

**COMMITTEE OF THE WHOLE (PUBLIC HEARING) – FEBRUARY 4, 2020****COMMUNICATIONS****Item****Distributed January 31, 2020**

C1	Ms. Debbie Vorich, Cheltenham Avenue, Woodbridge, dated January 20, 2020	4
C2	House of Styles Hair Salon, Kipling Avenue, Woodbridge, dated January 28, 2020	4
C3	Ms. Rosemarie L. Humphries, Pippin Road, Vaughan, dated January 30, 2020	4
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**Distributed February 4, 2020**

C5	Mr. Ronald Basso, Sunset Terrace, Woodbridge, dated February 3, 2020	3
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**Disclaimer Respecting External Communications**

Communications are posted on the City's website pursuant to Procedure By-law Number 7-2011. The City of Vaughan is not responsible for the validity or accuracy of any facts and/or opinions contained in external Communications listed on printed agendas and/or agendas posted on the City's website.

Please note there may be further Communications.

**Subject:**

Property 4, 8, 14, 20, 24 Lansdowne Ave - Woodbridge - FILE #OP.19.007 and Z.19.019

**PUBLIC HEARING  
COMMUNICATION**

**Date:** Feb 4/20 **ITEM NO.** 4

-----Original Message-----

From: Debbie Vorich [REDACTED]

Sent: Monday, January 20, 2020 2:08 PM

To: DevelopmentPlanning@vaughan.ca

Cc: Cosentino, Christopher <Christopher.Cosentino@vaughan.ca>

Subject: Property 4, 8, 14, 20, 24 Lansdowne Ave - Woodbridge - FILE #OP.19.007 and Z.19.019

Good Day,

Please accept this as formal notice that I oppose the application to build a 12 storey mixed use apartment building on the northwest corner of Regional Road 7 and Lansdowne Ave.

I live on Cheltenham Ave and over the past several years I have seen multiple high rise apartment buildings being approved and built in this area. Enough! The current infrastructure cannot support another high rise apartment building and the height of this building will gravely affect any backyard privacy this historic area of Woodbridge currently enjoys. In addition the traffic in this area is already at a gridlock. I urge the City to reject this application and propose the land be used for town homes or other single family dwellings.

Thank you,

Debbie Vorich

[REDACTED] Cheltenham Ave

Woodbridge [REDACTED]

Telephone: [REDACTED]

Email: [REDACTED]

Sent from my iPhone

January 28, 2020

**PUBLIC HEARING  
COMMUNICATION**

Date: Feb 4/20 ITEM NO. 4

**Attention Mr. Chris Cosentino,**

c/o Planner, of the Development Planning Department City of Vaughan  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, On L6A 1T1

Dear Mr. Chris Cosentino:

**Re: Applicant Avalee (Vaughan) Inc.**

**File Numbers: OP.19.007 and Z.19.019**

We are **NOT** in support of the above application and file numbers for the following reasons:

- 1) The proposed project being 12 storeys high will significantly block all-natural light from entering Our place of business during the daytime and make it feel like it is always nighttime.
- 2) Construction of this project will gravely affect our business during the construction. This project will most likely take one and half to two years to build and will gravely cause extreme loss of business due to excessive noise, dirt and dust flying over to Our property and effecting Our clients vehicles, surface parking area, windows, building and landscaping areas.
- 3) Severe Disruption of Business as clients will avoid our establishment due to excessive noise, flying dirt and dust and possible damage to their vehicles.
- 4) Loss of quiet enjoyment to Us and Our large clientele that we have established over the past 28 years of owning the property and business.
- 5) Our property will be sandwiched in between two very large structures which will hurt the value of Our Property.
- 6) Unsightly Overhead Crane or Cranes hovering over Our property during this long construction period.

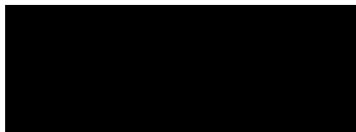
Continued.....Page 2/

Re: Applicant Avalee (Vaughan) Inc.

File Numbers: OP.19.007 and Z.19.019

- 7) The proposed building plan will be unsightly, disfigure the area and derogate from the value of adjoining or neighbouring properties.
- 8) The nature and appearance of the proposed structure would cause the value of neighbouring properties to diminish.
- 9) The proposed structure would drastically impair Our view.

Yours Truly,



1131931 ONTARIO LIMITED  
O/A House of Styles Hair Sale

JAN 29/2020  
Date



1131931 ONTARIO LIMITED  
O/A House of Styles Hair Salon

JAN 29 /2020  
Date

7765 Kipling Avenue  
Woodbridge, Ontario  
L4L 1Z1

Copy to:

1. Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management
2. Todd Coles, City Clerk

## HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

January 30<sup>th</sup> 2020  
HPGI File: 12328

BY EMAIL

Vaughan City Hall  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

Attn: Chris Cosentino, Planner, Development Planning Department

Re: Committee of the Whole (Public Hearing)  
OP. 19.007 and Z 19.019 - 4, 8, 14, 20 and 24 Lansdowne Avenue  
Request for Notice

Humphries Planning Group Inc (HPGI) represents the owner of the lands municipally known as 11, 15, 23 and 17 Lansdowne Avenue, generally located on the north east corner of the Lansdowne Ave and Highway 7 intersection (collectively, the "Property").

The Property is located directly across from the site that is the subject of the applications being considered by the Committee of the Whole on February 4, 2020. As such, our client has an interest in this proposed development.

HPGI requests that we be provided with notice of any further Community Consultation Meetings, opportunities for comment, the release of any policies/documents, actions or procedures pertaining to the above noted matter. Any mailed notices can be sent to the following address:

Humphries Planning Group Inc  
c/o Rosemarie L. Humphries  
190 Pippin Road, Suite A  
Vaughan ON  
L4K 4X9

Should you have any questions, feel free to contact the undersigned at extension 244.

Yours truly,  
HUMPHRIES PLANNING GROUP INC.



Rosemarie L. Humphries BA, MCIP, RPP  
President

cc. Todd Coles, City Clerk  
planning dept.  
client

190 Pippin Road  
Suite A  
Vaughan ON  
L4K 4X9

T: 905-264-7678  
F: 905-264-8073

[www.humphriesplanning.com](http://www.humphriesplanning.com)

~ Do Something Good Everyday! ~

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**Subject:** Committee of the Whole - File No: OP.19.007 & Z 19.019 (4, 8, 14, 20 and 24 Lansdowne Avenue)  
**Attachments:** Request for Notice - File OP.19.007 & Z 19.019 ( 4, 8, 14, 20 and 24 Lansdown Ave).pdf

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**From:** Jennifer Waite <[jwaite@humphriesplanning.com](mailto:jwaite@humphriesplanning.com)>  
**Sent:** Thursday, January 30, 2020 2:11 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Cc:** Rosemarie Humphries <[rhumphries@humphriesplanning.com](mailto:rhumphries@humphriesplanning.com)>; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** Committee of the Whole - File No: OP.19.007 & Z 19.019 (4, 8, 14, 20 and 24 Lansdowne Avenue)

Hello,

Find attached a request for notice letter regarding File Nos OP.19.007 & Z19.019 to be heard by the Committee of the Whole on February 4, 2020.

Feel free to contact our office if there are any questions.

Regards,

Jennifer Waite, BES  
Planner

HUMPHRIES PLANNING GROUP INC.  
190 Pippin Road, Suite A, Vaughan L4K 4X9  
t: 905.264.7678 ext 251 f: 905.264.8073

## HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

January 30<sup>th</sup> 2020

HPGI File: 19628

BY EMAIL

**Vaughan City Hall**  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

**Attn: Armine Hassakourians, Senior Planner, Development Planning Department**

**Re: Committee of the Whole (Public Hearing)**  
**BL.34E.2014 – Application for Block Plan Approval**  
**Block 34 E**  
**Request for Notice**

Humphries Planning Group Inc (HPGI) represents one of the participating members of the Block 34 East Landowners Group Inc. Our client owns the property municipally known as 3180 Teston Road, one of the lots included in the lands that are subject to the Block Plan Application.

HPGI requests that we be provided with notice of any further Community Consultation Meetings, opportunities for comment, the release of any policies/documents, actions or procedures pertaining to the above noted matter. Any mailed notices can be sent to the following address:

Humphries Planning Group Inc  
c/o Rosemarie L. Humphries  
190 Pippin Road, Suite A  
Vaughan ON  
L4K 4X9

Should you have any questions, feel free to contact the undersigned at extension 244.

Yours truly,  
**HUMPHRIES PLANNING GROUP INC.**



Rosemarie L. Humphries BA, MCIP, RPP  
President

cc. *Todd Coles, City Clerk*  
*Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management*  
*client*

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**Subject:** Committee of the Whole - File No: BL34E.2014 (Block 34E)  
**Attachments:** Request for Notice - BL34E.2014 Application for Block Plan Approval Block 34E.pdf

**From:** Jennifer Waite <[jwaite@humphriesplanning.com](mailto:jwaite@humphriesplanning.com)>  
**Sent:** Thursday, January 30, 2020 3:17 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Cc:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); Rosemarie Humphries <[rhumphries@humphriesplanning.com](mailto:rhumphries@humphriesplanning.com)>  
**Subject:** Committee of the Whole - File No: BL34E.2014 (Block 34E)

Hello

Find attached a Request for Notice letter regarding file no. BL34E.2014 to be heard by the Committee of the Whole on February 4, 2020.  
Feel free to contact our office if there are any questions.

Regards,

Jennifer Waite, BES  
Planner

HUMPHRIES PLANNING GROUP INC.  
190 Pippin Road, Suite A, Vaughan L4K 4X9  
t: 905.264.7678 ext 251 f: 905.264.8073

Mary Caputo  
Senior planner and  
Development planning  
City Of Vaughan

**PUBLIC HEARING  
COMMUNICATION**

**C5**

**Date: Feb 4/20 ITEM NO. 3**

Via Email: Mary.Caputo@vaughan.ca and  
DevelopmentPlanning@vaughan.ca

February 3, 2020

**Comments for public hearing of February 4, 2020. RE 10083 & 10101.  
File Z.19029, 19T-19V005.**

- 1 The proposed back to back townhouses do not allow for the required minimum rear yard setback of 7.5 m., planned for RT1 developments. The proposed development requests for permission for 65 street townhouses and 114 back to back townhouses. Back to back townhouse should not be allowed in RT1 zoning. The proposed development requests for about 60% of the development to be back to back townhouses. This sets a bad precedence for future developments in the area.

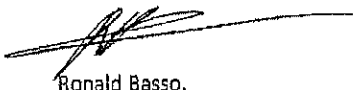
The main concern is with the density of people and traffic for the surrounding areas. A significant number of developments are and will be proposed in the area bounded by Lawford road and Vellore park for the east and west boundaries and Major Mackenzie drive and Chatfield drive at the north south boundaries. **I believe that crime and safety within communities are directly correlated to higher density.** (The higher the density the higher will be crime). Additional policing to control crime will label the area with undesired names and costs more to the tax taxpayers.

Higher densities appear to benefit more the developer than the citizens. The citizen will bear the additional costs associated with time lost in travelling and possibly the health costs that could come from the anxiety that traffic congestions could cause.

The adjacent areas include shopping centers (home depot etc) and three schools on lawford road . When the people and traffic density of the proposed development plus 19T-17V004 plus the old Cicchino holdings 19T-14V001, plus current completed developments and future upcoming development in the area plus regular traffic from external communities using Weston road and Major Mackenzie Drive, **will provide a significant traffic gridlock.**

Major Mackenzie drive is a direct route to the nearby new Vaughan hospital which will generate also addition traffic in the area and possibly delay ambulance service,

- 2 The Encroachment requested to allow fire places venting, should not be allowed till the developer shows that the venting does not allow for possible dangerous emissions such as carbon monoxide, fires hazards and people scalding from accidentally touching the fire place venting.
- 3 Architectural controls should provide for a variety of architectural features, in addition to color differences, that differentiate the RT1 blocks in the proposed development and also in future development in the greater area. The extensive use of buildings with flat roofs and square features in this, and nearby area will create labels that may not be desired.
- 4 Street naming should not be based on religious or builder's names and should be different from names in adjacent existing developments to the west of Weston Road



Ronald Basso,

For:

Ronald, Allesandra and Stefanie Basso and Tudor Cacenco

■ Sunset Terrace Woodbridge Ontario

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**Subject:** Vaughan NW Residences - Comments for committee of whole for file Z.19.029 and 19T-19V005  
**Attachments:** 19T-19V005 Development Planning and mary Caputo\_000206.pdf

**From:** Caputo, Mary <Mary.Caputo@vaughan.ca>  
**Sent:** Tuesday, February 04, 2020 9:35 AM  
**To:** [REDACTED]  
**Cc:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** Vaughan NW Residences - Comments for committee of whole for file Z.19.029 and 19T-19V005

Hi Ron,

By way of this email I have copied the Clerks Department for their record.

Thank you,

**Mary Caputo**, Hon. B.A., MCIP RPP  
**Senior Planner**  
905-832-8585 ext. 8635 | [mary.caputo@vaughan.ca](mailto:mary.caputo@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1



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**From:** ronbasso ronbasso [REDACTED]  
**Sent:** Sunday, February 2, 2020 4:11 PM  
**To:** Caputo, Mary <Mary.Caputo@vaughan.ca>; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca); Ronald Basso [REDACTED]  
**Subject:** Comments for committee of whole for file Z.19.029 and 19T-19V005

Mary

Attached is our input for the Committee of the Whole meeting of February 4, 2020 at 7:00 PM on 19T-19V005

Any issues please let me know

Thank you

Ron Basso [REDACTED]