
Subject: OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS File #: OP.12.003 and Z.12.008 Property: 5289 and 5307 Highway #7 & November 5th, 2013 @ 1:00 p.m.
Attachments: Duca Deputation.docx; Nov. 5 - Request to Change Time of Meeting.doc

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| Communication |
| CW: _____ |
| Item: _____ |

From: D'Alimonte, Rosina (St Jude) [<mailto:rosina.dalimonte@tcdsb.org>]
Sent: Sunday, November 03, 2013 3:30 PM
To: Bevilacqua, Maurizio; Rosati, Gino; Di Biase, Michael; Schulte, Deb; Iafrate, Marilyn; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan
Cc: Clerks@vaughan.ca
Subject: FW: OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS File #: OP.12.003 and Z.12.008 Property: 5289 and 5307 Highway #7 & November 5th, 2013 @ 1:00 p.m.

My apologies I forgot to include the attachments!

Honourable Mayor Bevilacqua and Members of Vaughan Council,

Attached is a letter expressing my opinions and concerns about **John Duca's (5289 and 5307 Highway 7) Revised Site Plan to York Region** as well as date and time (**November 5th, 2013 @ 1:00 p.m**) that the city has scheduled to discuss it.

I have attended numerous meetings about this and other issues that concern our neighbourhood and would appreciate if the meeting were scheduled in the evening so that residents could attend, hear and take part in the discussion that concerns our community.

Just to let you know I also expressed this same concern to the OMB. I believe it is essential to make every effort possible for residents to be at the table when a community's future is being discussed!

For your interest, I have attached a copy the deputation I gave at one of the first meetings about this development and which I intend to develop and present at the OMB meeting.

Thank you in advance for taking the time to read and consider my concerns, opinions and ideas and hope our community can count on your support in this matter.

Sincerely,

Rosina D'Alimonte and Family
60 Hawman Ave.
Woodbridge, ON
L4L1S2
(905) 605-1595

Special Note to the City Clerk: Please read my comments to Council requesting that this matter be dealt with at an evening meeting! Please add my correspondence below to the Committee of Whole (Tuesday, November 5th, 2013) Communications. Thank you!

Good evening, Chair, Mayor Bevilacqua and Members of Council. My name is Rosina D'Alimonte and I live at 60 Hawman Avenue.

This community's vision is in line with the City's. We see Vaughan as a growing community, taking great strides in the growth and development of our existing environment. We are not set on rebelling against all applications filed with the city. We are just looking for fairness from the applicants and asking that they, along with the city, work with the community to maintain a good traditional relationship when designing their proposed developments.

Within our area, we must always keep in mind that the difference between having Hwy 7 or Avenue 7 (as some now call it) set up as Hwy 11 or Yonge Street in Toronto is that Hwy 7 is actually used as a **highway**, not only for:

- small family vehicles of the local residents,
- but also for large transport trucks traveling on this highway 24/7 at much greater speeds than the posted limit.
- For commuters from outside our area using Hwy 7 as an alternative option of transferring from any of the north/south 400 series Hwys.
- Remembering that Hwy 407 for many of these drivers are not an option because of the toll costs.

Hwy 7 is actually that...a very busy **Highway**. Not a regular residential street as many of the documentations try to make you believe. You can change the name, but it will still function as a Hwy for many, many years to come.

How does this affect the pedestrians of this area?

1. As per the drawings filed, this redevelopment will not improve or enhance the streetscape along Hwy 7 as it has not been designed to encourage mixed use of residential and commercial dwellings. The mixed use environment would encourage pedestrian activity through the provision of ground retail and sufficient walking area. They instead have proposed stacked townhouse blocks to be located right along the street edges of both Hwy 7 and Coles
 - Pedestrians are at risk when crossing in front of the in/out driveway of this property
 - This development provides lack of interest and conformity at ground level.
 - Absent quality amenities for pedestrian.
 - Lowering the standards against crime prevention through the incomplete designing of a safe environment.

- Does not maintain a good transitional relationship nor does it protect the current environment of the existing neighbourhood.

The points above are all part of the York Region Transit-Oriented Development Guidelines and they are all absent within the Duca application.

2. The application indicates that it will build these townhomes with stairs connected to the sidewalk causing the sidewalk to become a dangerous passage for children as well as adults.

This is a very family oriented subdivision where we have numerous children at play on their bikes, their skateboards and regular walking activities. This design of stairs commencing directly next to the sidewalk does not take into consideration the dangers that it carries with it.

Dangers during play for our children, dangers during the evening hours when walks are taken and dangers during the winter season when walkways are covered with water, slush, snow and ice.

3. The Boards have removed our school bus transportation for our children and these children are currently being pooled, walking, cycling or taking transit to school. As there is no existing pathway there is no other alternative but to cycle or walk along the Hwy 7 corridor to reach the various schools. The visual barrier because of the zero setbacks, between the townhomes, the pedestrians and the drivers of the exiting vehicles is disturbing and is not acceptable.
4. The lack of space between the built up property line and the street itself is viewed by the community, to be very irrational.
5. The shortage in parking facilities by 30% of the By-Law 1-88 requirements, only insinuates that the applicant feels that Coles, Hawman and Kipling Avenue will pick up the overage, again making our community, congested, dangerous and restrictive. Our residential roads were not built to handle the overages of the various on-going projects of Hwy 7. The developers and the planners must accommodate parking for their tenants on their own designated property and not use the community to pick up their lack of.
6. Use of the public spaces by pedestrians is vital to the economic health and vitality of the community. This application filed by Duca has absolutely none and does not reform to the layout of the community.

We ask that you compare this application to the York Region Transit-Oriented Development Guidelines and reject this application because of the noncompliant design features they are requesting.

Nov. 2nd, 2013

Honourable Mayor and Members of Council,

RE: OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT
APPLICATIONS

File #: OP.12.003 and Z.12.008

Property: 5289 and 5307 Highway #7

Applicant: John Duca

Committee of Whole – November 5th, 2013 @ 1:00 p.m.

My name is Rosina D'Alimonte and I reside at 60 Hawman Ave. I have been a resident of the Kipling Avenue south of Highway 7 neighbourhood and a member of The

West Woodbridge Homeowners Association Inc. for the past 5 years. I must express my strong disappointment that this matter is being dealt with during the day and respectfully ask Council to have this matter dealt with at an evening meeting in order to provide the residents the ability to attend and voice their concerns.

As you are aware, this matter is before the Ontario Municipal Board and on October 11th, 2013, Mr. John Duca submitted a revised site plan. The revised site plan includes revisions that illustrate a driveway connection from Regional Road 7 to Coles Avenue and stacked townhouse blocks with frontage onto Coles Avenue with a 1.5m separation between each block.

The West Woodbridge Homeowners Association, Inc. and neighbourhood residents have provided written comments and objections and you heard numerous deputations that our stable neighbourhood has a unique community identity and sense of place. I was one of the speakers and I have attached my deputation to this email for you to review.

This revised site plan will ...

1. Create instability and destroy the neighbourhood's fabric, character and integrity;
2. Have a substantial impact on the cohesiveness of our neighbourhood; and
3. Significantly change our physical neighbourhood.

This new revised site plan will create instability and destroy the neighbourhood's fabric, character and integrity; and it will have a substantial impact on the cohesiveness of our neighbourhood.

We urge you to stand up for our neighbourhood and its residents and protect the character our neighbourhood.

In addition, I respectfully ask that city councillors and city staff continue working with the West Woodbridge Homeowners Association Inc. to preserve the unique nature of our neighbourhood.

Please listen to the residents of Kipling Avenue south of Highway 7 neighbourhood and the representatives of the West Woodbridge Homeowners Association whom we empower to speak on our behalf.

Sincerely,
Rosina D'Alimonte
60 Hawman Ave.