

**COMMUNICATION – C6  
COUNCIL – APRIL 20, 2021  
Committee of the Whole (Public Meeting)  
Report No. 15, Item 4**

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**Cc:** [Pina Sacco](#); [Gina Pietrangelo](#); [Gina Pietrangelo](#); [Doreen Smith](#); [Chris Andrews](#); [JAMES MAYNARD](#); [Mary Scott](#); [Maria Verna](#); [Cardile, Lucy](#)  
**Subject:** [External] Sunfield Homes (Wallace) II Inc - COW Public Hearing Agenda Item 4  
**Date:** Wednesday, April 7, 2021 7:28:35 PM

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Good Evening City of Vaughan Council, Councillor Carella and Support Staff

Unfortunately I can not attend this evening and request that the following communication be accepted for this application. The Village of Woodbridge Ratepayers Association has several concerns regarding the proposed development at 158/166 Wallace Street as currently presented by the developer and request the City of Vaughan Planning Department address the following concerns:

Traffic / Parking /Safety Concerns Related to Location:

- The proposed development is situated at the end of a narrow street with only one vehicular entrance and at a cul-de-sac which creates increased traffic, parking and safety concerns, how has vehicular traffic in this area be mitigated?
- At present cars already line Wallace Street as the street is already narrow and manoeuvrability along the street requires caution, especially for emergency vehicles. What provision are in place for emergency vehicles; especially City of Vaughan Fire Trucks?
- At present the cul-de-sac is already used as parking by people who drive to the park to walk along the river path, what will be put in place to manage this issues as well as overflow parking from the new building?
- The proposed development is short 14 parking spaces, and this will necessitate parking on Wallace Street. This overflow of cars further contribute to increased traffic and parking on Wallace Street, how will this be mitigated?
- Overflow will contribute to safety concerns as emergency vehicles will have access obstructed by additional cars parked along Wallace and in the cul-de-sac, how will this be mitigated?
- Overflow parking will restrict motorists ability to safely use the cul-de-sac for turning around to exit Wallace Street, how will this be mitigated?

Environmental Concerns Related to Floodplain Location:

- Residents living on Wallace Street live on a floodplain who have also experienced flooding from the Humber River. This development adds another 27 homes on a floodplain which puts stress the natural environment and makes the homeowners of these units vulnerable?
- An additional 27 households will be impacted from possible flood consequences and they will share, along with the existing residents of Wallace Street, the only ONE exit on to Woodbridge Ave, What controls will be in place to manage evacuation measure in the event of future flooding issues?
  - A proposal by a resident of Wallace Street was previously turned down by the City when the resident requested to divide his home from one unit to two units. The City cited environmental concerns because of the floodplain. Yet this proposal is requesting

27 additional units. Surely the City still shares these environmental concerns which cannot be overlooked for the well being of the residents and natural environment, Why was resident denied redevelopment from 1 unit to 2, and an additional 27 units deemed reasonable?

- The proposed development will also have underground parking, which again will impact the natural environment given that the development will sit on the floodplain, what controls are in place to mitigate flooding in this area?

### Attributes and Design of Proposed Development

- The proposed building ADDS NO HERITRAGE VALUE to Wallace Street nor contribute to historical heritage of the Woodbridge Core area which is considered an historical area, how is this being addressed given this application falls within the Woodbridge Heritage District
- Design of the proposed building is inconsistent with any of the historical attributes or characteristics of new builds as outlined in the Woodbridge Heritage Conservation District Study and Plan, how is this being addressed
- The scale of the building (5 storeys) will dwarf and overwhelm the existing neighbouring home. The building scale should be reduced from 5 storeys to 3 storeys so that the building does not appear as a desperate attempt to fit into a small space. The scale of the building should be reduced to 3 storeys so that it is more consistent with the home along Wallace Street. The proposed building should not be compared in scope and scale to buildings along Hwy7 since this building is located on Wallace Street. How is this issue being addressed
- The design of the building is visually unappealing as it overpowers the small space it is trying to fit into. The building visually appears too large for the space, Its features (windows, doors, trim) are inconsistence in style and shape. Its atrium tries to be modern yet the building does not either a contemporary nor historical design. This design is not acceptable in a heritage district
- Garage and recycling bins are visible from the street. This is not consistent for our area, they need to be moved inside or at the back of the building.

Thank you, sincerely Maria Verna  
Village of Woodbridge Ratepayers Association

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