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Communication	
CW:	SEPT 7/16
Item:	1

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