

**PUBLIC HEARING – TUESDAY, MAY 31, 2011**

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**COMMUNICATIONS**

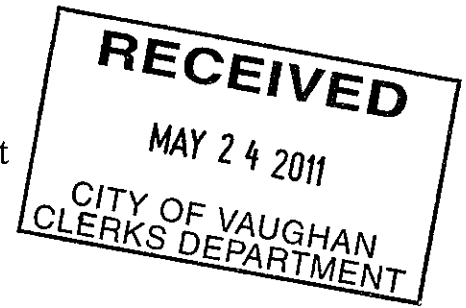
**Distributed May 27, 2011**

**Item No.**

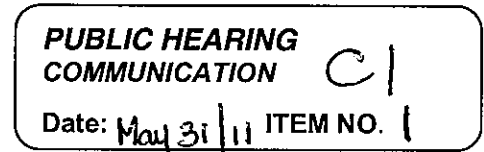
<b>C1</b>	<b>Patrick Trant, 7802 Yonge St., Thornhill, dated May 18, 2011</b>	<b>1</b>
<b>C2</b>	<b>Liz Knibbs, 101-250 Pine Grove Rd., Woodbridge, dated May 25, 2011</b>	<b>2</b>

**Please note there may be further Communications.**

Memorandum Re: Application for Zoning By-law Amendment  
File Name: Elham Khajepoordezfouli  
File Number: Z.11.010



To: John Zipay, Acting Commissioner of Planning for the City of Vaughan  
From: Patrick Trant, 7802 Yonge St., Thornhill, ON, L4J 8C5  
Telephone: 905 889 1013  
Email: [petrant@sympatico.ca](mailto:petrant@sympatico.ca)



Date: May 18, 2011

In the event that I am not able to attend the public hearing in the Civic Centre Council Chambers slated for May 31, 2011 on the subject of an application identified by the file name and number shown above, I wish to record my wholehearted opposition to this planning application. My justification for my objection is as follows:

1. Old Yonge Street and Mill Street are designated as a Heritage Conservation District. By-law 1-88 protects the integrity of this designation by specifying the office of a Regulated Health Professional as the only exception to "Home Occupation."
2. These are streets that give access to private homes.
3. These streets also give access to the private workshops and drive-sheds of the Thornhill Golf and Country Club. There is no other access to these facilities for club employees who operate equipment or for year-round deliveries of heavy materials such as sod, sand, gravel, tracked vehicles, etc.
4. Old Yonge Street also provides public access to tennis courts (owned by the City and operated by the Thornhill Tennis Club), and to its parking lot and to the parking lot that serves the public's use of the Thornhill open-air swimming pool, playground, baseball diamond, and other recreational opportunities afforded by the grassed and open spaces of Thornhill Park.
5. The paved parking lot for Thornhill Park and its facilities isn't big enough to accommodate the traffic that pours into Old Yonge Street in the height of summer. When the parking lot fills to capacity, drivers park anywhere they can on both sides of the street (which is more properly identified as a laneway since there are no sidewalks). They park on grass, in ditches, in and across driveways.

6. Not all residences on Old Yonge Street have driveways or any other access to Yonge Street. If they have them, residents rarely use them. Access for deliveries is invariably from Old Yonge Street.

My conclusion is that the Thornhill Golf and Country Club is as much business as our narrow little residential streets can take. A business or multiple businesses at 7820 Yonge Street infers multiple employees and clients, and the requirement of parking spaces for them. Even entertaining the possibility of such a proposal seems to make a mockery of the idea of a Heritage Conservation District.

My earnest hope is that this application to amend the City's Zoning By-law 1-88 be rejected.



Patrick Trant

Copies:

- ✓ • Jeffrey A. Abrams, City Clerk
- Alan Shefman, City Councillor, Ward 5, Thornhill
- Peggy Robinson, Mill Street Resident
- Robb Stitt, Mill Street Resident, Chair of Heritage Vaughan, Administrator of the Thornhill Heritage Foundation (7780 Yonge Street)
- Wendy Locke, Treasurer, Thornhill Heritage Foundation
- Adam Birrell, President, Society for the Preservation of Historic Thornhill
- Tony Wekerle, 7788 Yonge Street, Owner

**Magnifico, Rose**

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**Subject:** FW: Redevelopment of the Hayhoe property on Pine Grove Road

**PUBLIC HEARING  
COMMUNICATION** C2  
Date: May 31/11 ITEM NO. 3

-----Original Message-----

**From:** Carella, Tony  
**Sent:** May-25-11 6:56 AM  
**To:** liz.knibbs@sympatico.ca; Abrams, Jeffrey  
**Cc:** Cardile, Lucy  
**Subject:** RE: Redevelopment of the Hayhoe property on Pine Grove Road

Ms Knibbs,

Thank you for your comments. To ensure that they are part of the public record when this application is formally received by the Committee of the Whole at the public hearing on this matter (on May 31, at 7 pm, at City Hall), I am forwarding a copy to the City Clerk.

Besides formally receiving the application with respect to these lands, the purpose of the public hearing is to gather comments such as these, so that planning staff may take them into account when dealing with the application. At a later date, perhaps sometime in the fall, the item will come back to the Committee with a recommendation by staff to either approve the application as submitted, or approve it with appropriate modifications as recommended by staff, based on comments from the public and other bodies (in this instance, the Toronto and Region Conservation Authority, as part of the lands are in the flood plain), or to refuse it altogether.

In the latter case, the applicant does have the option to appeal the refusal to the Ontario Municipal Board. In the event that the application is approved, either as submitted or as modified, anyone else has the right to the same appeal. You should be aware that the OMB has the final say on the matter once appealed, and will be guided solely by sound planning principles and the provincial policies mandating intensification. The latter does support some level of increased density on parcels such as these which are within the current urban boundary. How much intensification is, of course, a question to be settled. In any event, your argument that the proposal may lead to too much intensification will be considered.

As you can appreciate, what the City strives for in cases such as these is a proposal that balances all of these considerations; one that might not please everyone completely, but one which all can live with. When matters such as these go to the OMB, the result is often something very different from that.

Should you have any additional comments, please feel free to pass them on to me, or to send them directly to the Clerk, Jeffrey Abrams, whose e-mail address is above.

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**From:** liz.knibbs@sympatico.ca [liz.knibbs@sympatico.ca]  
**Sent:** Tuesday, May 24, 2011 8:41 PM  
**To:** Carella, Tony

**Subject: Redevelopment of the Hayhoe property on Pine Grove Road**

**Dear Mr Carella,**

**I would respectfully request that the redevelopment of the old Hayhoe property on Pine Grove Road not go forward with the plan the developer has proposed. The reasons for this are:**

**- too many people crammed into a very small area. Although the developer advises that 132 units @ 2.1 people per unit meets the Vaughan density levels, I believe that the density calculation has been done on the entire block of land, of which 79.5% cannot be built upon. There will be approximately 277 people living on .74 hectares of land (not 277 people living on the entire block of 3.44 hectares of land).**

**- traffic congestion is already extreme on both Pine Grove Road & Islington Avenue not only during rush hours, but now on weekends as well. Traffic is backed up northbound on Islington Ave from Willis to Langstaff every weekday from 4 pm to at 7 pm. Trying to turn onto Islington from Pine Grove during rush hours is a frustrating & dangerous task. Adding another 200 vehicles to this will only create more havoc on the area roads. During the developer's presentation on May 11, we were pointedly advised that they didn't want to discuss traffic issues, as the traffic calculations were within the limits approved by the city. Anyone who lives in this area would find this hard to believe given the current traffic congestion.**

**- poor architectural design of the proposed project - 3-1/2 stacked townhouses (800 to 1000 sq ft units) fronted with wood balconies & siding look extremely cheap. The low price point of \$300,000 will attract speculators who want to purchase the units to rent out, and renters do not have the same pride of ownership that owners would have. Although the developer maintains that the project would attract "empty nesters" & young families just getting into the housing market, I don't believe that is the case as the units are far too small for families and only have only stair access (no elevators) which would be difficult for the older people .**

**- poor situation of the houses facing Pine Grove Road - the houses will be only 3 meters from the road, not allowing for any landscaping in front of the houses**

**- too many condo developments in Woodbridge altogether - I do not want this area to become what Woodbridge Avenue has become - a congested area rife with too many condo buildings, too many people and too much traffic. There are already a number of developments pending in the Pine Grove/Islington Avenue/Langstaff area:**

- Hartman Heights - 94 units**
- Regency Estates - 34 singles**
- Autumn Ridge - 12 duplexes**
- Humber Mills - 10 townhouses**
- Ravines of Islington - 11 townhouses**

**These projects alone would add approximately 363 people to the area (without including the 277 that would be added if the Hayhoe project goes forward as proposed).**

**Although I realize the owners of the mill have sold the property, I believe that a better development project is warranted for this site. Perhaps many fewer units with a more "upscale" design and a higher price point. The developer's proposal needs considerable review & revision before approval should be given.**

Thank you,

Elizabeth A. Knibbs, CGA  
#101 - 250 Pine Grove Rd  
Woodbridge, On  
L4L 9M6  
905-850-7445