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COMMUNICATION
CW (PH) - FEB 3/15
ITEM - 5

**From:** Richard Ubbens [mailto:richard.ubbens@gmail.com]

**Sent:** Tuesday, February 03, 2015 1:23 PM

**To:** DevelopmentPlanning@vaughan.ca

**Cc:** info@villageofwoodbridge.ca

**Subject:** File# OP.13.011 and Z.13.034 Proposed 7 storey condo at 8334 Islington Ave.

To whom it may concern.

I am writing to express concern for the proposed development noted above.

Specifically, given the proximity of the property to the ravine slope immediately to the west, special consideration should be given to the landform of the ravine such that the sight lines to the slope and from the top of the slope across the valley remain unfettered. Ravine lands and this ribbon of ravine land form should be respected, enhanced and protected. Development of towers block views of the slope and views of the valley from lands below and at the top of slope.

Further, the properties at the top of the slope along Waymar Heights Blvd. and Gamble Av., including the cemetery site, should be protected from views of the building such that views and sight lines across the valley are maintained, again in the interest of protecting the wonderful feature of a ravine running through the heart of Woodbridge. Not many municipalities boast a ravine running through their heart. Woodbridge should use this as a special feature, not a run of the mill development area. What special planning regulations have been used to protect and enhance this feature. It is not apparent from developments that have been approved to date that there is any special interest being given to this important feature.

Several properties around this development site have already been enhanced by the next generation of nice homes on larger lots. This type of pattern of architecturally interesting and beautiful homes should continue with a special purpose of maintaining a high quality town centre, in this case on the top of the ridge between two branches of Humber River valley. Please do not destroy that effort in progress by putting a tall building in the valley below. Keep broad, sweeping sight lines open.

Seven stories will be too high. Allotting the same density in a lower building will have too large a footprint to allow either form to blend nicely into the ravine setting which should be protected and enhanced. I respectfully submit that the density needs to be lower with a view to protecting and enhancing the ravine feature of this property. Such enhancement should include permeable green space around any residential development so as to enhance greening of the valley system.

There are many additional issues that will likely be laid out by others. Traffic for instance. Adding more high capacity driveways on Islington or even out of Gamble is a great safety concern. Already there are regular daily times when Islington Av. is totally congested and lined up such that several traffic lights further away are blocked by vehicles daily. Ingress and egress to and from this site will no doubt add to that concern.

Please do not approve this development without serious cutback in height and density.

Respectfully submitted as a resident and family who has grown up in Woodbridge and loves what little remains of the natural landform through the heart of Woodbridge and Pine Grove.

Richard Ubbens, R.P.F.  
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