

**Subject:**

City Park (Woodbridge Gates North) Inc. OP.17.015 and Z.17.041

**From:** pina sacco [REDACTED]

**Sent:** December-02-19 9:14 PM

**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)

**Cc:** Maria Verna [REDACTED]

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C I  
**COMMUNICATION**  
CW (PH) - Dec 3/19  
ITEM - 1

To whom it may concern,

I strongly oppose the official amendment and zoning by-law amendment that City Park (Woodbridge Gates) Inc. is proposing because the **proposed development does not comply with the Woodbridge Historical Guidelines and the building does not add value the historical context of our neighbourhood.**

The policies in Vaughan's Official Plan, the Woodbridge Heritage Conservation Plan, and OPA # 240 -Woodbridge Community Plan- aim to preserve and protect existing stable residential neighbourhoods and designated heritage resources from impacts associated with new development. They encourage the preservation of the historical and architectural heritage of Woodbridge.

This proposed development does NOT support the above aim and will add yet another building in our historical Woodbridge Core which is unsympathetic to the historical context. This awkward shaped building trying to fit into a small awkward space near the rail overpass does not in any way enhance the historic and heritage character of Old Woodbridge.

The building height, scale and massing will further add to the an unwelcoming wall of overwhelming brick buildings that overpower the few historic buildings left in Old Woodbridge. This is yet another proposal which is insensitive and unresponsive to protecting and conserving the heritage character of the Woodbridge Core.

Moreover, the proposal contravenes the Woodbridge Heritage Guidelines which clearly states that "when new buildings will be located next to existing contributing buildings that are set back from the property or street line, the new building should transition back to the set back line of the existing contributing building in order to maintain open views and vantage points from the street to the contributing building. The building proposed is located directly at the front of the property or street line and it does not transition back to the set back of the existing historic neighbouring house, the Grant House.

The existing historical Grant House is set further back from the street line and it is not screened from view when travelling along Woodbridge Ave, like this proposal maintains. Furthermore, the

Grant House currently maintains open views and vantage points. If the proposed new building is not set back, it will not only be an imposing building which will overshadow the Grand House, but it will block view of Grant House when traveling on Woodbridge Ave. Furthermore, the Grant house will be enveloped by the existing plaza and Church on its west side, and now a towering building on its east side. Clearly the proposed new building will overwhelm and distract from the existing historical Grant House.

I strongly urge Council to NOT approve the proposal in its present state. Council has an obligation to protect and preserve heritage homes and the old character in the Village of Woodbridge, otherwise the heritage character of Woodbridge will be further eroded by development.

Thank you.

Pina Sacco

Amos Maynard Circle

Woodbridge ONTARIO