

COMMUNICATION – C36  
ITEM 5  
Committee of the Whole (Public Hearing)  
September 22, 2020

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**From:** Stephanie D'Addese [REDACTED] >  
**Sent:** Monday, September 21, 2020 10:24 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] NOTICE OF OBJECTION - File: OP.20.004 Z.20.011. Application and Proposed Amendments Pine Grove Road & 8337, 8341, ,8345, 8353 and 8359 Islington Avenue

Hello,

My name is Stephanie D'Addese and I reside at [REDACTED] Riverside Drive in Woodbridge.

I received a notice of application for Official Plan Amendment File OP.20.004 (Zoning BLA Z.20.011) for properties located at 8337, 8341, 8345, 8353 and 8359 Islington Avenue in the hamlet of Pine Grove.

**Please accept this letter as my formal OBJECTION to the noted application for Official Plan and Zoning amendment for the subject properties.**

**I am strongly objecting to the subject development proposal for the following reasons:**

1. I strongly believe the development is in direct violation of the current Woodbridge Centre Secondary Plan (WCSP) developed and approved by the City of Vaughan and the OMB in 2015. It is a comprehensive plan designed to guide development in Woodbridge and the Islington Corridor. **The subject application is completely out of compliance with the WCSP for the following reasons:**

- a. The WCSP specifically designated the subject land to "Low-Rise Residential 2" with a maximum building height of 3.5 stories. The subject application for a 7 storey building is **DOUBLE the allowable height, is completely out of compliance with the WCSP and would be completely out of character with the surrounding neighbourhood.**
- b. Section 4.2 of the WCSP – Land Use Policy Specific to the Islington Avenue Corridor. The subject land fall within this

*defined area outlined in Schedule 5 of the WCSP and have been zoned LRR-2 with the following zoning restrictions. **The subject application in NOT in compliance with these restrictions and would be completely out of character with the surrounding neighbourhood.***

#### *4.2.2 Residential Policies*

##### *Low-Rise Residential*

*1. The policies of Volume 1 of the VOP 2010, Section 9.2.2 Land Use Designations – Low-Rise Residential, shall apply to areas designated Low-Rise Residential.*

##### *Low-Rise Residential (2)*

*2. In areas designated on Schedule 2 as Low-Rise Residential (2), the following policies shall apply:*

*a. Low-Rise Residential (2) areas shall consist of buildings in a low-rise form with a minimum height of two-storeys and a maximum height of 3.5-storeys.*

c.

2. I strongly believe a development of this nature will pose a serious risk to public safety, as it relates to an increased volume of traffic. I have noticed a significant increase in traffic, not only along Islington Avenue, but within my direct neighbourhood over the last few years. This development will only increase that traffic as an increasing number of vehicles will be using Riverside Drive as a throughway between Pine Valley and Islington Avenue. I have reached out to Mark Ranstoller, Senior Traffic Technologist with the City of Vaughan, back in November 2018 to voice my concerns related to public safety and vehicular traffic within my neighbourhood. The volume of traffic and the speed at which these vehicles travel along the neighbouring streets of this proposed development is already concerning and these issues will only worsen with a 7-storey development.

3. Environmental concerns to local wildlife: The level of noise and disruption to local wildlife due to an increasing volume of traffic (which has been increasingly steadily over the last 35+ years that I have been living in the neighbourhood) is also quite concerning. Not only will the noise related to construction be disturbing to the local wildlife, but the long-term disruption due to noise related to increasing vehicular traffic is most concerning. There has already been evidence of a decrease in the presence of local wildlife due to the increasing noise levels by vehicles along Islington Avenue and the surrounding neighbourhoods, as well as increasing levels of pollution.

I would kindly ask the Chair to consider my comments during the September 22, 2020 Committee meeting, particularly as they relate to the appeal by Pristine Homes to modify the current Woodbridge Centre Secondary Plan (WCSP). I am urging the Planning department to maintain/enforce the current WCSP and strongly advise against allowing the redesignations/amendments requested by Pristine Homes. I OBJECT to this application and the City of Vaughan should reject this application in its entirety.

Unfortunately, I am unable to attend this meeting, but I can be reached by email or on my mobile at [REDACTED]

Best Regards,  
Stephanie D'Addese