
Subject: Scanned image from Development Planning Department Copier
Attachments: Woodbridge Ave. Condo Site Concerns.docx

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Communication	
COUNCIL:	<u>Dec 17/19</u>
<u>CW/PH</u> Rpt. No.	<u>40</u> Item <u>1</u>

From: Tiona Taylor <[REDACTED]>
Sent: December-03-19 6:05 PM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Cc: Alfredo Zelaya <[REDACTED]>
Subject: Re: Scanned image from Development Planning Department Copier

Hello Eugene,

Thanks so much for taking the time to speak with us over the phone today. As suggested I am attaching a letter to be submitted that outlines our concerns with the Woodbridge Ave. condo development that borders our property.

Sincerely,
Tiona and Alfredo

Dec. 3, 2019

To City Planner, Deputy City Manager, and Councillor,

We are the owners of [REDACTED] William Street whose backyard is up adjacent to the centre area of the development property of City Park on Woodbridge Avenue. Files # OP.17.015, Z.17.041 and DA.17.108. We share a 100 foot lot wide boundary along the north side of the City Park lands.

We contacted the Planning Department Mr. Eugene Fera January 2019 and that call into the Planning Department provided me with the following proposed changes:

- 1) from a 6 storey building to an 8 storey building (102 units)
- 2) from R3 zoning to RA3 zoning (both of which require a 7.5m setback)
- 3) Increased density request

We remain very concerned regarding the present 7 Storey (86 units) building proposed plan. Please see a list of our concerns below.

Setbacks Reduced While Heights are Increased

This is a major concern. Currently all sides of the building have setbacks listed except for the North Side of the building (which backs onto our property). These setbacks are listed as 0m. We are wanting to know why setback principles were applied to all other sides of the structure except the one facing us?

As planners surely you know this is completely off the scale of good planning principles that are suppose to protect mature residential areas, not transform them. The appropriate height along our single family residential lot lines would be 4 story townhouse type structures, maybe rising to 6 stories along Woodbridge Ave on the south lot line. The appropriate set back would be 3 metres for each story in order to provide a friendly backyard green space of 12 meters. This would retain a residential character to the backyards of the older residences on the south and the newer residences on the north.

Service/Loading Zone-Noise/Disruption Concerns

The service/loading zone is directly at the back of this proposed building plan, which puts in directly in front of our backyard. I have two young children who spend plenty of time in their backyard and we are concerned of noises and disruptions all day long from this loading zone.

Basement Venting Fans & Systems

Please indicate where these are exiting the building, I hope it is not along the back.

Sun Shadowing

The new development is directly south of our property line. The higher the building envelop goes on our southern border, the more it will block the sun across our yards. This will completely change the quality of our yard in terms of green space. Could you send me the shadowing studies please, with the planners comments? This alone should stop the planners from supporting this development.

Cement Walls Instead of Green Space

The developer plans to place a very high cement wall on his eastern lot line, east of the building along the railway tracks. If the planners support this development our site line will consist of a i) cement wall that will have to be at least 4 stories high to the south east and ii) immediately to the south all along our lot line, a cement/brick wall that will be not 6 but 8 stories high. It is unfathomable that a developer can do this in the middle of a village green space. It is my understanding that any development has to have green space between its building envelop and surrounding lots that relates to its building mass and height. Where is the green space that planners are supposed to protect in our urban areas?

Glare Lighting

Has anyone confronted this development in terms of how anything over 4 stories is going to be able to maintain security lighting along its northern side without completely overshadowing our back yard all night long and illuminating our house at night?

Planner's Duty

We have concerns regarding how the City planners are going to protect our property from the encroachment this development is going to produce if you support it in your planning review. We need good planning principles applied that are within the guidelines that Heritage Protected areas were meant to support.

Summary

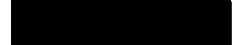
As a result we are directing the planners to refuse the request to reduce the set back, instead we as the owners and ratepayers immediately to the north; we want at minimum that the setback be 7.5 m (as per Table 2 below) for 4 stories and a further metre for each additional level.

Table 2

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirements	Proposed Exceptions to the RA3 Apartment Residential Zone Requirements
a.	Min. Front Yard	7.5 m	0.8 m (Woodbridge Avenue)
b.	Min. Lot Area/Unit	67 m ² /unit	32 m ² /unit
c.	Min. Rear Yard (North)	7.5 m	0 m for the 1 storey portion of the building
d.	Min. Interior Yard	14.5 m	4 m (West)
e.	Min. Amenity Area	3,015 m ²	370 m ²
f.	Min. Number of Parking Spaces	86 units @ 1.5 spaces/ unit = 129 spaces + 86 units @ 0.25 visitor parking = 22 spaces Total Parking Required = 151 spaces	86 units @ 1.33 spaces/unit = 115 spaces + 86 units @ 0.07 visitor parking = 6 spaces Total Parking Provided = 121 spaces
g.	Min. Setback for Portions of Building Below Grade	1.8 m	0.80 m (Woodbridge Avenue) 0 m (West Lot Line)

We are taking this development proposal very seriously as it totally goes against Heritage and professional planning principles. It adds nothing to our residential neighbourhood and the quiet enjoyment of our properties. Please file our concerns.

Tiona & Alfredo



P.S.

Already we have had trees (on the developer's side of the lot line) fall down and destroy our back fence. We contacted him, a few of his people looked at the damage but we have not heard back, and that was at least 16 months ago.