

Magnifico, Rose

Subject: FW: OP.14.006 and Z.14.26---Woodbridge Ave. at Wallace

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

c <u>3</u>
Communication
SP CW: <u>Mar 1/16</u>
Item: <u>1</u>

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 house 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