

**COMMUNICATION – C22
ITEM 5
Committee of the Whole (Public Hearing)
September 22, 2020**

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From: John [REDACTED]
Sent: Friday, September 18, 2020 5:20 PM
To: Clerks@vaughan.ca; Cosentino, Christopher <Christopher.Cosentino@vaughan.ca>
Subject: [External] File: OP.20.004 Z.20.011. Application and Proposed Amendments Pine Grove Road & 8337, 8341, ,8345, 8353 and 8359 Islington Avenue.

Hi my name is John Spano,

I reside at [REDACTED] Riverside Drive, and have resided with my family on Riverside Drive now for 26 years.

We've obviously seen the pace of change and development through that time and we feel The Woodbridge Center Secondary Plan (WCSP) has already been pushed beyond its limits along the Islington Ave. corridor.

We oppose the Official Plan application at Islington and Pine Grove Road to redesignate the subject lands from "Low-Rise Residential (2) to "Mid-Rise Residential". & Rezoning the Subject lands from "R2 Residential Zone" to "RA2 Apartment Residential Zone".

Quite easily the doubling of designated height, unit count and FSI from 1.0 to 2.63 , seems to be excessive, to understate it.

There are several condos and townhouses already stacked along this strip with many more coming. Do we need keep avoiding the WCSP and continually approve variances, exceptions and Amendments especially when the setbacks along the Islington Avenue right of way are reduced to 0.8meters? Especially since we haven't even cobbled enough expropriated land together to actually widen Islington Ave and its' bottle neck of incessant traffic.

Below I've highlighted a few of the 71 pages in the Woodbridge Center Secondary Plan (WCSP) as a reminder of the good work that went into it, to direct growth along Islington Ave. and The Hamlet of PineGrove.