

---

**From:** Stephen Tsui [REDACTED]  
**Sent:** Monday, September 21, 2020 9:25 AM  
**To:** Clerks@vaughan.ca  
**Cc:** Cosentino, Christopher <Christopher.Cosentino@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Ibrahim, Lena <Lena.Ibrahim@vaughan.ca>; [REDACTED]  
**Subject:** [External] Pristine Homes (Pine Grove) Inc- File OP.20.004/ File Z.20.011

September 21, 2020

Re: Pristine Homes (Pine Grove Inc.)  
Official Plan Amendment File: OP.20.004  
Zoning By-law Amendment File: Z.20.011

To whom it may concern:  
City of Vaughan  
Office of the City Clerk  
2141 Major Mackenzie Drive,  
Vaughan, Ontario, L6A 1T1

Hi all,

I am a resident and Board member of York Region Common Element Condominium Corporation 1320. We live in a community of 12 freehold town homes right on the south side of the subject land. The new development is proposing to build a 7-storey mid-rise apartment containing 122 residential units where it plans to use our private property for a driveway from a main road to connect to their underground garage through a possible easement.

After carefully reviewing the site plan and proposed re-zoning, our Board is strongly opposing the application and would like to express some areas of concern:

- Rezoning (to a 7-storey building) is a continuous challenge to the Woodbridge Centre Secondary Plan (WCSP) for the low-rise residential designation, specifically along the Islington Avenue Corridor (IAC). The submitted application come with a design going bigger, taller and digging deeper beyond the allowance of its subject land.
- There is a lack of open space and green space. Lot size of the subject land is neither wide nor deep enough to facilitate a proposed building as such in the surrounding areas.
- This type of building should have its own driveway allocated within its subject land to manage the flow of traffic for their residents.

- To impose the use of our space with another 122 households is overwhelming. With over a hundred of cars and possibly bicycle users, visitors, pedestrian, delivery, utility providers, and emergency vehicles driving through daily, these will definitely be causing traffic congestion and chaos. Our private common area will turn into a 2-way thoroughfare.
- As the proximity of ramp to underground parking is very close and narrow to our existing town homes, it will create a dangerous zone and risk to safety and security to our family community with young children and pets.
- The proposed passage is where we use to plow and pile up the snow through the winter season. It will become another hazard to our community where it leaves very little space for traffic. The proposed building has its own designated snow storage area, but did they consider ours?
- The building is too close to Islington Avenue, as well as the southern part of the proposed structure and ramp to underground garage are extremely close to the property lines between the subject land and our townhouses. The picture of building on billboard is very deceiving.
- Accessible visitor parking spots seem to be underestimated in planning to serve its own residences. Compared to the neighborhood, e.g. there're 3 exterior spots for 12 units in our community, 10 exterior spots for 50 units at 245 Pine Grove Road. The limited visitor parking spots will lead to parking violation around the areas.

Our comments are also based on the *"Woodbridge Centre Secondary Plan"* study which was approved by the Ontario Municipal Board on February 24, 2015 - **ONLY 5 years ago!!** A lot of analysis and efforts went into the policy to develop a guide for the intensification and development of this area, while maintaining the healthy neighborhoods and distinct characteristics, and retaining a green and sustainable city.

We were surprised to see that the builder already submitted an application with a design of driveway connection through our private property to the main road prior to receiving our consent as required. Sometimes we wish the developers and builders would incorporate ethical values and demonstrate empathy in their business practices!

We trust the City of Vaughan will do the right thing by following the vision of a strong, caring and safe community, by building a place where everyone can thrive by living sustainably and respecting each other.

Thank you for allowing us to voice our concerns in this matter.

Sincerely yours  
Stephen Tsui

