
From: Anthony Guglielmi [REDACTED]
Sent: Saturday, September 19, 2020 12:02 PM
To: Cosentino, Christopher <Christopher.Cosentino@vaughan.ca>; 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 Anthony Guglielmi and I reside at [REDACTED] Riverside Drive in Pine Grove (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. The Woodbridge Centre Secondary Plan (WCSP) was developed over a 6 year period and was 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.**

I refer to Section 1.3 Purpose, Scope, and Focus of the Secondary Plan: “**The primary focus of the Plan is to provide guidance for development and investments in the Woodbridge Centre. While much of the Woodbridge Centre area is either stable residential areas or open space, the Plan includes policies to direct modest intensification along Woodbridge Avenue and Islington Avenue.** Together with the Kipling Avenue Corridor, Woodbridge Avenue and Islington Avenue comprise the main character areas of the Secondary Plan to which the urban design and land use framework applies.” ***The subject application for OP and Zoning amendment does NOT comply with Section 1.3 of the WCSP***

2. 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.**

3. I refer to Section 2.3.4 (7) of the WCSP - The New City of Vaughan Official Plan:
7. Directing Growth to Appropriate Locations: The VOP 2010 provides an appropriate balance in this regard by accommodating 45% of new residential growth through intensification. These areas are outlined through the “Where and How to Grow Report” prepared by Urban Strategies Inc. for the purposes of the VOP 2010. The principles and objectives of the Woodbridge Centre are very much aligned with those of the Vaughan Official Plan. **Important objectives of the Secondary Plan are to maintain the low-rise residential character of the area**, protect and enhance the natural and cultural heritage, and to permit intensification where appropriate, in a manner sensitive to the environment and heritage character
- The subject application in NOT in compliance with this section of the WCSP and does NOT maintain the low-rise residential character of the area***
4. I refer to Section 3.2.1 (1) of the WCSP - The Established Low-Rise Residential Neighbourhoods
- The Plan maintains the low density residential character of the established neighbourhoods and therefore no land use changes are proposed in these areas. The land use policies of Volume 1 of the Official Plan apply to the Low-Rise Residential land use designation of this Secondary Plan. The overall design framework policies developed in this Plan (Part B: Section 5.0 and 6.0), including the proposed Public Realm enhancements, also apply to lands designated Low-Rise Residential by this Plan
- The subject application in NOT in compliance with this section of the WCSP and does NOT maintain the low-rise residential character of the area***
5. I refer to Section 3.2.1 (3) of the WCSP - The Islington Avenue Corridor
- The Islington Avenue Corridor is to retain its primarily low density character, with pockets of established higher density residential. An increase of approximately 276 residential units (above what was previously allowed) is estimated on Islington Avenue between Gamble Street and Davidson Drive. The remaining lower density lands immediately fronting Islington Avenue along this short section of the street corridor have been redesignated from an FSI of approximately 0.3 to 0.5 (with the possibility for an additional 0.5 FSI bonus density to achieve a maximum total FSI of 1.0). 9 The re-designation of these lands is considered appropriate in the context of the existing adjacent Low-Rise Residential (0.5 FSI) in this section of the street corridor.
- The subject application in NOT in compliance with this section of the WCSP and does NOT maintain the low-rise residential character of the area***
6. I refer to 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***

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.

b. The following uses shall be permitted in areas designated as Low-Rise Residential (2):

i. Residential Units;

ii. Parks and Open Spaces;

iii. Small-scale Community Facilities;

iv. Places of Worship;

v. Daycare, provided they are located with a school, place of worship or Community Centre;

vi. Home Occupations; and

vii. Public Safety Services.

c. The following Building Types are permitted in areas designated as Low-Rise Residential (2):

i. Townhouse;

ii. Stacked Townhouses;

iii. Low-Rise Buildings, and

iv. Public/Institutional Buildings.

d. Density: The maximum density permitted in the Low-Rise Residential (2) designation shall be an FSI of 0.5, except as otherwise permitted on Schedule 3 of this Plan. (OPA #9)

e. Notwithstanding the maximum densities permitted on lands designated Low-Rise Residential (2), a maximum additional bonus density of 0.5 FSI may be permitted, subject to the policies identified in Section 10.1.2.9 - Bonuses for Increases in Height or Density, of Volume 1 of the VOP 2010. A density bonus is not permitted for properties in the Low-Rise Residential (2) designation in the Special Policy Area.

7. I refer to Section 4.2.4 of the WCSP – Urban Design Policies, specifically the following sections. ***The subject application in NOT in compliance with Section 4.2.4 of the WCSP, does NOT provide the required setback and does not follow the require urban design policies for the Islington Avenue Corridor***

4.2.4 Urban Design Policies The Urban Design policies contained within this section provide design direction for new development specific to the Islington Avenue Corridor within the Secondary Plan area. General Urban Design Guidelines have been created as a corresponding document to this Secondary Plan, which will provide further detail to guide new development. All new development shall be reviewed and considered within the

context of these policies and the corresponding Urban Design Guidelines for this Secondary Plan. 1. A minimum 7.5 metre and a maximum 10 metre building setback from the right-of-way are required along Islington Avenue to be in keeping with the existing characteristic deep setbacks along the avenue. The deep setback provides an opportunity for private landscape enhancements and “greening of the avenue”, which is encouraged through density bonusing criteria outlined in Section 10.1.2 in Volume 1 of the Official Plan.

8. I refer to Section 5.1.2 of the WCSP – Islington Avenue. ***The subject application is NOT in compliance with this section of the WCSP and does NOT maintain the “Village” character of the area***

Islington Avenue has a “village street” character, with an eclectic mix of house forms, densities and uses. The R.O.W. along Islington Avenue ranges from 23-36 metres. The R.O.W. is reduced to 23 metres in the “Village” section along the avenue, from Davidson Drive to Hayhoe Lane. The following policies shall apply: 36 1. The existing 23 metre right-of-way portion of the Avenue should be maintained to protect the tight heritage village street character. 2. The heritage character of this street shall be emphasized and enhanced, and the streetscape designed to attract a greater pedestrian presence. 3. The existing street tree canopy shall be enhanced along the entire avenue to enforce the “green character” of the area. The opportunity for a double row of street trees is encouraged, taking advantage of the deep setbacks, to create a continuous overhead canopy. The right-of-way shall accommodate a generous pedestrian zone with wide sidewalks and street furnishing within the boulevard.

As you can see I’ve highlighted several areas in which the subject application is NOT complying with the Woodbridge Centre Secondary Plan and is completely disregard the development guidelines with the WCSP. This application for doubling the height to 7 stories, increasing the FSI from 1.0 to 2.63 and having a 0.8M front yard setback will create a structure that dominates the hamlet of Pine Grove and is completely out of character with the hamlet of Pine Grove and has completely disregarded the development policy framework and urban design guidelines for the hamlet of Pine Grove.

The City of Vaughan spent over 6 year developing the Woodbridge Centre Secondary Plan, including significant consultation from residents, property owners and other key community stakeholders. The subject application completely disregards the development policy framework and urban design guidelines of the Woodbridge Centre Secondary Plan. This application is not a minor zoning variance but a significant change to the Official Plan that completely disregards the development policy framework and urban design guidelines of the Woodbridge Centre Secondary Plan. I OBJECT to this application and the City of Vaughan should reject this application in its entirety.

Thank you and I can be reached by email or on my mobile at 416-436-5588

Best Regards

Anthony Guglielmi

