheduling of upcoming meetings with the Applicant was also set. Residents that attended this meeting were required to submit their contact information in order to ensure they were invited to future meetings. At this time, no discussion took place about the development with the applicant.
February 18th, 2015 - Applicant provided information about the development. Applicant addressed items such as the mature trees, shadowing impact, traffic study, architecture design. Concerns raised by residents during this meeting were deferred to the end of the Applicant's presentation. These were discussed during the February 26th, 2015 meeting.
February 26th, 2015 - During this meeting, residents raised concerns that were not factored into the development plans. Violations of the VOP2010 and the Vaughan Heritage Plan were brought forward by the residents, at this time.
April 7th, 2015 - Applicant provided new changes to the development. Changes included a slight decrease in the development size from 8-storeys to 7-storeys (Note: consideration was not given to overall height as the height of each storey can vary greatly). The townhomes which were part of the original application were removed from the plan and a common area "green space" was added. At this point, no other considerations were included. When it was suggested that the height was still a concern (as it still far exceeded plan) and the heritage component had not been addressed, the Applicant indicated that no further changes would be made to the design.</td></tr>
<tr><td>Dec 2/14 – Committee of the Whole Public Hearing</td><td>
At the Dec 2/14 meeting, the Community from the Village of Woodbridge attended Vaughan City Hall documenting their initial reaction to the proposed site application at 177, 185 and 197 Woodbridge Avenue:

Despite a driving snowstorm, over 50 residents from Ward 2 attended this meeting

125 names were submitted on a petition of protest
19 deputations of disapproval were expressed to City Council
17 communication items were delivered to the City Clerk expressing disapproval of the application

All deputations were harshly critical of the application particularly with respect to size, height, density, impact and conservation of the two historical homes, traffic, shadowing, green space – specifically impact to the existing trees, sightlines, and open streetscape.

Councillor Carella's response to the community's disapproval of the site application was to order Community Meetings with the applicant and a selection of the ratepayers who spoke at the Dec 2/14 meeting.
<table>
<tr><th>Commentary from Staff Report submitted for the Dec 2/14 Committee of the Whole Public Hearing</th><th>VWRPA Response to Staff Commentary</th></tr>
</table>
</td></tr>
</table>

	• To receive comments from the public and the Committee of the Whole on the following applications on the subject lands ..., to facilitate the development of an 8-storey apartment building with143 residential apartment units, three 2-storey townhouse units, and 230 m2 of ground floor commercial uses and to restore and retain two heritage dwellings (Thomas Frazier Wallace House and the Dr. Peter Mclean House),	Site application is located in the area of the Woodbridge Heritage District Conservation Area that should be protected by the Woodbridge HDC Plan, 6.1.1 Objectives: Generally, new buildings along Woodbridge Ave. should be no taller than 4 floors (13m) and must be sympathetic to, and transition from, the height of adjacent contributing buildings with a minimum 45-degree angular plan, starting from the existing height of the contributing building's edge. Existing contributing buildings should retain their historic setbacks, and create front landscaped courtyards that open onto Woodbridge Ave. to build on the 'green' character of the street.
	• Amend OPA #440(Woodbridge Core Plan) to re-designate the subject lands from "Medium Density Residential" and "Mixed Use Commercial" to "High Density Residential" and to amend the following official plan policies: o 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) ▪ In addition to include 143 units Residential Apartment Dwelling Units ▪ 3 Townhouse Dwelling units ▪ 2 existing Detached Heritage Dwelling units ▪ 230m^2 of ground floor commercial area o To include total parking proposed = 168 spaces o No Barrier-Free parking	• OPA #440 (in effect) The subject lands are designated 'Medium Density Residential" and "Mixed Use Commercial" 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 4th storey in the roofline is permitted within the "Mixed Use Commercial" designation depending on the adjacent development. The proposal to re-designate 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 current and applicable Official Plan. • City of Vaughan Official Plan 2010 (VOP 2010) - specifically Volume 2, the Woodbridge Core Secondary Plan - the subject lands are designated "Low Rise Mixed Use". 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 3.28 does not conform to VOP 2010. • This site application grossly exceeds the prescribed limitations imposed in either official plan. The applicant has no interest in developing a property sympathetic to the adjacent properties and surrounding neighbourhood; architecturally, culturally and historically. • VWRPA expressed that the Community is in support of redevelopment, however request that the applicant, Planning Department and Council respect the official plan and consider what is an appropriate fit for a neighbourhood

		designated as a heritage conservation district. Heritage Homes – there are two heritage homes situated on these lots. In essence they are the last two homes left of the Woodbridge of yesterday. The topographical attributes of their locations (185 "Thomas Frazier Wallace House" and 197 "Dr. Peter McLean House" Woodbridge Ave) are of great important to the Village of Woodbridge atmosphere and integral to the streetscape of the area. Relocation and removal of the additions (which are significantly old) fails the intended conservation of the area and violates the Woodbridge HCD Plan.

Magnifico, Rose

Subject: FW: Special Committee of the Whole Report No. 13 - Item 1
Attachments: OMB Decision Knoll 1.pdf; ATT00001.htm; OMB Knoll 2.jpg; ATT00002.htm; OMB Knoll 2A.jpg; ATT00003.htm; OMB Knoll Heritage Conservation Easement Agreement 10384 Islington.pdf; ATT00004.htm

C 15
Communication
COUNCIL: Mar 22/16
SPC(1) Rpt. No. 13 Item 1

From: Richard Lorello <rlorello@rogers.com>
Sent: Sunday, March 20, 2016 7:32 PM
To: Bevilacqua, Maurizio; Di Biase, Michael; Rosati, Gino; Ferri, Mario; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Iafrate, Marilyn; Shefman, Alan; MacKenzie, John; Kanellakos, Steve; Abrams, Jeffrey
Reply To: Richard Lorello
Cc: Maria Verna; Ciampa, Gina; JAMIE MAYNARD; mariavernrs@rogers.com; Gi Pi; Tricia. Santaguida.; Noor Javed; Adam Martin-Robbins
Subject: RE: Special Committee of the Whole Report No. 13 - Item 1

Good Day Mayor / Members of Council and Staff

Mr. Abrams, please post this communications in advance of the March 22 1:00pm Council Meeting.

I would like to bring the attached documents and the following information to Council's attention for serious consideration.

With respect to the proposed 7 storey development with in the Woodbridge Heritage District, there are considerations that were not taken into account when considering this development. I would like to draw your attention a similar issue that was the subject of an October 2009 OMB appeal decision (PL060606). In that decision there was a similar contentious issue on a Kleinburg development adjacent to the Martin Smith heritage home at 10360 Islington Ave.

Within the context of the OMB ruling, there are striking similarities between Martin Smith House in Kleinburg and the McLean House in Woodbridge. The ruling on the Martin Smith House in Kleinburg essentially states that the presevation of heritage is not only restricted to the structure but its topography as well. The topography "grassy knoll (hill)" was a key factor in the preservation the Martin Smith House and the Kleinburg Village as well. I believe that the OMB ruling also applies to the McLean House and the Woodbridge Village. In actuality, the topography on which the McLean House sits is much more pronounced than that of the Martin Smith House in Kleinburg.

Therefore I would submit that the proposed leveling of the topography on which the McLean House sits, would affect the heritage value of the McLean House and the heritage value to the Village of Woodbridge, just as OMB ruling found in the topography of the Martin Smith House in Kleinburg. Based on the OMB ruling and agreement, there is a strong arguement here based on precedent that the McLean House cannot be moved from its existing topography in that it is also perched on a knoll which has "contextual value" on its existing location and thus constitutes an important element to its heritage.

The Martin Smith home in Kleinburg was protected as a heritage home but in addition the knoll ("grassy hill), was also protected as part of its historical "Contextual Value" and significance. The OMB ruling and agreement referred to this as the "Contextual Value".

The first attachment (OMB ruling and appeal (PL060606) is significant and creates a precedent for all heritage homes in Vaughan. It includes the OMB decision which states that no permits will be granted to the developer until he had signed off with the City an agreement to protect the heritage components - This is clearly stated on page 9 of the first attachment.

The schedules attached and included in the OMB decision clearly illustrates and identifies the "knoll" deemed by the OMB to have "contextual value".

The Heritage Conservation Agreement that was referenced on page 9 of the OMB decision is a document that is registered on title (Notice YR1442866) of the property. On page 14 of the agreement the "Contextual Value" clause is highlighted and deemed to be part of the "Heritage Value" of the Martin Smith home. It clearly states the following;

"Contextual Value"

"The Martin Smith House is situated on the west side of Islington Ave and sites on an elevated "knoll" as you enter the Kleinburg historic village core when travelling north on Islington Avenue. It is one of the first heritage buildings entering the core area and acts as an important gateway to the Kleinburg Heritage Conservation Districts"

Council must take the same approach and view with respect to the "knoll' or hill where the McLean House is situated within the Woodbridge Conservation District. It can be demonstrated through the street photos of this area that the elevated "knoll/hill" is significant to the Heritage Value of the Woodbridge Village and the historical nature of the McLean House. The proposed development will destroy the historical streetscape value and we are arguing that it needs to be protected in order to protect the "contextual value" of the home and the Woodbridge Village itself.

Also see the extracts of the Council minutes.
http://www.vaughan.ca/council/minutes_agendas/Extracts/32cw0618_13ex_38.pdf

See page 9 where it states;

In the implementing Zoning By-law, a minimum distance of 7 m is required between the existing Martin Smith House and the proposed Mill Building (Building "C") and 8.1 m is required between the proposed Manor Building (Building "B") and the Mill Building (Building "C") in order to provide a more natural and historical setting for the Martin Smith House with landscaped/open space areas surrounding the building with the retention of the grassy knoll (hill) in the front and side yards.

Now see the Heritage Vaughan Committee report from October 21, 2015, where the reference to the McLean House knoll is the same.
http://www.vaughan.ca/council/minutes_agendas/AgendaItems/HV1021_15_5(part1).pdf

Page 22 reference McLean House

The building is perched on a "knoll" which appears to have originally been connected to the broader topography of the surrounding river valley and the elevated rail corridor.

The precedent set with the Martin Smith House in Kleinburg cannot be ignored and must be applied to the McLean House in Woodbridge. We cannot afford to have a double standard when it comes to the heritage of this City.

Secondly and furthermore, I have provided the following link to the Woodbridge Heritage Conservation Study and Plan;
https://www.vaughan.ca/services/business/heritage_preservation/General%20Documents/Woodbridge%20Heritage%20Conservation%20District%20Plan%20and%20Guidelines.pdf

The Woobridge Heritage Conservation Study and Plan clearly states and makes several references to 45 degree angular plane required when developing new structures adjacent to Woodbridge Heritage homes. It states the following;

2. Generally, new buildings along Woodbridge Avenue should be no taller that 4 floors (13m) and must be sympathetic to, and transition from, the height of adjacent contributing buildings with a minimum of 45 degree angular plane, starting from the existing height of the contributing building, measured at the building's edge, (see section 6.4 - Built Form Framework).

The proposed condominium development does not conform to the stipulation of the 45 degree angular plane within the rules described in the Woobridge Heritage Conservation Study. The proposed condominium does not comply with the VOP 2010 Official Plan. We request that Council adhere to the plans and studies that taxpayers have spent millions of dollars to develop. We do not view the VOP 2010 Official Plan and Woobridge Heritage Conservation Study and Plan as mere guidelines, but rather they are firm development boundaries that Council and developers must not only respect, but also abide by.

Based on the information presented herein, we request that Council remove its support and endorsement of the proposed development and let it proceed to the OMB with the City taking on the role of Party status to defend any appeal of VOP 2010 Official Plan and the Woobridge Heritage Conservation Study that the applicant may bring forth.

Sincerely
Richard T. Lorello
C / O Village of Woodbridge Ratepayers' Association

ISSUE DATE:
Oct. 05, 2009

PL060606

Ontario
Ontario Municipal Board
Commission des affaires municipales de l'Ontario

IN THE MATTER OF subsection 17(36) of the *Planning Act*, R.S.O. 1990, C. P. 13, as amended

Appellant:	10360 Islington Avenue Inc.
Appellant:	Gioseffina (Josie) Greco-Alviani & Fabio Alviani
Subject:	Proposed Official Plan Amendment No. 633
Municipality:	City of Vaughan
OMB Case No.	PL060606
OMB File No.	O070059

IN THE MATTER OF subsection 34(19) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Appellant:	Frank Greco
Appellant:	Elisa Vallescura
Subject:	By-law No. 167-2006
Municipality:	City of Vaughan
OMB Case No.	PL060606
OMB File No.	R060141

IN THE MATTER OF subsection 42(6) of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, as amended

Appellant:	10360 Islington Avenue Inc. and J & F Alviani
Subject:	Appeal of the Decision of Council on an application to permit the erection of a building on properties 10360 and 10384 Islington Avenue located within the Kleinburg-Nashville Heritage Conservation District
Property Address:	10360 & 10384 Islington Avenue
Municipality:	City of Vaughan
OMB Case No.	MM080059
OMB File No.	MM080059

IN THE MATTER OF subsection 42(6) of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, as amended

Appellant:	10360 Islington Avenue Inc. and J & F Alviani
Subject:	Appeal of the Decision of Council on an application to permit the erection of a building on properties 10360 and 10384 Islington Avenue located within the Kleinburg-Nashville Heritage Conservation District, which revises the heritage permit application under OMB Case & File No. MM080059
Property Address:	10360 & 10384 Islington Avenue
Municipality:	City of Vaughan
OMB Case No.	MM090007
OMB File No.	MM090007

10360 Islington Avenue Inc. has appealed to the Ontario Municipal Board under subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, from Council's refusal or neglect to enact a proposed amendment to the Official Plan for the City of Vaughan to include policies to permit a range of uses consisting of Institutional (including private school and daycare centre, retirement residence), Museum, Community Facility, Mainstreet Commercial & Residential uses, Multi-unit Residential Condominium within the existing heritage structure (Martin Smith House), as well as a range of uses consisting of a new multi-unit building ranging in height from 2-5 storeys for the purpose of either a residential condominium or a retirement residence, Institutional uses (including private school & daycare centre) & Mainstreet Commercial uses on lands located on the west side of Islington Avenue, south of Nashville Road, municipally known as 10360 & 10384 Islington Avenue in the Village of Kleinburg, City of Vaughan, designated as "Kleinburg Core" by Official Plan Amendment No. 601, as amended by Official Plan Amendment No. 633
Approval Authority File No. OP.07.004
OMB Case No. PL080178
OMB File No. PL080178

10360 Islington Avenue Inc. has appealed to the Ontario Municipal Board under subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, from Council's refusal or neglect to enact a proposed amendment to Zoning By-law No. 1-88, as amended, of the City of Vaughan to rezone lands municipally known as 10360 & 10384 Islington Avenue in the Village of Kleinburg, City of Vaughan, from "R1 Residential Zone" and "RM2 Multiple Residential Zone" to "OS1 Open Space Conservation Zone" and "RM2 Multiple Residential Zone", with the addition of Exceptions for the minimum lot area per unit requirement, parking requirements, parking and access requirements, permitted uses, maximum building height, setbacks, the amount of landscaped area and the landscaping strip requirements to permit a range of uses consisting of Institutional (including private school and daycare centre, retirement residence), Museum, Community Facility, Mainstreet Commercial & Residential uses, Multi-unit Residential Condominium within the existing heritage structure (Martin Smith House), as well as a range of uses consisting of a new multi-unit building ranging in height from 2-5 storeys for the purpose of either a residential condomimium or a retirement residence, Institutional uses (including private school & daycare centre) & Mainstreet Commercial uses
Approval Authority File No. Z.07.031
OMB Case No. PL080179
OMB File No. PL080179

APPEARANCES:

Parties	Counsel*/Agent
City of Vaughan	L. Townsend* and C. Storto*

10360 Islington Avenue Inc., Gioseffina Greco-Alviani, Fabio Alviani and Frank Greco	M. Flynn-Guglietti*
Daniel Rea	I. Kagan*
Toronto and Region Conservation Authority	J. Wigley*

MEMORANDUM OF ORAL DECISION DELIVERED BY D. R. GRANGER ON SEPTEMBER 23, 2009 AND PARTIAL ORDER OF THE BOARD

This is a hearing of the appeals by Gioseffina Greco-Alviani, Fabio Alviani and Frank Greco, all now associated with 10360 Islington Avenue Inc., (Appellants), against City of Vaughan (City) Official Plan Amendment No. 633 (OPA 633) and By-law 167-2006 enacted for the Kleinburg Community Secondary Planning area and from the City Council's refusal to approve applications for an amendment to the City Official Plan, Zoning By-law I-88 (By-law) and to permit an alteration to property in the Kleinburg-Nashville Heritage Conservation District Plan to facilitate the development of a residential/institutional complex (Proposal) at 10360 and 10384 Islington Avenue (Subject Property).

This hearing was originally scheduled to commence on August 31, 2009. The parties, however, agreed to engage in a Board, otherwise constituted, mediation at that time.

At the commencement of the hearing on September 15, 2009, the Board was informed that following two weeks of intensive efforts to resolve the dispute, a Settlement in Principle had been reached between the parties. The settlement results in a considerably smaller proposal.

The Settlement in Principle was scheduled to go before City Council on September 21, 2009 in the form of Minutes of Settlement, a Heritage Easement Agreement and the final forms of the Official Plan and Zoning By-law amendments.

The parties consented to the Board adjourning to reconvene on Wednesday September 23, 2009 to hear evidence of the settlement. All parties and participants were to be able to review the proposal that results from the Settlement in Principle in the interim.

Participants York Region District School Board (YRDSB), Kleinburg Area Ratepayers Association (KARA), John McMahon and Sandra DeZen were in attendance at the September 15, 2009 commencement of the hearing. Participants Richard Lorello, Jory Kesten and Nadia Lazzarino were not in attendance but the Board was informed by Counsel of their desire to continue to be listed as participants.

Participants originally listed, Tony Spina and Denis Nazzicone, have provided no indication of their continued status, have not filed Participant Statements nor have attended at the commencement of the hearing having being so notified. The Board removes their status as participants.

Upon reconvening on September 23, 2009, the Board was informed that a settlement had been reached with the City, Toronto and Region Conservation Authority (TRCA) and the Appellants. Counsel for the only other party, Daniel Rea owner of an abutting single family home to the south of the Subject Property, confirmed that he was not opposing the settlement.

As a result of the settlement, Counsel for the Appellants confirmed its withdrawal of its appeal against By-law 167-2006. There being no objection, the Board accepts the withdrawal of the appeal. The Board's file is now closed in that regard. By-law 167-2006 is in effect.

Participants KARA and Nadia Lazzarino attended on September 23, 2009 and presented evidence in opposition to the settlement. KARA expressed concerns including the loss of trees and the addition of another building on the property associated with the historic Martin Smith House. It believes that the scale of the proposal is still not consistent with the village of Kleinburg and that the Martin Smith House should remain as a single family home. Ms Lazzarino expressed her and her neighbours' concerns including the separation between the proposal and residential properties to the immediate south of the Subject Property, appropriate landscaping and

buffering, vehicular access and the garbage collection location. She believed the proposed coverage on the Subject Property to be excessive.

Participant YRDSB attended on September 23, 2009 and confirmed its satisfaction with the settlement.

Participants Sandra DeZen and Jory Kesten attended on September 23, 2009 and presented evidence in support of the settlement. Ms DeZen set out the expense and some frustration involved in trying to maintain heritage properties and the need to support business initiatives such as the Proposal in that regard. Mr. Kesten set out what he believed to be the need for alternative forms of housing, such as the Proposal, that would allow older residents with larger homes to be able to scale down and remain living in the community.

L. Jones, on behalf of the Appellants, provided expert land use planning evidence and opinion in support of the settlement that results in a site specific Official Plan Amendment No. 703 (OPA 703), presented as Exhibit No. 4, and a site specific By-law amendment, presented as Exhibit No. 5.

D. Birchall, on behalf of the City, provided expert land use planning and urban design policy evidence and opinion in support of the settlement including OPA 703, the proposed By-law amendment and a further modified OPA 633, presented as Exhibit No. 7.

No other expert land use planning evidence or opinion was proffered.

With respect to the appeals pursuant to the *Ontario Heritage Act*, the parties have requested that the Board withhold any Order pending completion and approval of the required site plan and agreement. They submit that a permit should only issue pursuant to subsection 42 (8) of the *Ontario Heritage Act* based on the development proceeding substantially in accordance with the Proposal as now settled and set out in Exhibit No. 3 subject to the satisfactory completion of the site plan approval process.

With respect to the other planning instruments, the parties seek the approval of OPA 703, acknowledged to be a Subject Property site-specific amendment to the applicable Official Plan Amendment No. 601 (OPA 601) being the Kleinburg-Nashville

Community Plan; the proposed site-specific By-law amendment; and, a modified OPA 633 being an amendment to OPA 601 that incorporates policies based upon the findings presented in the Kleinburg-Nashville Heritage Conservation District Study and Plan and to include policies recommended in the Kleinburg Core Area Policy Review with specific regard to more clearly defining "mainstreet commercial area."

Having considered all of the evidence presented, including the evidence of two qualified expert land use planners who were not contradicted, the Board finds that OPA 703, the proposed amendment to By-law I-88 and OPA 633, as further modified, are consistent with the Provincial Policy Statement (PPS), conform to the Growth Plan for the Greater Golden Horseshoe (GP), conform to the Region of York Official Plan (ROP) and the City Official Plan (OP). The Board finds that these instruments are appropriate, represent good planning and to be in the overall public interest of the community.

The reasons follow.

The Board puts great weight on the fact that the Proposal set out in Exhibit No. 3 results from a settlement between the landowner, the City and the TRCA with the only other party, Daniel Rae, not opposing and providing no evidence at this hearing.

The Proposal now permits a multi-unit residential development with a maximum of 52 units and a maximum gross floor area of 4416 square metres or an apartment dwelling with a maximum of 80 residential suites (retirement home) and a maximum gross floor area of 4416 square metres and the use of the existing heritage structure (Martin Smith House 260.13 square metres) as amenity area. Building heights will transition from a two-storey façade facing Islington Avenue to three-storeys backing onto the Humber River valley. The site will be subject to a holding provision in the proposed By-law amendment related to servicing. A portion of the site related to the Humber River valley will be dedicated to the TRCA, including a 7.5-metre strip along and above the top-of-bank. No development, other than appropriate landscaping will occur within 10 metres of the top-of-bank.

The City carries the responsibility and has the jurisdiction to identify and protect, through the *Ontario Heritage Act* designation, properties of significant heritage importance as well as setting out through the *Planning Act*, land use designations

needed to satisfy matters of Provincial interest, in this case, development in the form of housing, natural heritage protection and cultural heritage protection.

Section 4.5 of the PPS sets out that the Official Plan is the most important vehicle for implementation of the PPS. Today, two well-qualified expert land use planners have unequivocally provided evidence and expressed their opinions that the Proposal, and resulting planning instruments noted previously, as settled between the parties, conform to the applicable Official Plans, including the applicable OPA 601, as well as conforming to and being consistent with the broader Provincial development, natural heritage and cultural heritage policies of the GP and of the PPS respectively. The evidence and opinions of these land use planners were not contradicted.

Four participants have come forward to have their evidence tested at this hearing. Two in favour of the proposal and two opposed.

KARA has been helpful in understanding the character of the village area of Kleinburg and its importance to the community. KARA has a long history of involvement in the planning process and through such experience has come to be wary of commitments made regarding proposed development. In this case, based on the evidence and submissions made, the Board is satisfied that the settlement has addressed protections to a level of detail that will ensure commitments being fulfilled. The evidence is clear. What is now proposed affords much more protection of the public interest over what presently is permitted as-of-right and over what is already approved and registered on the southern portion of the Subject Property. These protections include the preservation, restoration and ongoing maintenance of an existing designated heritage building; the rehabilitation and dedication to the TRCA of a significant area of Humber River valley land; and, the development of a relatively small scale low-rise condominium apartment or retirement unit complex. This is a proposal that has now been endorsed by the City Council and one that presents a form of housing that may afford a greater choice for older residents in the community being able to stay in the community.

Many of the concerns expressed by the participants in opposition to the Proposal are matters to be considered and resolved through the site planning approval process. The City confirmed it a normal practice to consider input from area residents prior to

final site plan approval and in this case assured that KARA and Ms Lazzarino would be afforded that opportunity.

The land use planner for the Appellant confirmed her opinion in support of the Proposal relying on several professional reports submitted with the application including a Heritage Impact Assessment, Functional Servicing Study, Traffic Analysis, Geotechnical Study, Scoped Environmental Study and Archaeological Study. None of these studies were called into question by any other evidence presented. She confirmed her opinion that in light of the extensive study undertaken, the Proposal represents good planning and recommended approval.

The land use planner for the City confirmed that an extensive open, public process preceded the adoption of OPA 633 including the Kleinburg Core Area Study undertaken by Ted Davidson (Consultants) Inc. With respect to the site-specific planning instruments, she relied upon the evidence of the land use planner for the Appellant and supported the settlement achieved.

The Board has carefully considered all of the evidence presented. The evidence of the two land use planners was not contradicted nor put into question as a result of the evidence presented by those participants opposed to the Proposal. Their evidence was succinct and carefully addressed the applicable policies as required by Provincial, Regional and City planning instruments. The Board adopts and relies on that evidence.

In conclusion, with respect to the appeal from the City's refusal to enact a proposed amendment to the City OP, on consent of the parties, the Board **Orders** that the appeal is allowed and the City of Vaughan Official Plan (specifically Official Plan Amendment No. 601) is amended as now set out in Official Plan Amendment No. 703 presented as Exhibit No. 4.

With respect to the appeal from the City's refusal to enact an amendment to By-law I-88, on consent of the parties, the Board **Orders** that the appeal is allowed and By-law I-88 is amended in the form of Exhibit No. 5. The municipal clerk is authorized to assign a number to this by-law for record keeping purposes.

With respect to the appeal against Official Plan Amendment No. 633, on consent of the parties, the Board **Orders** that the appeal is allowed, in part, and Official Plan Amendment No. 633 is modified as set out in Exhibit No. 7 and as modified is approved. In all other respects, the appeal against Official Plan Amendment No. 633 is dismissed.

As noted previously, the appeal against By-law 167-2006 is withdrawn. By-law 167-2006 is in effect.

With respect to the appeals pursuant to subsection 42 (6) of the *Ontario Heritage Act*, on consent of the parties, the appeals are allowed and a permit will be issued subject to the development occurring substantially in the form of the drawings set out in Exhibit No. 3 and subject to the approval of a site plan and agreement by the City. At the request of the parties, the Board will withhold its Order that a permit be issued pursuant to subsection 46 (8) of the *Ontario Heritage Act* pending approval of the site plan and agreement by the City until June 25, 2010, acknowledged by the parties to be a reasonable time frame to accomplish same. Should difficulties arise, the Board may be spoken to. This Board Member is seized in that regard.

The Board commends the efforts of the parties in settling this dispute.

"D. R. Granger"

D. R. GRANGER
VICE CHAIR

LRO # 65 Notice | Receipted as YR1442866 on 2010 02 19 at 12:12

The applicant(s) hereby applies to the Land Registrar. | yyyy mm dd | Page 1 of 1

Properties

PIN 03323 - 0417 LT ☑ Affects Part of Prop

Description PT LT 23 CON 8 PTS 2 & 3 65R30390, VAUGHAN

Address 10384 ISLINGTON AVENUE
VAUGHAN

Consideration

Consideration $ 2.00

Applicant(s)

The notice is based on or affects a valid and existing estate, right, interest or equity in land

Name GRECO-ALVIANI, GIOSEFFINA

Address for Service 10384 Islington Ave
Kleinburg, Ontario
L0J 1C0

This document is not authorized under Power of Attorney by this party.

Name ALVIANI, FABIO

Address for Service 10384 Islington Ave
Kleinburg, Ontario
L0J 1C0

This document is not authorized under Power of Attorney by this party.

Statements

This notice is pursuant to Section 71 of the Land Titles Act.

This notice is for an indeterminate period

Schedule: See Schedules

Signed By

Barry McIntyre	181 Bay Street, Suite 4400, Brookfield Place Toronto M5J 2T3	acting for Applicant(s)	Signed	2010 02 19

Tel 4168657094

Fax 4168657048

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

MCMILLAN LLP	181 Bay Street, Suite 4400, Brookfield Place Toronto M5J 2T3	2010 02 19

Tel 4168657094

Fax 4168657048

Fees/Taxes/Payment

Statutory Registration Fee $60.00

Total Paid $60.00

File Number

Applicant Client File Number : 85837

HERITAGE CONSERVATION EASEMENT AGREEMENT

THIS HERITAGE CONSERVATION EASEMENT AGREEMENT made this 8th day of January, 2010

BETWEEN:

THE CORPORATION OF THE *CITY* OF VAUGHAN
(the "*City*")

OF THE FIRST PART

-and-

GIOSEFFINA (JOSIE) GRECO-ALVIANI and FABIO ALVIANI
(the "*Owner*")

OF THE SECOND PART

WHEREAS the *Owner* is the *Owner* of land situated in the *City*, known municipally as 10384 Islington Avenue (the "*Property*"), and more particularly described in Schedule "A" to this Agreement;

AND WHEREAS one of the purposes of the *Ontario Heritage Act* R.S. O. 1990, c. O18, as amended (the "*Heritage Act*") is to support, encourage and facilitate the conservation, protection and preservation of the heritage of Ontario;

AND WHEREAS by Section 37(1) of the *Heritage Act*, the *City* may enter into easements or covenants with *Owners* of real Property or persons having interests therein, for the conservation of *Property* of historic or architectural value or interest;

AND WHEREAS by Section 37(3) of the *Heritage Act* such covenants and easements, when registered in the proper Land Registry Office against the real property affected by them shall run with the real property and may be enforced by the *City* or its assignee against the *Owners* or any subsequent *Owners* of the real property, even where the *City* owns no other land which would be accommodated or benefited by such covenants and easements;

AND WHEREAS the *Owner* and the *City* have the common purpose of preserving the heritage value of the Property through the protection and conservation of its appropriate architectural and heritage characteristics and conditions and to this end, the *Owner* and the *City* desire to enter into this *Agreement*;

AND WHEREAS the *City* and the *Owner* desire, by way of this Heritage Conservation Easement Agreement (the "*Agreement*") to secure the conservation, maintenance, restoration, and repair of architectural and heritage characteristics and conditions of the *Property* as set out in this *Agreement*;

WITNESSETH that in consideration of the sum of Two Dollars ($2.00) and other good and valuable consideration now paid by the *Owner* to the *City* (the receipt and sufficiency of which is hereby acknowledged), and in consideration of the mutual covenants and restrictions hereinafter set out, the parties hereto hereby covenant and agree as follows:

1.0 RECITALS, SCHEDULES AND PURPOSE

1.1 The recitals and Schedules form part of this *Agreement*.

1.2 All italicized terms shall have the meaning specifically ascribed to them in this *Agreement*.

1.3 It is the purpose of this *Agreement* to ensure that the heritage value of the Property will be preserved in perpetuity. To achieve this purpose, the *City* and the *Owner* agree that the heritage features will be retained, maintained and conserved by the *Owner* through the application of recognized heritage conservation principles and practices and that no change shall be made to the

heritage features that will adversely affect the heritage value of the Property as set out in the Statement of Cultural Heritage Value attached hereto as Schedule "B".

1.4 Any reference in this *Agreement* to the *Property* includes the *Building*.

2.0 HERITAGE FEATURES

2.1 Cultural Heritage Value

2.1.1 The *Owner* and the *City* agree that the cultural heritage value and the heritage features of the *Property* that are to be conserved under this *Agreement* in order to preserve and protect the heritage value of the *Property* are as set out in the Heritage Impact Assessment, revised, dated December 9, 2008 authored by Mr. R. Coombs, Nexus Architects and as found in Schedule B attached hereto. This report and Schedule B also constitute the baseline documentation depicting and describing the appearance, condition and construction of the Building and its surrounding grounds. The *Owner* acknowledges that these constitute an accurate depiction and description of the current appearance, condition and construction of the *Building* and its surrounding grounds. The baseline documentation shall be referred to in preparation of the Conservation Plan referred to in this *Agreement* and where otherwise applicable in determining the respective responsibilities and duties of the *Owner* and the *City* under this *Agreement*.

2.1.2 It is agreed that when the Conservation Plan is prepared that where possible and while recognizing the new use of the building, efforts will be made by the *Owner* in consultation with the *City* to conserve interior features where feasible.

3.0 CONSERVATION PRINCIPLES, STANDARDS AND GUIDELINES

3.1 Both the *Owner* and the *City* in carrying out their respective responsibilities and duties under this *Agreement* shall, where applicable, be guided by and apply the conservation principles set out in Parks Canada's "Standards and Guidelines for the Conservation of Historic Places in Canada" (2003), as revised from time to time, and recognized heritage conservation best practices (herein the "*Conservation Principles and Practices*"). The current edition of the Parks Canada Standards are attached as Schedule "C" hereto.

4.0 DUTIES OF *OWNER*

4.1 Maintenance

4.1.1 The *Owner* shall at all times and, subject to compliance with the requirements of this *Agreement*, maintain the *Property* in as good and sound a state of repair as a prudent *Owner* would normally do so that no deterioration in the present condition and appearance of the heritage features shall take place except for reasonable wear and tear. The *Owner's* obligation to maintain the *Property* shall require that the *Owner* undertake such preventative maintenance, repair, stabilization and replacement whenever necessary to preserve the *Property* in substantially the same physical condition and state of repair as that existing on the date of this *Agreement* and to take all reasonable measures to secure and protect the *Property* from vandalism, fire and damage from inclement weather. Furthermore, the *Owner* shall take all reasonable measures to ensure that the *Property* is continuously occupied.

4.1.2 The *Owner* shall maintain the existing trees on the *Property* in good condition and appearance unless approval for removal is received from the *City*.

4.1.3 The *Owner* shall not, except as hereinafter set forth, without the prior written approval of the *City*, undertake or permit any demolition, construction, renovation, restoration, alteration, remodelling of the *Building* , or any other thing or act which

would materially affect the condition, appearance or construction of the heritage features of the *Property*.

4.2 Prohibited Activities

In addition to any other obligations set out in this *Agreement* and subject to the provisions of section 5 of this *Agreement* the *Owner* shall not in respect of the *Property*, except with the prior written approval of the *City*:

(a) grant any easement or right of way;

(b) erect or remove or permit the erection or removal of any building, sign, fence, or other structure of any type whatsoever except temporary fencing required during construction;

(c) allow the dumping of soil, rubbish, ashes, garbage, waste or other unsightly, hazardous or offensive materials of any type or description;

(d) except for the maintenance of existing improvements, allow any changes in the general appearance or topography of the *Property*, including and without limiting the generality of the foregoing, the construction of drainage ditches, transmission towers and lines, and other similar undertakings as well as the excavation, dredging or removal of loam, gravel, soil, rock, or other materials;

(e) allow the removal, destruction or cutting of trees except as may be necessary for (i) the prevention or treatment of disease, or (ii) other good husbandry practices and only on the consent of the *City* or where the *Owner* has obtained the *City's* consent;

(f) allow the planting of trees, shrubs or other vegetation on the *Property; or*

(g) allow any activities, actions or uses detrimental or adverse to water conservation, erosion control or soil conservation.

4.3 Emergencies

Notwithstanding the provisions of this *Agreement*, it is understood and agreed that the *Owner* or the *City* may undertake temporary measures in respect of the *Property* so long as they are:

(1) in keeping with the intention of this *Agreement*;

(2) consistent with the conservation of the *Property*; and

(3) reasonably necessary to deal with an emergency which puts the security or integrity of the *Property* or occupants of the *Building* at risk of injury or damage, provided that the Building Code Act, 1992, as amended or re-enacted from time to time, is complied with. In the event that the *Owner* is undertaking temporary measures, staff of the *City* shall be consulted. In any event, if time does not permit the *Owner* to consult with the staff of the *City* before undertaking any temporary measures, the *Owner* must notify the *City* of any temporary measures taken within two (2) business days and must make arrangements with and satisfactory to the *City* for a permanent solution, where one is required.

4.4 Signs, Structures, Etc.

The *Owner* shall not erect or permit the erection on the *Building* of any signs, awnings, television aerials or other objects of a similar nature without the prior written approval of the *City*. Such approval may, in the sole discretion of the *City* and for any reason which the *City* considers necessary, be refused, provided that with respect to signage to identify the occupant(s) of the *Building* from time to

time, the approval of the *City* shall not be unreasonably withheld, having regard to the heritage features.

5.0 APPROVALS

5.1 Permitted and Required Alterations

5.1.1 It is understood and agreed that permits pursuant to Part IV and Part V of the *Heritage Act* have been approved in principle by Council and the OMB, respectively. These approvals anticipate alterations to the *Property* as set out more particularly in the official plan amendment and zoning by-law amendment as approved by the Ontario Municipal Board with respect to OMB File No. PL060606 (and related files) and are subject to further approvals as set out in this *Agreement* before becoming final.

5.1.2 It is further understood and agreed that the *Owner* has Council approval under the *Heritage Act* to remove and/or demolish the later addition to the *Building* and construct side verandas as more particularly set out in the resolution of Council and subject to the conditions as approved by Council on February 24, 2009.

5.2 Information to be provided as a part of the *Site plan* Approval Process

5.2.1 There is no application for *site plan* approval under s. 41 of the *Planning Act* ("*site plan*") filed at this time and it is understood and agreed that the permits under the *Heritage Act* approved in principle by Council and the OMB will not be finalized until *site plan* approval is granted. It is understood and agreed that as a part of this process and in conjunction with other matters of *site plan* approval, the design details for the *Property* and the proposed alterations must be settled and must adhere to the Official Plan and Zoning By-law provisions.

5.2.2 Prior to approval of the *site plan* a Conservation Plan shall be filed setting out recommendations, including descriptions of repairs, stabilization, and preservation activities as well as long term conservation, monitoring, and maintenance measures. A Conservation Plan under this *Agreement* necessitates that the *Owner* shall at its expense provide to the *City* such information in such detail as the *City* may reasonably require in order to consider and assess the *Owner's* request including without limitation the following:

(a) plans, specifications and designs for any proposed work;

(b) materials samples;

(c) a work schedule;

(d)the report of a qualified heritage conservation engineer, architect, archaeologist or consultant; and

(e) such other reports, studies or tests as may in the circumstances be reasonably required for the *City* to appropriately assess the impact of the proposed work on the heritage features.

5.2.3 It is understood and agreed that in conjunction with the approval of a *site plan* for the *Property* that this *Agreement* shall be amended on consent and executed by the then owner and updated to include the specific details of the alterations to the *Property* and to specify the financial and maintenance requirements associated therewith.

5.2.4 The *Owner* shall be required as a part of this process to post with the *City* sufficient securities for the works to be undertaken to the *Property.*

5.3 Conditions of Approval

The *Owner*, in undertaking or permitting the construction, alteration, remodelling, or other thing or act so approved of or deemed to be approved of by the *City*, shall comply with all of the conditions of approval specified by the *City* in its approval including the use of materials and methods specified by the *City* in its approval.

5.4 Where *Owner* in Default

In the event that the *Owner* is in default of any of its obligations under this *Agreement* the *City* may, in addition to other remedies set out in the *Agreement*, refuse to consider any request for approval submitted by the *Owner* whether requested before or after such notice of default has been given to the *Owner*.

5.5 Effect of Approval

Any approval given by the *City* under this *Agreement* shall have application only to the requirements of this *Agreement* and does not relieve the *Owner* from obtaining any approvals, permits or consents of any authority whether federal, provincial, municipal or otherwise that may be required by any statute, regulation, by-law, guideline or policy or by any other agreement.

6.0 INDEMNITY AND INSURANCE

6.1 Indemnity

The *Owner* shall hold the *City* and its employees, officers, agents, contractors and representatives harmless against and from any and all liabilities, suits, actions, proceedings, claims, causes, damages, judgments or costs whatsoever (including all costs of defending such claims) arising out of, incidental to, or in connection with any injury or damage to person or property of every nature and kind (including death resulting therefrom), occasioned by any act or omission of the *Owner* related to this *Agreement*.

6.2 Insurance

6.2.1 The *Owner* agrees to put in effect and maintain or cause to be put in effect and maintained, at all times as set out herein, with insurers acceptable to the *City*, the following insurance (collectively the "Insurance"):

(a) Where possible upon commencement of construction of the development on the subject lands, Commercial General Liability ("CGL") coverage of an inclusive limit of not less than Two Million Dollars ($2,000,000) per occurrence for Property Damage, Third-Party Bodily Injury and Personal Injury with the *City* being an additional insured and including the following policy endorsements: Cross-Liability, Waiver of Subrogation and 30 day notice of cancellation;

(b) Property insurance to a limit commensurate to the full replacement cost value of the Building, being a minimum of $840,000 on an "All Risks" basis (including earthquake and flood coverage where the Property is located in the designated Ontario earthquake zone) and including the following policy endorsements: Replacement Cost Value, Stated Amount Co-Insurance, Waiver of Subrogation, the *City* as an additional insured and thirty (30) days written notice of cancellation; and

(c) Such other insurance coverage as the *City*, acting reasonably, requires from time to time in the form, amounts and for insurance risks against which a prudent *Owner* would insure, including but not limited to Builder's Risk Insurance or Wrap Up Liability Insurance.

6.2.2 Forthwith upon execution of this *Agreement* and in any event prior to the Ontario Municipal Board issuing its Order for the Official Plan and Zoning By-law amendments that pertain to this property in Case No. PL06060 (and related files) the *Owner* shall deliver to the *City* a certificate or certificates of the Insurance in a form and with limits satisfactory to the *City*, and thereafter evidence satisfactory to the *City* of the renewal of the Insurance shall be delivered to the *City* at least twenty (20) clear days before the termination thereof.

6.2.3 If the *Owner* fails to obtain the Insurance or if the Insurance is cancelled, the *City* may effect such Insurance and the premium and any other amount paid in so doing shall forthwith be paid by the *Owner* to the *City*, or if not, shall be a debt owing to the *City* and recoverable from the *Owner* by action in a court of law.

6.2.4 All proceeds receivable by the *Owner* under the Property Insurance shall, on the written demand and in accordance with the requirements of the *City*, be applied to replacement, rebuilding, restoration or repair of the *Building* to the fullest extent possible. The *Owner's* financial liability to replace, rebuild, restore or repair the *Building* if it has been damaged or destroyed shall not exceed the proceeds receivable by the *Owner* under the Property Insurance. In the event that the Property Insurance proceeds receivable by the *Owner* are insufficient to effect a partial or complete restoration of the *Building*, the *City* or the *Owner* shall have the privilege, but not the obligation, of contributing additional monies towards the replacement, rebuilding, restoration, or repair costs in order to effect a partial or complete restoration of the heritage features.

6.2.5 In the event the *Owner* allows the insurance on the *Property* to lapse and as a consequence the insurance proceeds are insufficient to cover the reasonable costs of replacing, rebuilding, restoring and replacing the *Buildings*, any deficiency to a maximum of the insured amount as contemplated by this *Agreement* shall become a debt due to the *City* and may be collected from the *Owner* in any manner permitted by law, including but not limited to a lien on the *Property*.

6.2.6 The Insurance limits or amounts of insurance specified in this *Agreement* that the *Owner* is required to put in effect may be increased by the *City* from time to time on written notice to the *Owner* and with the approval of the insurer to such limits or amounts that are prudent in the circumstances taking into account inflation, changes in the risks associated with the *Property* and industry practice.

7.0 BUILDING DEMOLITION OR REBUILDING

7.1 Notice of Damage or Destruction

In the event of any significant damage to or destruction of the *Building* the *Owner* shall notify the *City* in writing of such damage or destruction to the *Building* within three (3) clear days of such damage or destruction occurring.

7.2 Insurance Proceeds to be withheld pending Reconstruction

In the event of significant damage to or destruction of the *Building* it is agreed that the insurance proceeds will not be distributed until it is determined in accordance with the provisions of this *Agreement* which Party is undertaking the *Work*, if any. At such time as this determination is made the proceeds will be distributed to the Party responsible for construction and such distribution will be in increments such that the disbursement ensures that the *Work* is completed and insurance proceeds applied appropriately.

7.3 Rebuilding by *Owner*

The *Owner* shall replace, rebuild, restore or repair the *Building* to the limit of any proceeds receivable under the aforementioned insurance policy or policies on the *Property* and of any additional monies contributed by the Owner or the City towards the replacement, rebuilding, restoration or repair of the *Building* to effect a partial or complete restoration of the heritage features (in this section 7.0, the "Work"). Before the commencement of the *Work*, the *Owner* shall submit all plans, designs and specifications for the *Work* for its written approval within one hundred and thirty-five (135) days of the damage or destruction occurring to the *Building*. The *Owner* shall not commence or cause the *Work* to be commenced before receiving the written approval of the *City* of the plans, designs and specifications for the *Work* and the *Work* shall be performed in accordance with the approved plans, designs and specifications and upon such terms and conditions as the *City* may stipulate. The *Owner* shall cause the *Work* to be commenced within thirty (30) days of its approval by the *City* and to be completed within nine (9) months of commencement, or as soon as possible thereafter if factors beyond its control or the scope of the *Work* prevent completion within nine (9) months.

7.4 Reconstruction by *City*

7.4.1 In the event that the *Owner* fails to submit plans, drawings and specifications for the *Work* within the period stipulated in this *Agreement* which are acceptable to the *City* then the *City* may at its option prepare its own plans, drawings and specifications for the *Work* (herein the *City*'s Plans") and shall deliver a set of the *City*'s Plans to the *Owner*. The *Owner* shall have thirty (30) days from receiving the *City's* Plans to notify the *City* in writing that it intends to undertake the *Work* in accordance with *City's* Plans. If the *Owner* does not so notify the *City* within the said thirty (30) days, the *City* may (but shall not be obligated to) undertake the *Work* up to the value of any insurance proceeds receivable by the *Owner* in respect of the *Building* and of any additional amount that the *City* is prepared to contribute to effect a partial or complete restoration of the heritage features. The *Owner* shall reimburse the *City* for any expenses incurred by the *City* in undertaking the *Work*, including any professional or consulting costs reasonably incurred in connection with the *Work* to an amount not to exceed any insurance proceeds receivable by the *Owner* in respect of the damage to or destruction of the *Building*.

7.4.2 The *Owner* grants to the *City* the right and licence to enter and occupy the *Property* and the *Building* or such part or parts thereof that the *City* acting reasonably considers necessary or convenient for the *City* and its forces to undertake and complete the *Work* (herein the "Licence"). The Licence shall be exercisable by the *City* on the commencement of any *Work* undertaken by the *City* and shall terminate when such *Work* has been completed.

7.4.3 In the event that the *City* does not submit to the *Owner* the *City's* Plans or does not proceed with the *Work* within one hundred and eighty (180) days after it becomes so entitled, except where it is prevented from so doing by any act or omission of the *Owner* or any tenant or agent of the *Owner*, or by any other factors beyond its control, the *City's* right to undertake the *Work* shall automatically terminate and the *Owner* shall be entitled to retain any insurance proceeds in respect of the damage to or destruction of the *Building*.

8.0 REMEDIES OF *CITY*

8.1 Letter of Credit

8.1.1 The *Owner* will prior to the registration of this *Agreement*, in order to secure its obligations hereunder, provide the *City* with security in the form of an irrevocable Letter of Credit in the amount of $100,000. If the *City* is of the opinion, reasonably held, that the *Owner* has failed to perform any of its obligations set

out in this *Agreement*, in addition to any of its other legal or equitable remedies, the *City* may serve on the *Owner* a notice setting out particulars of the breach and of the *City*'s estimated maximum costs of remedying the breach. The *Owner* shall have thirty (30) days from receipt of such notice to remedy the breach or make arrangements satisfactory to the *City* for remedying the breach or the *City* may draw on the Letter of Credit to the amount of the actual cost of remedying the breach and may enter upon the *Property* and complete the *Owner*'s obligations. Any expenses reasonably incurred by the *City* in completing the obligations of the *Owner* pursuant to this *Agreement*, over and above the Letter of Credit provided hereunder shall, until paid to it by the *Owner*, be a debt owed by the *Owner* to the *City* and recoverable by the *City*. In the event the City is required to draw on the Letter of Credit, the *Owner* will provide a replacement Letter of Credit within ten (10) days of demand.

8.12. The Letter of Credit shall be returned to the *Owner* once the restoration work has been completed in accordance with the Conservation Plan and the condominium corporation has taken title to the property. It is understood that the *City* may require as a condition of condominium approval that the condominium corporation assume a financial obligation for maintenance of the *Property*.

8.2 Notice of Default

If the *City*, in its sole discretion, is of the opinion that the *Owner* has neglected or refused to perform any of its duties or obligations set out in this *Agreement*, the *City* may, in addition to any of its other legal or equitable remedies, give the *Owner* written notice setting out particulars of the *Owner*'s default and the actions required to remedy the default. The *Owner* shall have thirty (30) days from receipt of such notice to remedy the default in the manner specified by the *City* or to make other arrangements satisfactory to the *City* for remedying the default within such period of time as the *City* may specify.

8.3 *City* May Rectify Default

If the *Owner* has not remedied the default or made other arrangements satisfactory to the *City* for remedying the default within the time specified in this *Agreement*, or if the *Owner* does not carry out the arrangements to remedy the default within the period of time specified by this *Agreement*, the *City* may enter upon the *Property* and may carry out the *Owner*'s obligations and the *Owner* shall reimburse the *City* for any expenses incurred thereby. Such expenses incurred by the *City* shall, until paid to it by the *Owner*, be a debt owed by the *Owner* to the *City* and recoverable by the *City* by any legal remedies available. The provisions of this *Agreement* shall apply with all necessary changes required by the context to any entry by the *City* onto the *Property* to remedy the default.

8.4 Other Remedies

8.4.1. In addition and without limiting the scope of the other enforcement rights available to the *City* under this Agreement, the *City* may bring an action or an application for injunctive relief to prohibit or prevent the *Owner*'s default or the continuance of the *Owner*'s default under this Agreement.

9.0 NOTICE

9.1 Addresses of the Parties

9.1.1 Any notices to be given under this *Agreement* shall be in writing and be delivered by personal delivery or by facsimile transmission to the parties as follows:

THE *OWNER*

c/o The Residences of Heritage Hill
10384 Islington Ave
Kleinburg, Ontario
L0J 1C0

Attention: Frank Greco

THE *CITY*

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

Attention: *City* Clerk

9.1.2 Notice shall be deemed to have been received on the date of personal delivery or facsimile transmission if such date is a business day and delivery is made prior to 4:00 p.m. (Toronto time) and otherwise on the next business day. The parties agree to notify each other immediately, in writing, of any changes of address from those set out above.

10.0 Inspection of the *Property* by the *City*

10.1 The *City* or its representatives shall be permitted at all reasonable times to enter upon and inspect the *Property* upon prior written notice to the *Owner* of at least twenty-four (24) hours, or as otherwise permitted pursuant to the *Heritage Act*.

11.0 Notice of Easement

11.1 Plaque

11.1.1 The *Owner* shall erect a plaque on the *Building*, in a tasteful manner, indicating that the *Property* is a designated Heritage Property pursuant to the *Heritage Act* and subject to a Heritage Conservation Easement Agreement.

11.2 Publication

11.2.1 The *Owner* agrees to allow the *City* to publicize the existence of the heritage designation of the *Property* and this *Agreement*.

12.0 GENERAL

12.1 Waiver

12.1.1 The failure of the *City* at any time to require performance by the *Owner* of any obligation under this *Agreement* shall in no way affect its right thereafter to enforce such obligation, nor shall the waiver by the *City* of the performance of any obligation hereunder be taken or be held to be a waiver of the performance of the same or any other obligation hereunder at any later time. Any waiver must be in writing and signed by the *City*.

12.2 Extension of Time

12.2.1 Time shall be of the essence of this *Agreement*. Any time limits specified in this *Agreement* may be extended with the consent in writing of the *City*, but no such extension of time shall operate or be deemed to operate as an extension of any other time limit, and time shall be deemed to remain of the essence of this *Agreement* notwithstanding any extension of any time limit. Any extension must be in writing and signed by the *City*.

12.3 Severability of Covenants

12.3.1 All covenants, easements and restrictions contained in this *Agreement* shall be severable, and should any covenant, easement or restriction in this *Agreement* be declared invalid or unenforceable, the validity and enforceability of the remaining covenants, easements and restrictions shall not be affected.

12.4 Entirety

12.4.1 This Agreement embodies the entire agreement of the parties with regard to the matters dealt with herein, and no understandings or agreements, verbal, collateral or otherwise, exist between the parties except as herein expressly set out.

12.5 Agreement to Run with the *Property*; Subsequent Instruments

12.5.1 This *Agreement* shall be registered on title to the *Property* by the *Owner*, at its expense, and the covenants, easements and restrictions set out herein shall run with the *Property* and enure to the benefit of and be binding upon the parties hereto and their heirs, executors, administrators, personal representatives, successors and assigns, as the case may be.

12.5.2 In the event that the *Owner* transfers the *Property*, the *Owner* shall obtain from the purchaser an Assumption Agreement whereby the purchaser of the *Property* agrees to assume the obligations of the *Owner* pursuant to this *Agreement*. Upon delivery of an executed Assumption Agreement in the form and content described herein the *Owner* named herein shall be released from any further obligations and liability and such purchaser shall be deemed to be the party hereinbefore originally named as the *Owner*. The Assumption Agreement shall be registered on title to the *Property* at the *Owner's* expense and a copy shall be delivered forthwith upon execution to the *City*.

12.5.3 The *Owner* shall immediately notify the *City* in the event that it transfers either the fee simple title to or its possessory interest in the whole or any part of the *Property* or the *Building*, provided that such notice shall not be required where the *Owner*, in leasing and licensing premises in the *Building*, retains responsibility for the alteration of any heritage features forming part of the licensed or leased premises, and the tenant or licensee has no authority to alter such heritage features.

12.5.4 If the lands comprising the Property are included within a condominium description plan registered under the provisions of the *Condominium Act*, 1998, (the "Condominium Lands) then it shall be a condition of Condominium Approval, shall be included in a Condominium Agreement with the *City* and shall be included in the Condominium Declaration that the Condominium Corporation agrees to assume and be bound by the covenants, indemnities, agreements and obligations of the *Owner* hereunder, including providing the insurance and Letter of Credit as required pursuant to sections 6.1 and 8.1 of said agreement respectively, save and except for any which have already been completed, and whereby the Condominium Corporation shall be entitled to the rights of the *Owner* hereunder in place and stead of the *Owner*, as if it were an original party hereto.

Upon the inclusion of the covenants, indemnities, agreements and obligations herein in the Condominium Declaration, the *Owner* shall have no further responsibility for the covenants, indemnities, agreements and obligations under this *Agreement*.

12.5.5 So long as a condominium exists and the Condominium Corporation with respect to such condominium has complied with the provisions in Section 12.5.4, then no unit owner of a unit within such condominium will be required to deliver a covenant pursuant to this Article.

12.6 Priority and Postponement

12.6.1 The *Owner* agrees to provide to the *City*, prior to the registration of this *Agreement* on title to the Subject *Property* and at no cost to the *City*, any postponements which the *City* Solicitor considers necessary to ensure that this *Agreement*, when registered, shall have priority over any other interest in the subject *Property*. It is agreed that the City does not require postponement in favour of any of the interests registered on title as set out in Schedule D hereof, but should there be any intent to register on title any interest subsequent to those found in Schedule D the City shall be advised thereof prior thereto and at the City's discretion it may require an acknowledgement that any such interest shall not have priority over this Heritage Conservation Easement Agreement.

12.6.2 The *Owner* agrees that it will provide to the *City*, concurrent with the delivery of any postponements that may be necessary pursuant to paragraph 12.6.1, a solicitor's title opinion, satisfactory to the *City* Solicitor, confirming that this *Agreement*, when registered, will have priority over any other interest in the subject *Property*, except as set out in paragraph 12.6.1 and any other interest that may be acceptable to the *City*.

12.7 Gender, Number and Joint and Several

12.7.1 Words importing the masculine gender include the feminine or neutral gender and words in the singular include the plural, and *vice versa*. Whenever the *Owner* comprises more than one person, the *Owner*'s obligations in this Agreement shall be joint and several.

IN WITNESS WHEREOF the parties hereto have executed this Agreement effective as of the date first written above.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals

THE CORPORATION OF THE CITY OF VAUGHAN

Per: _____
City Clerk, Jeffrey A. Abrams
I have authority to bind the corporation

GIOSEFFINA (JOSIE) GRECO ALVIANI

_____
Witness

_____
Name:

FABIO ALVIANI

_____
Witness

_____
Name:

SCHEDULE "A"
DESCRIPTION OF THE PROPERTY MUNICIPALLY KNOWN AS
10384 ISLINGTON AVENUE, CITY OF VAUGHAN

PT LT 23 CON 8 PTS 2 & 3 65R-30390, Vaughan

SCHEDULE B
STATEMENT OF CULTURAL HERITAGE VALUE

DESCRIPTION OF HISTORIC PLACE:

The Martin Smith House, 10384 Islington Avenue, Lot 23, Concession 8

STATEMENT OF PROVINCIAL SIGNIFICANCE: n/a (for use only the OHT)

HERITAGE VALUE:

Historic Value:

The Martin Smith House at 10384 Islington Avenue, also known as "Redcroft" is a vernacular Gothic Revival style structure built in 1852. The structure has considerable local significance to the community of Kleinburg and to the City of Vaughan. The house is located on lands originally owned by Martin Smith, an early pioneer of the Kleinburg area. Martin Smith received ownership of the entire 200-acres property (the entire lot 23, concession 8 parcel) from his father-in-law John Line who deeded the property to him and his daughter Catherine Smith in his Will after his death. The original 200-acres originally included lands which now are the McMichael gallery across the street and was used for farming by the Smith family.

Martin and Catherine Smith constructed the house on their property in 1852 for their family which consisted of seventeen children, of which only three survived past childhood. Local history identifies that the bricks used to build the house were made on the property at its time of construction.

The Smiths' were one of the earliest settlers in Kleinburg at the time of growth for the village when the local grist and sawmill were established and layout of the village was first being established.

Architectural Value:

Exterior

The Martin Smith House is a one-and-half storey building constructed of brick in the vernacular Gothic Revival style. Is one of the best examples in Vaughan of this style with decorative design details found at its entranceway, brickwork, and verandah and posts. The Gothic Revival style is characterized by its centrally located gable along the façade's roofline. A narrow rectangular window is located within this gable as a typical feature of the style.

T-Plan Construction and Foundation

The house is built in a T-shape plan with rear and side additions to this original plan built in brick and wood. These additions were built at a later time in the house's history and are not considered significant. A Heritage Permit has been approved to demolish these later additions to the buildings. The back of the house holds the tail of the T-shaped plan. The foundation of the building is of stone and the structure sits on a full basement.

Entranceway, Coloured Glass, Transom, Sidelights

The building has a centrally located entranceway which is flanked by two large windows. A bell-cast verandah with decorative posts is fitted across the front façade of the building. The façade or east elevation of the house has a centrally located entranceway crowned with a semi-elliptical transom above the entranceway. The transom or fanlight has a swaged mullions pattern. Coloured glass is found within this transom. The decorative design is carried downwards to the sidelights on either side of the entranceway. The sidelights are uniquely fitted with ogee shaped arches and are paned with coloured glass of red, white and blue. An elliptical shaped brick voussour surrounds the transom above the single-paneled door.

Windows and Brick Voussours

The entranceway is flanked by two windows: one to either side. These windows are double-hung six-over-six pane windows sitting on wood sills. Decorative brick voussours with a chevron design heads each façade window. The windows have louvered shutters attached to each. Four

similar windows are found on the south and north (side) elevations of the main rectangular portion of the house: two on the second and two found on the first floor of the house.

Verandah, Treillage

A bell-cast verandah covers the façade of the house. The verandah is supported by four decorative treillage posts which are comprised of multiple wooden sections of gothic lancet apertures, tracery and a quatrefoil pattern on each post. Each post is crowned with curvilinear decorative brackets.

Fascia and Cornice Moulding

Moulding trims the centre gable and extends to the returned eaves on both side elevations and the back tail gable end. Soffits are clad in plain boards as are fascias except at the front which has fine single moulding. Simple cornice moulding is found along entire roofline of house.

Buff Brick Quoining

Buff Brick quoins are found on all four corners of the front main portion of the building.

Interior

Staircase, Mantels, Floorboards, Baseboards, Doors and Door Surrounds, Hardware, Grills, Stained Glass

The interior of the house has a centrally located staircase which is likely original to the house. A mantel found on the first floor parlour, the baseboards, door surrounds, floorboards, doors and door hardware and vent grills including original stain glass at the entranceway – are all interior features that have considerable architectural significance and their preservation are warranted. Preservation of the interior would be subject to the requirements of paragraph 2.1.2 of the HCEA.

Contextual Value:

The Martin Smith House is situated on the west side of Islington Avenue and sites on an elevated knoll as you enter the Kleinburg historic village core when travelling north on Islington Avenue. It is one of the first heritage buildings entering the core area and acts as an important gateway to the Kleinburg Heritage Conservation District.

Heritage Character Defining Features (Heritage Features):

The Heritage Features of the Property referred to in the Easement Agreement are comprised of the following elements:

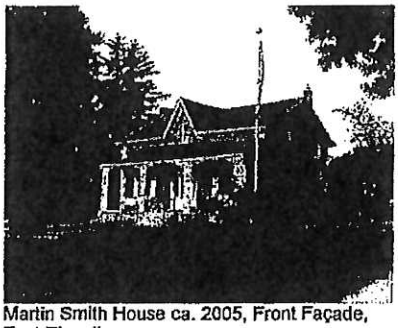
Exterior:

- Gothic Revival style which is the one-and-one half storey brick structure with a centrally located gable.
- T-shaped plan
- Brickwork including buff brick quoining
- Entranceway including transom, sidelights and paneling, all coloured glass and windows and mullions, door, hardware, door surround.
- Verandah including treillage, brackets, bell-cast roof
- Windows, shutters, wood sills, brick voussour pattern over all windows.
- Cornice moulding at eaves
- Stone foundation

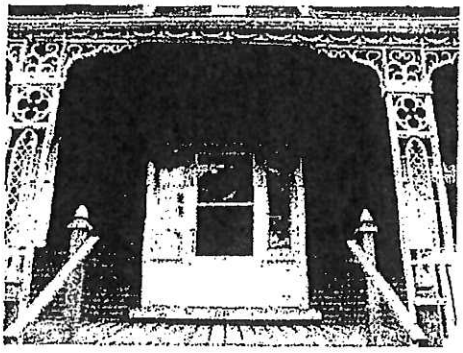
Contextual:

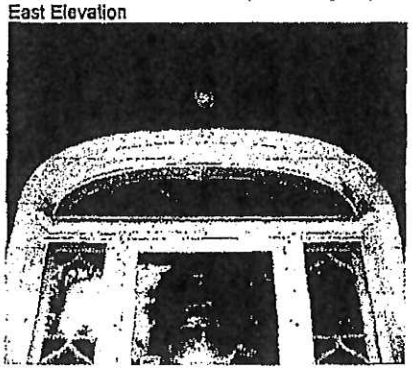
- Original location of house

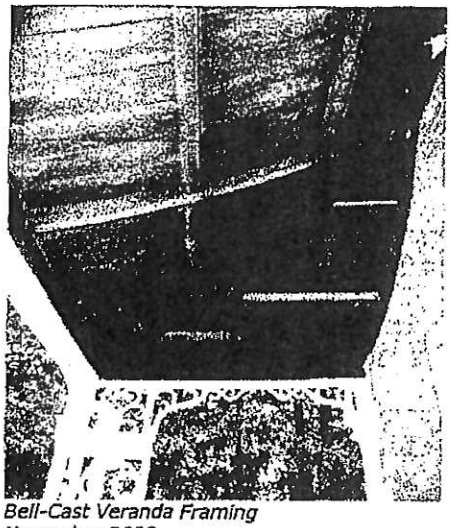
Martin Smith House ca. 2005, Front façade, East Elevation



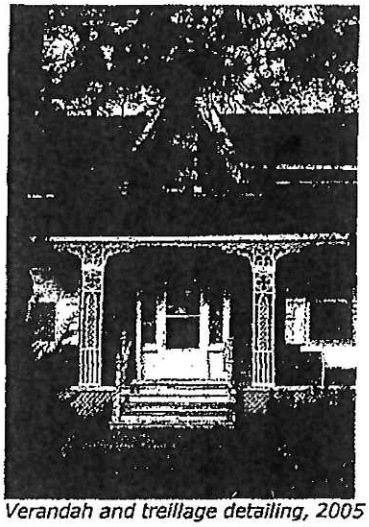
Martin Smith House ca. 2005, Front Façade, East Elevation





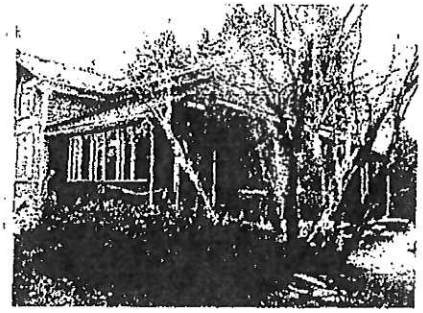


Bell-Cast Veranda Framing November 2008



Verandah and treillage detailing, 2005

Brick Buff Coloured Quailing, Cornice Moulding, November 2008



North Tail elevation, November 2008
Demolition of this side lean-to on the original tail of the house has been approved.

South Tail Elevation, November 2008
Demolition of this south addition which has been added to the original tail of the building has been approved.

Back, West Elevation , November 2008
Demolition of this rear addition which is attached to the original tail has been approved

SCHEDULE "C"

STANDARDS AND GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES IN CANADA

Definitions of the terms in italics can be found in the Introduction to the Standards and Guidelines.[1] The Standards are not presented in a sequential or hierarchical order, and as such, equal consideration should be given to each. All standards for any given type of treatment must therefore be applied simultaneously to a project.

General Standards (all projects)

1. Conserve the *heritage value* of a historic place. Do not remove, replace, or substantially alter its intact or repairable *character-defining elements*. Do not move a part of a *historic place* if its current location is a *character-defining element*.

2. Conserve changes to a *historic place* which, over time, have become *character-defining elements* in their own right.

3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.

4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other *historic places* or other properties or by combining features of the same property that never coexisted.

5. Find a use for a *historic place* that requires minimal or no change to its *character-defining elements*.

6. Protect and, if necessary, stabilize a *historic place* until any subsequent *intervention* is under-taken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.

7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

8. Maintain *character-defining elements* on an ongoing basis. Repair *character-defining elements* by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of *character-defining elements*, where there are surviving prototypes.

9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place*, and identifiable upon close inspection. Document any intervention for future reference.

Additional Standards Relating to Rehabilitation

1. Repair rather than replace *character-defining elements*. Where *character-defining elements* are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.

2. Conserve the heritage value and *character-defining elements* when creating any new additions to a historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

3. Create any new additions or related new construction so that the essential form and integrity of a *historic place* will not be impaired if the new work is removed in the future.

[1] *Note: as of the date of this Agreement the complete Parks Canada "Standards and Guidelines for the Conservation of Historic Places in Canada" may be accessed at: http://www.pc.gc.ca/docs/pc/guide/nldclpc-sgchpc/index_e.asp.*

Additional Standards Relating to Restoration

SCHEDULE "D"

TITLE INFORMATION

Charge/Mortgage of Land registered March 29, 2007 as Instrument No. YR965288 between Gioseffina Greco-Alviani and Fabio Alviani and the Royal Bank of Canada. Securing the principal sum of $731,250.00.

Ontario ServiceOntario

LAND REGISTRY
OFFICE #65

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

03323-0417 (LT)

PREPARED FOR bmcintyr
ON 2010/02/19 AT 12:14:15

* CERTIFIED BY LAND REGISTRAR IN ACCORDANCE WITH LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT LT 23 CON 8 PT 3 65R22136, VAUGHAN

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
DIVISION FROM 03323-0287

PIN CREATION DATE:
2001/01/19

OWNERS' NAMES
ALVIANI, FABIO
GRECO-ALVIANI, GIOSEFFINA

CAPACITY SHARE
JTEN
JTEN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES					
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO LAND TITLES: 1999/05/25 **						
65R22136	2000/01/06	PLAN REFERENCE				C
LT1500355	2000/07/12	BYLAW		THE CORPORATION OF THE CITY OF VAUGHAN		C
REMARKS: AS TO PT LT 23 CON 8, PT 3 65R22136.						
YR965287	2007/03/29	TRANS PERSONAL REP	$975,000	DAWSON, HUGH SHAW	ALVIANI, FABIO GRECO-ALVIANI, GIOSEFFINA	C
REMARKS: PLANNING ACT STATEMENTS						
YR965288	2007/03/29	CHARGE	$731,250	GRECO-ALVIANI, GIOSEFFINA ALVIANI, FABIO	ROYAL BANK OF CANADA	C
65R30390	2007/10/25	PLAN REFERENCE				C
YR1442866	2010/02/19	NOTICE	$2	GRECO-ALVIANI, GIOSEFFINA ALVIANI, FABIO		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

Magnifico, Rose

Subject: FW: Vote No to application OP.14.006, Z.14.026 and DA.15.056 on March 22nd

C 16
Communication
COUNCIL: Mar 22/16
SPCW Rpt. No. 13 Item 1

From: Steve Woodhall <steve_woodhall@yahoo.ca>
Sent: Monday, March 21, 2016 8:52 AM
To: Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Iafrate, Marilyn; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan
Reply To: Steve Woodhall
Subject: Vote No to application OP.14.006, Z.14.026 and DA.15.056 on March 22nd

Dear Mayor, Deputy Mayor, and Counsellors,

The residents of Woodbridge spoke loud and clear on the evening of March 1st at Vaughan city hall. We all braved the snow storm to make our wishes known.

Now we are leaving it up to you to do the right thing. This project needs to be REJECTED.

Regards,
Steve Woodhall
34 Fairground Lane
Woodbridge

Magnifico, Rose

Subject: New information pertaining to March 22, 2015 City Council Meeting // Item #4: // 177, 186 and 197 Woodbridge Avenue

C 17
Communication
COUNCIL: Mar 22/16
SPCW Rpt. No. 13 Item 1

From: Elisa Tortola [mailto:etortola17@gmail.com]
Sent: March-21-16 3:40 PM
To: Bevilacqua, Maurizio; Di Biase, Michael; Rosati, Gino; Ferri, Mario; Carella, Tony; Iafrate, Marilyn; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan; Abrams, Jeffrey; Kanellakos, Steve; Magnifico, Rose
Cc: Tricia. Santaguida.; Gina Pietrangelo; Ed Uchimaru; Pina Sacco; Pina Sacco; JAMIE MAYNARD; Maria Verna; Richard Lorello; info@villageofwoodbridge.ca; njaved@thestar.ca
Subject: New information pertaining to March 22, 2015 City Council Meeting // Item #4: // 177, 186 and 197 Woodbridge Avenue

Dear Honourable Mayor, Member of Council and City Staff

Mr. Abrams, please post this communication in advance of the March 22, 1:00pm City Council meeting

We've just received critical new information regarding the Thomas Wallace house that impacts the application put forth by FCF Old Market Lane 2013, Inc., with respect to 177, 185 and 197 Woodbridge Avenue– please read the following:

Previous owner of the Wallace house, Eva Wallace was interviewed by the National Archives of Canada during which time she shared with them copies of letters, invitations and other correspondence between the Wallace's and the MacDonald's; these documents have since been photocopied and microfilmed by the Archives of Canada as part of their historic collection of important documents. Current members of the Woodbridge community have confirmed that Sir John A. MacDonald, first Prime Minister of Canada visited the Wallace house on a number of occasions, not only to enjoy dinner with the Wallace's, but also staying overnight at the house.

In light of this new information, it is not only your civic duty, but a matter of National interest that the Thomas Wallace house must be protected in its **entirety** and must not be moved in any way. Sir John A. MacDonald is one of Canada's most prominent historic figures, referred to by many as the father of confederation. His multiple visits to the Village of Woodbridge and his connection to the Wallace house in particular, only serve to solidify the historic importance of this particular area of Woodbridge Avenue and obligate us as citizens and politicians alike to protect it at all cost.

In light of this new information, you must refuse the application put forth by FCF Old Market Lane 2013, Inc., as it pertains to 177, 185 and 197 Woodbridge Avenue.

Sincerely,

Elisa Tortola

Village of Woodbridge Ratepayers Association

Magnifico, Rose

Subject: FW: Vote No to application OP.14.006, Z.14.026 and DA.15.056 on March 22

C 18
Communication
COUNCIL: Mar 22/16
SPW Rpt. No. 12 Item 1

From: Lawrence Yuter <lyuter@gmail.com>
Sent: Tuesday, March 22, 2016 7:59 AM
To: Di Biase, Michael; Ferri, Mario; Rosati, Gino; Iafrate, Marilyn; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan
Subject: Vote No to application OP.14.006, Z.14.026 and DA.15.056 on March 22

I am sending this email in regard to the proposed plan for FCF Old Market Lane File# OP.14.006, Z.14.026 and DA.15.056. As a resident of the local community I would like your support in voting NO to the proposed application.

There were a myriad of reasons presented at the meeting of March 1 detailing many issues with the proposal. There are of course quite a number more that were not discussed because when a plan has so many issues it is hard to discuss them all (I am talking about issues like the setback from the street being reduced by 3+ meters in comparison to every other building on that side of Wallace Street, doubling the street traffic on an abnormally narrow Wallace Street, etc.).

Every aspect of this building is to put as many units as possible into the space available (by going to the edges of the property line for the building, reducing clearances, loading widths and parking for the unit to absurd levels (40% reduction in parking compared to standard zoning requirements for a building of that size!)), instead of designing a building that will be livable by those in it and the community where it is located. With the additional bonus that although the building is being said to be a 7 story building, through the marvels of Architectural Arithmetic it is in reality 9 stories in height.

It is so sad that so many opportunities have been missed in regard to this proposed development, and what type of building(s) could have been proposed. With so many incredibly well designed developments that have gone up recently (along Kipling Ave just north of Woodbridge Ave) that also integrate historic houses into new developments, I know it is possible to be done.

Unfortunately this plan is not one of them.

I hope you support the local community and vote NO to this proposal.

Lawrence Yuter.

Magnifico, Rose

From:	Tessa Shelvey <mapletrees16@yahoo.ca>
Sent:	February-25-16 11:46 PM
To:	Magnifico, Rose
Cc:	Villageofwoodbridge Info
Subject:	177,185 and 197 Woodbridge Avenue.

C 1
Communication
SP CW: Mar 1/16
Item: 1

Dear Ms. Magnifico!

My name is Tessa Shelvey. I live at 110 Wallace Street in Woodbridge.
I'm concerned about the proposed condo development at 177,185 and 197 Woodbridge Avenue. Could you please only let it go through if the height is lowered to 2-3 stories max? It's currently zoned for 4. We already have problems getting in and out of Wallace Street due to the current volume of traffic and cars parking on the street. We can't handle a seven story building in that tight corner. Also it will be a giant at 7 stories towering over the existing townhouses that would surround this building.
I don't oppose the condo but the height needs to be much lower.
Sincerely,
Tessa Shelvey

Magnifico, Rose

From: Maxim Boiko <oligomers@bigmir.net>
Sent: February-29-16 4:19 PM
To: Magnifico, Rose; info@villageofwoodbridge.ca
Subject: woodbridge condo meeting

C 2
Communication
SP CW: Mar 1/16
Item: 1

Hi,
I am a resident of Woodbridge, 142 Wallace str.

In general I am of course against building new condos (and even townhouses) in the Woodbridge core. The traffic is becoming exorbitant already.

On the other hand, nobody is restoring old houses standing empty for many years now. It would be nice if the town authorities would preoccupy themselves with improving the city landscape: build some very small plaza with a post office or something like that. I also mind against building too tall structures, but here I am not sure what is the top height in Woodbridge downtown now.

--
Sincerely,

Maxim Boiko
oligomers@bigmir.net
h: (416) 741-9333
c: (416) 509-0743

Magnifico, Rose

Subject: FW: OP.14.006 and Z.14.26---Woodbridge Ave. at Wallace

C 3
Communication
SP CW: Mar 1/16
Item: 1

From: Angelo Potkidis [mailto:APotkidis@oxfordproperties.com]
Sent: March-01-16 12:45 PM
To: Magnifico, Rose
Cc: 'info@villageofwoodbridge.ca'
Subject: FW: OP.14.006 and Z.14.26---Woodbridge Ave. at Wallace
FYI. See email below on this subject.
Angelo Potkidis, BA

From: Angelo Potkidis
Sent: Tuesday, March 01, 2016 12:20 PM
To: 'Carella, Tony'
Cc: 'Cardile, Lucy'
Subject: OP.14.006 and Z.14.26---Woodbridge Ave. at Wallace

To Tony Carella, Councillor, City of Vaughan
Please copy to all members of Council and City Clerk

I have only just come to learn there is a meeting on this matter tonight at 7pm. I did not receive any circulation on this matter as I normally do for such projects affecting the Village Core over the past 33 years. I am unable to attend the meeting and ask for standing on this matter.

Based on the limited information I have seen, it is clear this project does not conform to the Official Plan or Zoning. You should stick to the Plan, demand better architecture before there is any decision taken to deviate from the OP or Zoning.

Clearly based on the images, this project is far too large and ambitious for this site and location---it looks like an institutional building not in keeping with the core objectives of retaining some aspect of history and integrating a design that enhances the historic core. Based on the actions and decisions of previous councils there have been many examples of poor design and planning. We should not repeat these again!

There are also fundamental planning issues here as well which I won't elaborate on such as access/egress, impact on adjacent town hose development-- all low rise in nature—issues such as loss of sun, increased noise from HVAC, more cars etc. to mention a few.

This is one of only a few remaining sites on Woodbridge Avenue, and we need to take all the time necessary to get this right---At election time councillors talk about good planning and supporting communities, so lest see where council goes on this one.

The removal of the natural hill and old tress on the site should merit an environmental impact study.

Based on the info I've seen, if the project is approved this is an OMB candidate for the community to take on.

Regards
Angelo Potkidis,
27 Rosebury Lane
Woodbridge, ON
L4L 3Z1

Magnifico, Rose

From: Derek Steede <derek.steede@rogers.com>
Sent: March-01-16 2:20 PM
To: Magnifico, Rose
Cc: info@villageofwoodbridge.ca
Subject: #OP.14.006 and Z.14.26

C 4
Communication
SP CW: Mar 1/16
Item: 1

Dear Ms. Magnifico:
My wife and I moved to the Market Lane area of Woodbridge Avenue 15 years ago since it seemed a nice, quiet and safe area with a "village" atmosphere, yet with close access to highways and shopping. Since that time we have witnessed the almost willful destruction of Woodbridge in the name of progress, or better stated real estate greed. We have had appallingly-designed condo buildings going up at the speed of sound, a badly pot-holed two-lane avenue that simply cannot handle the increased flow of traffic. We seem to have elected officials who are oblivious to the wishes of the community and possibly ignorant of the damage that yet another condo will do to the fabric of our village life. Moving two wonderful old houses and incorporating them into a glass and concrete high rise is nothing less than stupid. One has only to look at the incorporation of the old hotel into the Disneyland look-a-like condo that towers over it to see that this simply looks ridiculous. Are you also going to replant those beautiful 70 year old trees on the property, or perhaps put them in a museum?
Seriously, it really is time to stop and take a deep breath before granting any more development in this precious area. There is still so much land to build on and trees to chop down north of Major Mackenzie where you can build all the condos that you want. But in Woodbridge – we've had enough and I daresay this will become a major election issue next time around.
Sincerely,
Derek & Antoinette Steede
20 Fairground Lane
(in the former village of Woodbridge).

Magnifico, Rose

From:	Sylvie Leneveu <svleneveu@gmail.com>
Sent:	March-01-16 3:50 PM
To:	Magnifico, Rose
Cc:	info@villageofwoodbridge.ca
Subject:	file@OP.14.006 and Z.14.26

C 5
Communication
SP CW: Mar 1/16
Item: 1

To all those concerned,

Although this is a call to voice concerns on the new development on Woodbridge Avenue, I have very little doubt that this will fall on deaf ears. The politicians of Woodbridge hold the opinions of it's residents in low esteem as it has been proven time and again. Money gain is their only concern.
I live on Wallace street, one of the few remaining streets in Woodbridge that has not been completely destroyed by the builders although they are coming soon. This new condo will be #7 between Islington and Kipling directly on Woodbridge avenue. #7 is not a charm.

There is nowhere for traffic to go. There is no way to expand the road. There is no thought on infrastructure. Trying to get out of Woodbridge has become a nightmare. Commute times have increased limiting family and recreation time. Are you going to limit the amount of cars people are allowed to own in order to reduce the traffic and pollution in the area? No, because you can't tell people how to live and what to buy but that's exactly what you're doing to the community as a whole. You're telling us that we have to live with these developments, we aren't given a choice. You have not asked your community if they want to have the kind of development that you've allowed. You've impacted our way of life, our quality of life by allowing this to continue. We have to just shut up and accept it. You get a failing grade on the handling of this community.

I don't care that the building in question is 7 storeys, 4 storeys or 2 storeys. I care that the building is there period. It should not be allowed at all. There are too many condos in too small an area creating a glut of traffic and destroying the very essence of what a Heritage district is all about.

No to the proposed condo. No to anymore condos on Woodbridge Avenue and Market Lane area. No to anymore condos in Woodbridge as a whole without proper planning and development.

Regards,

Sylvie Leneveu

Current resident of Wallace street until the builders force us out.

Magnifico, Rose

C 6
Communication
SP CW: Mar 1/16
Item: 1

From: wilsonr@teksavvy.com
Sent: March-01-16 5:45 PM
To: Magnifico, Rose
Cc: info@villageofwoodbridge.ca
Subject: Special Committee of the Whole Meeting Tuesday March 1st, 2016 -File # OP.14.006 and Z.14.26

Dear Ms. Magnifico,

I will be unable to attend the above noted meeting due to weather conditions. Please note that I am opposed to the nature, density, building height, changes to site grading, architectural appearance and relocations of the historic Wallace House and former residence of Doctors McLean house. Please accept this email as my record of opposition of the development, as proposed. This high-rise condominium is out of character with the historic setting of the former Village of Woodbridge downtown core.

Thank you.

Regards,

Robert Wilson
8135 Kipling Avenue
Woodbridge, ON
L4L 2A3

Petitioning City of Vaughan Council

276 petitions
75 comments.

LETTER TO: City of Vaughan Council

Woodbridge Core: Stop the unnecessary over development that erodes our history.

www.villageofwoodbridge.ca

C 7
Communication
SP CW: Mar 1/16
Item: 1

Sadly, yet another link to our proud and illustrious past is about to be defiled and sullied in the name of urban development and intensification. 185 and 197 Woodbridge Avenue, fondly known to area residents as the Thomas Wallace House (c. 1875) and the Dr. Peter McLean House (c.1893), respectively, will be gutted, lobotomized and put on display as FCF Old Market Lane 2013, Inc. (Cityzen Group) plans to erect a 119 unit behemoth of a condominium on these lands.

Although the developer is certainly within their rights to develop these lands, the Woodbridge Centre Secondary Plan only allows for a 4 storey structure and 1.0 floor space index. Even though this site is well under half a hectare in area, the builder plans on erecting 119 units in a 7 storey building, which is 3 times the allowable floor space.

As for the fate of our two heritage houses, they will have their additions removed, they will be gutted, "repurposed" and moved to the front of the subject property. The builder believes the design aesthetic of the new structure will complement the older buildings. In reality, a new design that surrounds and dwarfs the heritage structures pays them homage in the same way that an aluminum tree embodies the true spirit of Christmas. What the builder is selling as reverent will only come off as pathetic.

Now, here's the kicker. The builder submitted an application that was far in excess of the Official Plan, so what have they done? They've submitted an offer to settle their appeal to amend the City of Vaughan Official Plan for the designation of this particular land on this particular sight that is in support of the density they're after. AND the City of Vaughan, in turn, is in support of their appeal and, in essence, has paved the way for the builder to steamroll into the

centre of the old Village of Woodbridge and disparage the dwindling ties to the area's historical and cultural past.

To be fair, a development on these lands is and was inevitable. But how long must we continue to allow overreaching, overbearing and overly ambitious projects to negate the continuity and community of our established neighbourhoods? A four storey development may allow a modicum of chance that the historical ambience of the area can survive but a seven storey brick and glass edifice will unequivocally kill it.

Of the building's design, on October 21, 2015 the Vaughan Heritage Committee stated that it was "institutional" and entirely "unsympathetic to the neighbourhood".

I am opposed to allowing overdevelopment in historically significant areas.

Name	City	Province	Postal Code	Country	Signed On
Village of Woodbridge Ratepa	Vaughan			Canada	2016-02-17
Tricia Santaguida	Vaughan		L4L 2S8	Canada	2016-02-17
Americo Viola	Vaughan		L4L 9R9	Canada	2016-02-17
Yan de Thieulloy	Vaughan		L4L1X6	Canada	2016-02-17
Michael Powell	Vaughan		L4L 1R3	Canada	2016-02-17
Edward Uchimaru	Vaughan		L4L 1X6	Canada	2016-02-17
Jamie Maynard	Vaughan		L4L 2R9	Canada	2016-02-17
Laura De Faveri	Vaughan		L4L 1R3	Canada	2016-02-17
Julia Stinton	Vaughan		L4L 2S8	Canada	2016-02-17
Loredana Mammone	Woodbridge		L4l 1x6	Canada	2016-02-17
Pietrangelo Gina	Vaughan		L4L 1X6	Canada	2016-02-17
Marietta Pietrangelo	Vaughan		L4L2A4	Canada	2016-02-17
Krizia Napolitano	Calgary		T2S 0E4	Canada	2016-02-17
Bryan Karstoff	Richmond Hill		L4S2N7	Canada	2016-02-17
Gord van Dyk	Vaughan		L4L 1R3	Canada	2016-02-17
Nancy Roussy	Grand-Métis		G0J1Z0	Canada	2016-02-17
John Tomasone	Richmond Hill		L4C 0T3	Canada	2016-02-17
Christian Baird	Vaughan		L4L 2S8	Canada	2016-02-17
Stefen Colalillo	Vaughan		L4H 1M4	Canada	2016-02-18
T Nixon	Coldwater		L0K1E0	Canada	2016-02-18
Adriana Snerle	Mississauga		L4T 2S5	Canada	2016-02-18
Sandra Galassi	Vaughan		L4h 1m5	Canada	2016-02-18
kimbery maxey colombe	Ottawa		k1v 6n2	Canada	2016-02-18
rebecca lee	Toronto		m6r 2h6	Canada	2016-02-18
Ron Cameron	Georgian Bay		P0C 1H0	Canada	2016-02-18
Peter Wallace Young	Courtenay		V9N 8Z3	Canada	2016-02-18
Christina Tsiokos	Stouffville		L4a1y1	Canada	2016-02-18
Brian Hales	Penetang		L9M 2H9	Canada	2016-02-18
Tim Drury	East Gwillimbury		L9N 14N	Canada	2016-02-18
Michele Da Silva	Vaughan		L4h0e5	Canada	2016-02-18
Lynn Goodfellow	Huntsville		P1H 1W2	Canada	2016-02-18
Mirka Zanin	Woodbridge, Ontario		L4H 0M2	Canada	2016-02-18
Garry Moore	Haliburton		Kom- Iso	Canada	2016-02-18
Stewart Knapp	Dundalk		N0C 1B0	Canada	2016-02-18
June Heale(nee Wilcox)	Bowser		V0R 1G0	Canada	2016-02-18
Alyson Javanainen	Barrie		L4N 8P4	Canada	2016-02-18
Genny Lees	Vaughan		L4l 5a6	Canada	2016-02-18
Bill Booth	South River		P0A 1X0	Canada	2016-02-18
Ken Carpenter	Baysville		P0B 1A0	Canada	2016-02-18
Laura A	Bolton		L7E	Canada	2016-02-18
Dawn Miller	Warminster		L0K 2G0	Canada	2016-02-18

Farrah Trahan	Guelph		N1E7L7	Canada	2016-02-18
Pat Cornell	Norwood		K0l2v0	Canada	2016-02-18
Christian Napolitano	Guelph		N1L 1H4	Canada	2016-02-18
Rebekah Mullin	Guelph		N1E 0B2	Canada	2016-02-18
Grant Smith	Vaughan		L4L 2P2	Canada	2016-02-18
Sven Hahmann	Vaughan		L4H 1Z7	Canada	2016-02-18
Rita Ristucci	Woodbridge		L4L8E8	Canada	2016-02-18
Tania Emmott	Woodbridge		x	Canada	2016-02-18
Christopher DiGirolamo	Toronto		M4V 2G9	Canada	2016-02-18
Jennifer Masters	Whitby		L1N3G8	Canada	2016-02-18
Maureen McVey	Almonte		K0A 1A0	Canada	2016-02-18
Julie Vincent	Toronto		M9P 2K3	Canada	2016-02-18
Enzo Iannarelli	Vaughan		L4L 2A4	Canada	2016-02-18
Lynne McAfee Hubbard	Guelph		N1G4X7	Canada	2016-02-18
Frank P	Vaughan		L4L5T9	Canada	2016-02-18
Margaret Rodgers	Vaughan		L4L 1X6	Canada	2016-02-18
Silvana D'Amico	Vaughan		L4L 2E7	Canada	2016-02-18
Mario Galati	Vaughan		L4H 1S8	Canada	2016-02-18
Delilah Venafro	Vaughan		L4L1E6	Canada	2016-02-18
Robert Ianni	Vaughan		L4L 3L7	Canada	2016-02-18
Anna Maria Pantaleo	Vaughan		L4L 0C6	Canada	2016-02-18
Andrew Lee	Fergus		N1m0b5	Canada	2016-02-18
olivana Petrocelli	Caledon		L7C 3N4	Canada	2016-02-18
phil laviola	Vaughan		L6A 3M3	Canada	2016-02-18
Tanya Elliott	Georgina		L4p2l5	Canada	2016-02-18
Kate Gunns	Vaughan		L4H2P5	Canada	2016-02-18
Ellen Hawman	Kingston		K7L 1S9	Canada	2016-02-18
Jennifer Trapman	Oakville		L6K 3N6	Canada	2016-02-18
James Inrig	Toronto		M8w1g5	Canada	2016-02-18
Lori Rouxel	Rexdale, ont		M9V 1Z7	Canada	2016-02-18
Paul Natale	Vaughan		L4l3s8	Canada	2016-02-18
Donna Kitchener	Vaughan		L4L2S6	Canada	2016-02-18
Lina Casola	Richmond Hill		L4C4B4	Canada	2016-02-18
michael smorong	Oakville		l6h 1x3	Canada	2016-02-19
Fred Wright	Woodbridge		L4L 2S	Canada	2016-02-19
janice godfrey	Owego	New York	13827	United State:	2016-02-19
Nancy Cannito	Vaughan		L4L 8R3	Canada	2016-02-19
Teresa Marto	Vaughan		L4h 2t6	Canada	2016-02-19
Michael Di Girolamo	Vaughan		L4L 2S8	Canada	2016-02-19
Joseph Lo Mascolo	Toronto		m3n2g1	Canada	2016-02-19
Paul Henderson	Vaughan		L4L 3Z2	Canada	2016-02-19
pina sacco	Vaughan		L4L 3B8	Canada	2016-02-19

Raesha Sirois	Vaughan	L4L1K8	Canada	2016-02-19
Antonella Padula	Vaughan	L4H3K3	Canada	2016-02-19
Tina Mazzei	Vaughan	L4L 0C6	Canada	2016-02-19
Liboria Amato	Nobleton	L0g 1n0	Canada	2016-02-19
Stella Recchiuti	Vaughan	L4L 2A1	Canada	2016-02-19
Linda Rico	mississauga	L4W 4M3	Canada	2016-02-19
Rosanna Napolitano	Guelph	N1l1h4	Canada	2016-02-19
Elisa Tortola	Vaughan	L4L 2S8	Canada	2016-02-19
Micki Leger	Cambridge	N1T1M4	Canada	2016-02-19
Peter Lo Mascolo	Toronto	m3n 2g1	Canada	2016-02-19
franca greiser	Vaughan	L4H 1P8	Canada	2016-02-19
Kate Duncan	Vaughan	L4L 2S8	Canada	2016-02-19
Sue Conte	Vaughan	L4L 9S8	Canada	2016-02-19
Derek Steede	Vaughan	L4L 3B7	Canada	2016-02-19
Sandy Thomson	Vaughan	L6A 0k1	Canada	2016-02-19
Lisa Lavecchia	Alliston	L9r0k3	Canada	2016-02-20
Linda Gauslin	Nobleton	L0G 1N0	Canada	2016-02-20
stephen niedermuller	Vaughan	l4l1l4	Canada	2016-02-20
Bill Jumas	Toronto	m9v 3k8	Canada	2016-02-21
Maria Teresa Petruzzo	Vaughan	L4H 2L4	Canada	2016-02-21
Emilio Mammone	Vaughan	L4L3K3	Canada	2016-02-21
Sandra Colton	Bolton	L7E 2A8	Canada	2016-02-21
Sarah Prospero	Vaughan	L4L 1L3	Canada	2016-02-21
eddy aceti	Vaughan	l6a 2k1	Canada	2016-02-21
Patti Paddle	Vaughan	L4L 1M1	Canada	2016-02-21
Maria D'Agostino	Vaughan	L4L 8W3	Canada	2016-02-21
Evelyn Dengerink	Vaughan	L4L3Z1	Canada	2016-02-22
John Pizzoli	Vaughan	L4L 1L3	Canada	2016-02-22
Julian Pompeo	Vaughan	L4L 8W3	Canada	2016-02-22
John & Jane Kean	Vaughan	L4l 9E3	Canada	2016-02-22
Bev Maxey	Vaughan	L4L 1K6	Canada	2016-02-22
Ken Schwenger	Kleinburg	L0j1c0	Canada	2016-02-22
Michael Sammut	Vaughan	l4l 2h4	Canada	2016-02-22
Bill van Geest	Vaughan	L4L 1K9	Canada	2016-02-22
Martha Bell	Vaughan	L4L 2L2	Canada	2016-02-22
cathy defina	Vaughan	L4L 2V3	Canada	2016-02-23
Florida Giallonardo-Brienza	Vaughan	L4L 8B3	Canada	2016-02-23
MARY PATAKI	Vaughan	L4L2H7	Canada	2016-02-23
Adriana staley	Vaughan	L4L 9L4	Canada	2016-02-23
Franca Aquila	Vaughan	L4l 8c9	Canada	2016-02-24
Ryan Fitzsimmons	Oakville	l6m2h6	Canada	2016-02-24
Frank Aquila	Woodbridge California	L4L-6Y4	United State:	2016-02-24

Richard Lorello	Kleinburg		L0J 1C0	Canada	2016-02-24
Ethel Dzamba	Vaughan		l4l1a7	Canada	2016-02-24
Brick Charlotte	Mississauga		L5L 4A6	Canada	2016-02-24
Phyllis Barbieri	Vaughan		L4h 1g4	Canada	2016-02-24
Adriano Volpentesta	Vaughan		L6a 3e7	Canada	2016-02-24
Mary Joan De Valk	Vaughan		L4h1b2	Canada	2016-02-25
Simone Barbieri	Vaughan		L4h1g4	Canada	2016-02-25
Alessandra Tavernese	Vaughan		L4l3y8	Canada	2016-02-25
Jessica Cocomello	woodbridge		l4l3y2	Canada	2016-02-25
Joshua Maynard	Vaughan		L4L2R8	Canada	2016-02-25
Jacob Maynard	Woodbridge		L4L2R8	Canada	2016-02-25
Anthony Cirinna	Vaughan		l4l3y2	Canada	2016-02-25
Anthony Cuddemi	Vaughan		L4L 2S8	Canada	2016-02-25
Peter Maynard	Vaughan		L4L 2R8	Canada	2016-02-25
Tracey Maynard	Vaughan		L4H 1H6	Canada	2016-02-25
Clarke Wallace	Vaughan		l4l1A7	Canada	2016-02-25
Jaspreet Banwait	Waterloo		N2L 3C5	Canada	2016-02-25
Gannon Racki	Ottawa		k1s 5b7	Canada	2016-02-25
Stefan Locke	Mississauga		L4W1S2	Canada	2016-02-25
Madeline Schell	Vaughan		L4l6e9	Canada	2016-02-25
Manpreet Arora	Vaughan		L4L 8S2	Canada	2016-02-25
Chris Montpetit	Tilbury		N0P2L0	Canada	2016-02-25
Lawrence Yuter	Vaughan		l4l2p4	Canada	2016-02-25
summer buss	Vaughan		l4l1n4	Canada	2016-02-25
Shaylen Maxwell	Markham		L6E 1J3	Canada	2016-02-25
Sarah Allworth	Barrie		L4M0G1	Canada	2016-02-25
Norma Moretto	Vaughan		L4L 1N4	Canada	2016-02-26
Gabriela Garcia	Vaughan		L4L6T5	Canada	2016-02-26
Armando Cogliano	Vaughan		L4l0b8	Canada	2016-02-26
Alysha Taliana	Vaughan		L4L 3Z2	Canada	2016-02-26
Quinton Nurse	Vaughan		L4H 1L2	Canada	2016-02-26
Patricia Benavidez	Toronto		M1K 3X7	Canada	2016-02-26
Nicole Cappelli	Tottenham	Alabama	L0g1w0	United State:	2016-02-26
Nenzio Ferrazzo	Vaughan		L4l 3b6	Canada	2016-02-26
Paul Collura	Vaughan		L4L6j8	Canada	2016-02-26
Sophia Laporte	Burlington		L7R 1V8	Canada	2016-02-26
Barb (Sale) Newman	Barrie		L4N7G5	Canada	2016-02-26
lynne metke	beeton		l0g1a0	Canada	2016-02-26
deValk Suzanne	Vaughan		L4H 1B2	Canada	2016-02-26
Alessia Sili	Vaughan		L4L3V3	Canada	2016-02-26
Brian McCran	Woodbridge		L4L 3L7	Canada	2016-02-26
Josiephine McCran	Woodbridge		L4L 3L7	Canada	2016-02-26

Julia Arbanas	Vaughan	l4h 1g3	Canada	2016-02-26
Julian Pecchia	Vaughan	L4L 0C6	Canada	2016-02-26
Cassandra Tropiano	Vaughan	L4H2V6	Canada	2016-02-26
bhagvir shergill	Etobicoke	M9V2J7	Canada	2016-02-27
Navan Sidhu	Vaughan	L4L3W1	Canada	2016-02-27
Julia Abou Chakra	Vaughan	L4L6L9	Canada	2016-02-27
Mary Monaco	Vaughan	L4H1G4	Canada	2016-02-28
Bruno Piccioli	Oshawa	L1g 4t2	Canada	2016-02-28
Catherine Lovett	Vaughan	L4L 1K6	Canada	2016-02-28
Shelley MAXEY LeBoeuf	Midland	L4R 3E1	Canada	2016-02-28
Peter brick	Mississauga	L5L 4A6	Canada	2016-02-28
Christine Cosentino	Vaughan	L6A 2S9	Canada	2016-02-28
Jenn Kean	Aurora	L4G 1V8	Canada	2016-02-28
Reza Farhanian	Vaughan	L4L 3B7	Canada	2016-02-28
Jim Campbell	Woodbridge	l4l 2p2	Canada	2016-02-28
robert Lombardo	Vaughan	l4l3b7	Canada	2016-02-28
Denise Meschino	Vaughan	L4L 2S8	Canada	2016-02-29
elaine reeves	Mississauga	l5l 2j1	Canada	2016-02-29
Tania Meschino	Toronto	M9L2J3	Canada	2016-02-29
Dany Velocci	Woodbridge, Ontario	L4L-3B7	Canada	2016-02-29
Kenneth Maynard	Vaughan	L4L 2A1	Canada	2016-02-29
Diane Vella	Vaughan	L6A 3G2	Canada	2016-02-29
Maxim Boiko	Vaughan	L4L2P4	Canada	2016-02-29
Rina Mattucci-Rea	Richmond Hill	L4E 3Y8	Canada	2016-02-29
Tertia Ferdinandusz	Vaughan	L4L 6T6	Canada	2016-02-29
Jeff Semper	Vaughan	L4L 2P3	Canada	2016-03-01
Joan Reid-Bicknell	Vaughan	L4L 1W5	Canada	2016-03-01
Angie giancola	Vaughan	L4L5J4	Canada	2016-03-01
Torrie Brick	Mississauga	L5L4A6	Canada	2016-03-01
Nadia Meffe	Vaughan	L4L 3Z2	Canada	2016-03-01
Stephanie Noddle	Toronto	M1n3s3	Canada	2016-03-01
Hannah Go	Vaughan	L4l 2y7	Canada	2016-03-01
Vilma Casola	Vaughan	L4L 8J3	Canada	2016-03-01
Leslie Scott	Brampton	L6S 1s1	Canada	2016-03-01
B Lam	Toronto	M3H 1G6	Canada	2016-03-01
Bettina Palmieri	Vaughan	L4L 2R8	Canada	2016-03-01

change.org
www.villageofwoodbridge.ca

Recipient: City of Vaughan Council

Letter: Greetings,

Woodbridge Core: Stop the unnecessary over development that erodes our history.

Comments

Name	Location	Date	Comment
Americo Viola	Vaughan, Canada	2016-02-17	If I wanted live in Toronto, I would. Stop large buildings in Woodbridge!
Edward Uchimaru	Vaughan, Canada	2016-02-17	I'm opposed to development that is far in excess of what is reasonable and equitable for the existing taxpayers and continues to add stress to an infrastructure that wasn't designed for high-density.
Jamie Maynard	Vaughan, Canada	2016-02-17	I believe we have to protect the remaining historical character of Woodbridge Avenue
Gina Pietrangelo	Vaughan, Canada	2016-02-17	It's a real shame that City Staff & Council can allow the Heritage Of Woodbridge to be destroyed!!! We need to have our voices heard!
Gina Pietrangelo	Vaughan, Canada	2016-02-17	We can't continue to watch in silence as the City continues to allow our Heritage to be eroded! We need to be heard!!
Krizia Napolitano	Calgary, Canada	2016-02-17	Old Woodbridge needs to keep its character! Streets are not wide enough to handle traffic.
Bryan Karstoff	Richmond Hill, Canada	2016-02-17	We need to protect the Heritage of Old Woodbridge and control new developments to ensure the community is preserved.
Gord van Dyk	Vaughan, Canada	2016-02-17	Tired of over and too large scale developments on Main Street and Islington Ave.
Stefen Colalillo	Vaughan, Canada	2016-02-18	Woodbridge's herritage is being plastered over by these new buildings. The town is becoming too overdeveloped.
T Nixon	Coldwater, Canada	2016-02-18	Patricia Nixon
Adriana Snerle	Mississauga, Canada	2016-02-18	It's an eye sore not to mention having all these people so close invasion of privacy.
Sandra Galassi	Vaughan, Canada	2016-02-18	The high density will add to the traffic congestion that already exists on Woodbridge avenue.
Ron Cameron	Georgian Bay, Canada	2016-02-18	There is so little left of the village I grew up in
Peter Young	Courtenay, Canada	2016-02-18	I am a Wallace. I grew up in Woodbridge and Thomas Wallace's house is an integral party of my heritage and my family's history. For a developer to destroy both the Wallace and McLean houses would be a complete and obscene travesty.
Lynn Goodfellow	Huntsville, Canada	2016-02-18	after growing up in the village many years ago, I strongly feel heritage is needed so people know the roots of Woodbridge.
June Heale	Bowser, B.C., Canada	2016-02-18	This was my home town and it brings me to tears when I see what has happened to it in the name of "greed". Bigger is not always better except for the pockets of the ever greedy developers. Leave Thomas Wallace and Dr. Peter McLean's house alone, enough is enough.
Genny Lees	Vaughan, Canada	2016-02-18	Its important that Woodbridge retain its small town feel. Not doing so will reduce it to a dull boring suburb. I agree progress is inevitable but There's room for both. Rather than retain these homes in their original setting they are being reduced to mere ornaments which is an insult to their heritage.
Bill Booth Booth	South River, Canada	2016-02-18	My family lived in old Woodbridge for over 100 years. When my grandkids get older how will they know Woodbridge if the historic points are removed.
Grant Smith	Vaughan, Canada	2016-02-18	Thats way to big of a building to sit at that corner.
Sven Hahmann	Vaughan, Canada	2016-02-18	overdevelopment!!!!!

Name	Location	Date	Comment
Jennifer Masters	Whitby, Canada	2016-02-18	My home town is being destroyed by these ridiculous buildings! Can't they leave it alone? It USED to be a nice little town..... Now it's all about money..... Disgusting
Julie Vincent	Toronto, Canada	2016-02-18	All of the heritage/character of Old Woodbridge is being destroyed!
Enzo Iannarelli	Vaughan, Canada	2016-02-18	Intensification of an already crowded area does not make sense. Intensifying does not ensure that there will be an increase in transit system ridership.
Lynne McAfee Hubbard	Guelph, Canada	2016-02-18	I love to visit Woodbridge and think it is important to keep these old heritage buildings. I hope that the City will adhere to the Official Plan and make sure that this development enhances the look of those old buildings and does not overshadow them.
Frank Pallotta	Mississauga, Canada	2016-02-18	Support a good cause
Silvana D'Amico	Vaughan, Canada	2016-02-18	Too much building infrastructure not there to keep up
Mario Galati	Vaughan, Canada	2016-02-18	The increased housing density in the neighbourhood needs to slow down. In the past 15 years many condos have in placed into community resulting in an increase in traffic. The area is surrounded by natural beauty. I would hate to see Vaughan make the same mistake the city of Toronto was made with development along the water front.
andrew lee	Mt Forest, Canada	2016-02-18	Grew up in woodbridge woodbridge have needs to keep its history
Tanya Elliott	Georgina, Canada	2016-02-18	Im signing because woodbridge is home to me. I moved a couple years ago only due to prices of apts and me being a single parent. My children were born there, as was myself and my sister, our mother, my father, my grandparents on both sides, cousins , and their children , and their children. Aunts and uncles . my family goes back on both sides, for many many generations. One of my family members was the first garbage man of Woodbridge. My family has history In That town, as do many many other families like mine, that have slowly had to watch woodbridge disappear!! It has to stop before it is completely gone. It's already hard to recognize woodbridge when I come back to visit.
Jennifer Trapman	Oakville, Canada	2016-02-18	This corner deserves to be treated with some creativity not monoliths!! I grew up in Woodbridge!
James Inrig	Toronto, Canada	2016-02-18	Because I grew up almost across the street from this proposed mess
Lori Rouxel	Rexdale, ont, Canada	2016-02-18	I grew up there. Thats my doctors house and its a piece of Woodbridge history. Do not tear down McLeans house!!
Fred Wright	Woodbridge, Canada	2016-02-19	going to the dogs
janice godfrey	Owego, NY	2016-02-19	I was born in Woodbridge and it saddens me greatly to see what it has become.
Teresa Marto	Vaughan, Canada	2016-02-19	Overcrowding making Woodbrige big city it's not
Michael Di Girolamo	Vaughan, Canada	2016-02-19	This proposed development does not complement the the look and feel of the village.
Paul Henderson	Vaughan, Canada	2016-02-19	I'm very concerned that Woodbridge village is being over developed. Every new project is larger or taller than what the zoning allows, yet is approved by the council. Our village, which is supposed to be a heritage site, will soon be nothing but crowded streets and condominium buildings. Does our council have no respect for the historical significance of the area which they were elected to represent?
pina sacco	Vaughan, Canada	2016-02-19	This proposed condo complex is not sympathetic to the historical district of Woodbridge.

Name	Location	Date	Comment
raesha sirois	Woodbridge, Canada	2016-02-19	I do not think the infrastructure is there to support this project. I do not support this proposed plan
Tina Mazzei	Vaughan, Canada	2016-02-19	This development is a pimple on the face of our heritage site!..how embarrasing to the City of Vaughn if this monster actually invades our neighborhood!
Rosanna Napolitano	Guelph, Canada	2016-02-19	The changes that the City of Vaughan has allowed to happen to the once quaint village of Woodbridge is truly shameful. There is obviously no respect for the history of the town or consideration for its residents. Not only are historical buildings being destroyed but the congestion that has resulted for the over-deveopment is insane!
franca greiser	Vaughan, Canada	2016-02-19	It is very sad, that the Canadian history will be demolished without a thought. What can be prrserve for the future generations? Yrs. Just skycratcher and high raised buildings...
Tricia Santaguida	Woodbridge, Canada	2016-02-19	Why do we have official plans if no one at city hall follows them? It's a shame that tax dollars are wasted when this can all be avoided.
Derek Steede	Vaughan, Canada	2016-02-19	Woodbridge Village is a village and we want it to remain so. We have enough ugly condos without adding any more. The city might as well move the Wallace House to Kleinberg where I'm sure it would be more appreciated. Vaughan city council is really out to lunch!
Sarah Prospero	Vaughan, Canada	2016-02-21	I live in the neighbourhood and am sickened by the changes being made in the name of capital gains for some and history lost for so many more. As usual, the original allowances will be ignored and yet another monstrosity will be built.
Evelyn Dengerink	Vaughan, Canada	2016-02-22	The proposed condo building does not fit in the neighbourhood at all. It is too large and the lovely heritage homes will be swallowed up by the huge condo. The infrastructure of the town is not keeping up with the increased number of residents and cars. Why can't the City of Vaughan say "no" to the developer's excessive plans and stick to Official Plan?
Bev Maxey	Vaughan, Canada	2016-02-22	I am tired of developers doing what ever they want
Ken Schwenger	Toronto, Canada	2016-02-22	Please just follow the official plan, A lot of time and money went into its creation. Please treat heritage districts with more respect!
Bill van Geest	Vaughan, Canada	2016-02-22	This building is a monstrosity and does not belong at this site. I also very disappointed that Vaughan Council does not abide by its own planning commitments.
martha bell	woodbridge, Canada	2016-02-22	Although I don't live in the Woodbridge core, it's been my "downtown" for 45 years. I was very happy when it was given the Heritage Conservation District designation and hoped that the historic aspects would be saved as they bring back the history and the stories of the past. My concern is that if a Official Plan is so easily changed, it makes the community cynical about the true intentions and integrity of the Council. The Official plan was set, the community accepted that the core would be developed to those standards, and that is what should happen to maintain and enhance its heritage. Those very square and overbearing buildings do not enhance the historic houses.
Florida Giallonardo-Brienza	Woodbridge, Canada	2016-02-23	It is abundantly clear even to a lay person that the area in question is already over development, and all traces of heritage are thus being eroded.
Franca Aquila	Vaughan, Canada	2016-02-24	Against the development

Name	Location	Date	Comment
Richard Lorello	Kleinburg, Canada	2016-02-24	All over Vaughan, our historical heritage districts such as in Maple, Woodbridge and Kleinburg are being threatened with development that does not conform to Vaughan Official Plan 2010. Yet more times than not, Vaughan Council votes to allow development in our heritage districts that exceeds the height and densities allowed under our official plan.
Frank Aquila	Woodbridge, CA	2016-02-24	Relocation of the two heritage homes from existing set back to street level and re-grading of the Dr Peter McLean House, according to the Vaughan Heritage Conservation Plan the properties are to remain in-situ with their original context
Richard Lorello	Kleinburg, Canada	2016-02-24	All over Vaughan, our historical heritage districts such as in Maple, Woodbridge and Kleinburg are being threatened with development that does not conform to Vaughan Official Plan 2010. Yet more times than not, Vaughan Council votes to allow development in our heritage districts that exceeds the height and densities allowed under our official plan. Its time to put a stop to this.
Adriano Volpentesta	Vaughan, Canada	2016-02-25	Follow the Official Plan and Collaborate and engage with the Ratepayers &Woodbridge Small Business owners along Woodbridge Ave. This proposal goes against logic, reasonable, sensible planning . This insults and goes against the will of the Woodbridge Core Community! !! 647 818 4847 keep me updated here to help the Woodbridge Core Ratepayers! !
Mary Joan De Valk	Vaughan, Canada	2016-02-25	I am strongly opposed to this plan
Jessica Cocomello	woodbridge, Canada	2016-02-25	I'm signing this because the history of the Town of Woodbridge needs to remain preserved. Overdevelopment is a growing problem in Vaughan, this needs to stop.
Joshua Maynard	Vaughan, Canada	2016-02-25	Its not right to be taking these historical sites away from woodbridge, and putting these massive buildings that loom above us. Woodbridge has really changed for the worse. With all of the condos that have come up, and are yet to come.
Jacob Maynard	Woodbridge, Canada	2016-02-25	The history of Woodbridge needs to be preserved at all costs. Condo developers have gotten away with stripping away years of history for the last time. They are ruining this town and are only in it for the money. This is my home and I deserve to fight for my right to preserve this town.
Gannon Racki	Ottawa, Canada	2016-02-25	I don't recognize the neighbourhood I grew up in anymore
Stefan Locke	Mississauga, Canada	2016-02-25	Heritage worth preserving.
Norma Moretto	Vaughan, Canada	2016-02-26	These condos are destroying the heritage village of Woodbridge. Aslo, Woodbridge Ave. is only a 1 lane each way. The road cannot be expanded and therefore cannot support the high density.
Quinton Nurse	Vaughan, Canada	2016-02-26	I'm signing because I enjoy the green space and because violence has been going up with the increase in high densty living.
Nenzio Ferrazzo	Vaughan, Canada	2016-02-26	Our neighbourhood is becoming overwhelming by high density residence. We are sacrificing history for the future wealth of rich developers.
deValk Suzanne	Vaughan, Canada	2016-02-26	The traffic congestion along Woodbridge Avenue is already horrendous. Adding more highly dense residential buildings to Woodbridge Avenue is a ridiculous, short-sighted idea. Anyone who ever needs to travel along either Clarence or Woodbridge Avenue to get to work can tell you that the road is already too narrow to accommodate all the traffic. Downtown Woodbridge should not be as congested as downtown Toronto. People choose to live in Woodbridge, because it is different than Toronto. If the politicians keep bending the rules, why have rules to begin with? The rules are in place to protect us from inappropriate development. Please make the right decision for the future of Woodbridge, and those of us who live and work here.

Name	Location	Date	Comment
Josiephine McCran	Woodbridge, Canada	2016-02-26	This is not respectful of the heritage these two properties represent. City Council should protect the citizens from such blatant overbuilding. The main street of Woodbridge should reflect the heritage we have inherited. This is so wrong.
Shelley LeBoeuf	Midland, Canada	2016-02-28	I grew up in Wooxbrbridge and am sincerely tired of seeing it destroyed....
Christine Cosentino	Vaughan, Canada	2016-02-28	I believe in maintaining and restoring historical sites and in the preservation of culture.
maxim boiko	Vaughan, Canada	2016-02-29	I am a resident of Woodbridge, Wallace str. In general I am of course against building new condos (and even townhouses) in the Woodbridge core. The traffic is becoming exorbitant already. On the other hand, nobody is restoring old houses standing empty for many years now. It would be nice if the town authorities would preoccupy themselves with improving the city landscape: build some very small plaza with a post office or something like that. I also mind against building too tall structures, but here I am not sure what is the top height in Woodbridge downtown now. It looks like this project exceeds the aesthetic limits as of now.
Joan Reid-Bicknell	Vaughan, Canada	2016-03-01	The design has no relevance to the historic houses. We have to somehow convince developers that there is real value in commemorating the history not tacking it on.
Stephanie Noddle	Scarborough, on, Canada	2016-03-01	I am Canadian. Im tired of my countries history being discounted and destroyed.
Leslie Scott	Brampton, Canada	2016-03-01	Stop distroying history for greed
Bettina Palmieri	Woodbridge, Canada	2016-03-01	I am ossosed to this massive building as it will ruin the feeling of this historic area.
Mary Lou Rashid	Vaughan, Canada	2016-03-01	We enjoy the only quaintness left on Woodbridge Avenue with some history.

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We the undersigned are opposed to the proposed development at 177, 185 (Thomas Wallace House) and 197 (Dr. Peter Mclean House) Woodbridge Avenue.

FCF Old Market Lane 2013 Inc/Cityzen's Group has submitted an application to redevelop the above sites that violates planning as established in the Woodbridge Centre Secondary Plan and is inconsistent with parameters established in the Woodbridge Heritage Conservation District Plan. City of Vaughan Council is in support of the re-designation of the above site.

This development contravenes the above plans for the following reasons:

Planning		FCF Proposal
Property Use	Low Rise Mixed Use	Mid-Rise Mixed Use
Building Height	Four Storey's	7 Storey's (119 units)
Maximum Density	1 Floor Space Index *	3 Floor Space Index *
Heritage homes	To remain in-instu with their context	Relocation of homes to street level
Design	Should be "neighbourily and fit "village"	Unsympathetic to the Woodbridge Village (Glass, brick and institutional)

*Floor Space Index (FSI) means the gross floor area of all buildings on a lot divided by the lot area.

In addition the proposed development:

- is not consistent with the policy direction articulated in the Provincial Policy Statement and the Greater Golden Horseshoe Growth Plan
- will have a negative impact on the unique character of the Woodbridge Core
- is precedent setting at 7 storey with a high floor space index which cannot be sustained by the infrastructure of our neighbourhood
- increases traffic congestion in an already high traffic area, and poses safety risks
- creates excessive physical intensity for the subject lands and should not be located in the Woodbridge Core community.

Print Full Name	Address	Signature
Gabriella Moras	31 CLARENCE ST.	
PLAMEN SANTCHIN	43 CLARENCE ST.	
Irada Kerimova	51 Clarence St.	
Bill Porkios	21 PARK DR.	
Adriana x Pietro Donatto	25 Park Dr.	
11	11	
Kartik Vyas	41 Park Dr	
PAOLA SCICCHITANO	49 PARK DR.	
MARK RUMSBY	53 PARK DR	
DEAN KONJIKUSIC	48 PARK DR	

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Print Full Name	Address	Signature
Florence Facchini	38 Park Drive	F Facchini
Tara Sprackling	20 Park Drive	
Pat Hodgson	83 Clarence St.	P Hodgson
Irene Clarke	97 Clarence St	Irene Clarke
PAT MOORE	97 CLARENCE ST	P. Moore
Lorna Harding	109 Clarence	L. Harding
KEN HARDING	109 CLARENCE ST	Ken Harding
PETER WIXSON	129 CLARENCE ST.	P Wixson
Carmela Prete	138 Clarence St	C Prete
ANDRE HARDCASTLE	132 Clarence St	Andre H

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Print Full Name	Address	Signature
Frank Sturino	94 Clarence St	
MASSIMO CERVO	84 Clarence St	
Irena Kuznetsova	44 Clarence	
TIZIANA MITRI	8050 Islington Ave #22	
Tiffany Carter	8050 Islington Ave. #22	

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Print Full Name	Address	Signature
ALEX JANSSENS	5-20 WALLACE ST L4L2P3	
Andrew Bae	92 Rosebury Lane L4L3Z8	
Laura Traccatelli	107 Rosebury Lane L4L 3Z1	
[illegible]	114 ROSEBURY LANE	
[illegible]	81 Rosebury Lane	
Ashok Patel	50, Rosebury Lane	

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Print Full Name	Address	Signature
Joanne Morrison	43 Park Drive	
Lori Groch Vennar	102 Gamble St	
America Vidi	35 Gamble St	

Print Full Name	Address	Signature
Nel vanGeest	103 Meeting House Rd Woodbridge	Nel VanGeest
PAUL MASTENBROEK	117 MEETING HOUSE	
Tineke Mastenbroek	117 meeting House Rd woodbr	Mastenbroek
J Dr EVANGELISTA	111. MEETING HOUSE RD	
Lori Viendli	111. Meeting House RD	
Dirk RomKema	70 Chavender-PL	
Arlene Romkema	70 Chavender Pl.	Arlene Romkema
GIANNA PASQUARIELLO	93 MEETING HOUSE RD	
J PASQUARIELLO	93 Meeting House Rd.	
M. PASQUARIELLO	83 Meeting House Rd.	M. Pasquariello
Gino Barbieri	12 campania crt	
Michaela Barbieri	12 campania crt	Michaela Barbieri
ROSANNA CANNELLA	33 WALLACE ST	
Adriano Volpentesta	122 Athena Volpentesta	
SYLVIA FEBBO	16 WILLIAM FARR LANE	Febbo
MARIA FEBBO	188 Woodbridge Ave	
Steve Woodhall	34 FAIRGROUND LANE	
Jennifer Griffith-Woodhall	34 FAIRGROUND LANE	
ARMANDO COLLIANO	160 WOODBRIDGE AVE	
Fred Mergarita	151 Roseberry Lane	
Bill vanGeest	103 Meeting House Rd	
DOREEN SMITH	95 WALLACE ST. WOODBRIDGE	
Moren Lévesque	138 Wallace St Woodbridge	
LAWRENCE YUEN	134 WALLACE ST. WOODBRIDGE	

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Print Full Name	Address	Signature
KEVIN CHAU	122 WALLACE ST.	
ANH LAM	122 WALLACE ST.	
Denise Meschino	194 Woodbridge Ave.	
Vadim Voronin	22 Fairground Lane	
Reza Farhanian	24 Fairground Lane	
GEORGE NORTH		
ELISA TORTOLO	206 Woodbridge Ave	
Kate Duncan	" "	
Mark Rida	8294 Kipling Ave	
Bernard Campana	122 Saint Damian Ave	