

C10.1

C 10
COMMUNICATION

Britto, John

CW (PH) - FEB 25/14

ITEM - 2

From: Ciampa, Gina on behalf of Schulte, Deb
Sent: Tuesday, February 25, 2014 9:38 AM
To: Britto, John
Cc: Bonsignore, Connie
Subject: FW: Public Meeting February 25, 2014 7 PM - FILE NOS OP.12.0006, Z.12.015. RELATED FILE NO. DA.12.037
Attachments: Federici.6 Hartman.Page 1.jpg; Federici.6 Hartman.Page 2.jpg; Federici.6Hartman.Page 3.jpg; Federici.6Hartman.Page 4.jpg; Federici.6Hartman.Page 5.jpg; Federici.6Hartman.Page6.jpg; Federici.6Hartman.Page 7.jpg; Index of Pictures.Federici.6Hartman.jpg; Survey.Federici.6Hartman.jpg

John,
Can you ensure everyone gets a copy of this.

Gina Ciampa

Executive Assistant to
Local and Regional Councillor Deb Schulte
t: 905-832-8585 ext 8841
e: gina.ciampa@vaughan.ca

If you would like to sign up for Regional Councillor Deb Schulte's e-Newsletter please [click here](#)

From: Joanne Federici [<mailto:jofederici@hotmail.com>]

Sent: Tuesday, February 25, 2014 2:38 AM

To: Jeffrey Abrams, City Clerk; Bevilacqua, Maurizio; Rosati, Gino; Di Biase, Michael; Schulte, Deb; Iafrate, Marilyn; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan; Woolfson, Daniel; Joanne Federici

Subject: Public Meeting February 25, 2014 7 PM - FILE NOS OP.12.0006, Z.12.015. RELATED FILE NO. DA.12.037

This is regarding:

APPLICANT: 2165496 Ontario Inc.

LANDS: 8319, 8327 AND 8331 ISLINGTON AVENUE, CITY OF VAUGHAN

Please find attached:

1. Letter from Albert and Joanne Federici - 6 Hartman Avenue (7 pages);
2. Index of pictures for Federici, 6 Hartman Avenue;
3. Pictures;
4. Copy of survey for 6 Hartman Avenue

(#3 - PICTURES ARE FOLLOWING IN NEXT EMAIL

IF YOU DO NOT RECEIVE ALL OF THE ABOVE PROPERLY OR REQUIRE ANYTHING FURTHER, PLEASE CONTACT US AT 905-851-5361 OR 416-833-5361 IN ORDER THAT WE MAY FORWARD PRIOR TO MEETING)

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NOTE TO CITY CLERK:

WE HAVE FORWARDED COPIES OF THE ABOVE ATTACHMENTS TO ALL THE PARTIES THAT WE HAVE BEEN ADVISED WOULD REQUIRE COPIES FOR THE PUBLIC MEETING ON THIS MATTER. WE WOULD REQUEST THAT YOU ENSURE THAT ANY OTHER PARTIES THAT SHOULD BE RECEIVING THESE DOCUMENTS ARE PROVIDED WITH SAME, AND WOULD ASK THAT YOU RECORD THESE FOR THE PUBLIC MEETING TO BE HELD FEBRUARY 25, 2014 AT 7 P.M.

C 10.3

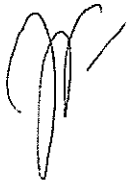
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February 24, 2014

To: Hon. Mayor and Members of Council; and
City Clerk, Jeffrey A. Abrams
Planning Department, Daniel Woolfson
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Re: Applicant: 2165496 Ontario Inc./File No's OP.12.0006 & Z.12.015 Related File No. DA.12.037
8319, 8327 and 8331 Islington Avenue, City of Vaughan

We are the owners of 6 Hartman Avenue, our northerly property line abuts directly with the southerly property line of the proposed 13 Townhouse unit project. We are in a very unique situation in that our property runs north and south and the proposed townhouse project runs east and west. This project will impact us directly with regards to our quiet enjoyment of our property, our privacy, the enjoyment of our environment. This project will be intrusive to our daily life that we have enjoyed since moving into our property in 1983 after having purchased the lot approx. 1981, designed and built our own home. From our house to the property line it is approx. 35 feet. From our gazebo where we sit and relax to the property line is approx. 10 feet. From the area where we sit and have meals to the property line is 6 feet. Our planter gardens are right next to the property line running east and west where we grow our vegetables and flowers. If our properties were part of a subdivision whereby our backyards met, we would have at least 60' between the homes, and so accommodations need to be made for our unique situation if this development is to take place.



TREES

1. Tree Inventory & Preservation Plan dated April, 2012 and prepared by Brodie & Associates indicates that Tree #38 is to be removed. The plan does not show the space from the "board fence" and our property line as it is shown on the Krcmar survey dated January 13, 2012 nor does it refer to the staked iron bars that were placed by the original surveyor of our land Fazio & Papa Limited dated January 18, 1983 and which have remained there since that date.
2. Our "board fence" to the iron bar is 24 inches and from the tree to the iron bar is 4.5 inches.
3. Tree #38 is practically along the "board fence".
4. Tree # 35, the Sugar Maple in the proposed development lands is in good-excellent condition and does not appear to interfere gravely to the construction and is a beautiful tree and especially in the fall when the colours change and is only of benefit to the area. It is a mature tree and must have been there at least 70 years.



5. Tree #39 (Mac) is approx. 5 feet to the property line and Tree #38 is 4.5 inches from property line.

REQUEST:

- A. That these Applications not proceed any further until the Tree Inventory & Preservation Plan has been revised to show the correct property line *not to include* Tree #38 for removal as they fall within our property limits.
- B. Out of 46 trees the Plan is showing 36 trees being removed and the Notice of Public Meeting has a landscape plan which is illegible and would request a proper Plan to be supplied.
- C. A written Arborists Report indicating what the 36 trees will be replaced with and to confirm that there would be no potential damage to Trees #38 and #39 during construction.
- D. To have 2 lines ~~of~~ of mature (as tall as possible) Columnar Coniferous (evergreen) fast growing trees to be planted on the proposed Townhouse project property site all along the southerly portion of their lands running east and west to provide landscape screening for privacy and noise control between our properties.
- E. To relook at the possibility of saving this Tree # 35, the Sugar Maple.
- F. That tree protection fencing be placed to protect Trees # 38 and #39 from any damage during construction.

QUESTION: Are any funds set aside if damage caused to our properties during construction with the City of Vaughan?

FSI

- 1. In the Agenda there is a proposal to designate the subject lands to Medium Density Residential to allow for the Townhouse units under OPA 597, however Medium Density has an FSI of 0.51 and they are requesting an FSI of 0.91, which is almost double what is allowed, which is closer to the High Density designation. There is also a proposal to change the maximum lot coverage from 50% to 61.5%, which is an 11.5% lot coverage increase. In our opinion, 13 Townhouse units are too many units for this property and the increased lot coverage is too saturated for the available lot area.

REQUEST:

- A. Deny this proposal and stay within the guidelines for Medium Density in OPA 597, which as set out in the Agenda would allow for 9 or 10 Townhouse units, which number of units would be more suited to the size of the property available for development.
- B. To increase the side yard setback and move farther away from the northerly property line of our lot to provide us with necessary privacy and lessened noise levels to our property and to the owners of the new townhomes.
- C. Trees #41 and #42 can then be preserved and would not have to be removed.

TOWNHOUSE UNITS 9 AND 10

1. The plans show that there is a walkway between the two townhouse units. As we understand, this is not a Building Code or Fire Code issue.

REQUEST:

- A. That the walkway be removed to allow and add that space between our northerly lot line and their southerly lot line of the proposed development.

FENCING/RETAINING WALL

1. As we understand there usually is a 6 foot fence installed for these types of projects on the property of the project to separate and provide privacy to the adjoining lands.
2. We note that Attachment #3 to the Agenda shows a Siennastone retaining wall to be added at a height of 1.1m.

REQUEST:

- A. Due to the unique set up of our lot to the proposed development lot, we would request that at least an 8 foot acoustic (attenuation) fence be installed on the proposed development lands for additional privacy and noise protection for the mutual properties.
- B. We object to the retaining wall being built.



WINDOWS/HEIGHT OF UNITS

1. In the Agenda under 1.a. they propose a maximum height of 3 storeys and in 2.f. the proposed exception is from 11 m or 36' to 12.1 m or 39.7'. That is almost another 4' and would appear to be in excess of 3 storeys. Our house is approx. 23 feet high and those units would be approx. 17 feet taller than our home and would be towering over our property where we relax, have meals and garden and which would take away our privacy, quite enjoyment of our property and be an intrusion into our daily life routines.
2. Our home has our basement that is only approx. 3 feet above grade at the lowest northeast part of our property without a walkout, in the Agenda, attachment 5 shows the rear east elevation with a full walkout basement making the rear 4 storeys.
3. In the Agenda, attachment 5 shows 4 windows for Unit 13, on on the top floor of the unit from the side view, and two on the second floor and one on the first floor. The Ontario Fire Code has no requirement for windows.



REQUEST:

- A. That you deny request for additional height for these units.
- B. That the basement be dug out to decrease the height of the units and in doing so would decrease the height of the balconies in the backyard which appear on the Agenda as 2

storeys and approx. 20 feet tall and meet up with our gazebo at the northeast corner of our lot which is only 10 feet tall.

- C. Due to the height we ask for the removal of the windows from the second and third floors in order to maintain a certain amount of privacy for our property and to ensure that the trees being planted on the border between the properties will cover the other window to be installed on the first floor in order to maintain mutual privacy and any other windows of the other townhouses that would negatively impact on our privacy.

BUILDING MATERIALS

1. The Agenda does not stipulate any building materials to be used, however sets out a Related Site Development File DA.12.037 which sets out among other things, building materials. Agenda, attachment 5 shows a small area as "stone face" and the sides of the units as "brick veneer". Our lot will be directly affected by the side face of Unit 13 and all the back facade of Units 1 to 5 facing the interior road, so we are directly affected by the choice in materials.

REQUEST:

- A. A copy of this file as it pertains and affects our adjoining lands.
- B. That the materials used be mixed stone or all stone and if brick will be used to use a colour that would blend with the environment and would almost camouflage behind the line of trees to be planted.
- C. We request that no red brick, dark brick or yellow brick be used that would stand out and not meld with the environment.
- D. To have input into the materials used as they directly affect us.

NOISE

1. **QUESTION:** Has there been any application for Noise Exemption? We would not support such a request due to the intrusion to the peaceful enjoyment of our property.

REQUEST:

- A. That we be notified if any such application is made for these lands.
2. From the Environmental Noise Assessment Report it states that it is mandatory to have A/C installed in Townhouse Units 1-5 and to put the A/C units where the noise from these units have the minimum impact to the lots to the South of the development lands. Townhouse Units 6-13 where not required but can be installed by occupants at later date.

REQUEST:

- A. Placement of A/C units to be placed under lower verandah or where the noise level has the least noise impact to our lot as stated in the Report and to ensure that these restrictions be added to

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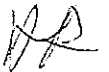
5.

the Warning Clauses to future Purchasers or wherever applicable so that any new occupants/purchasers will adhere to these restrictions.

- B. That A/C units whether being installed by the builder or future occupants/owners of the Townhouses NOT be allowed to be installed along the southerly (our northerly lot line) side yards facing our property and such restriction to be registered on title as Warnings Clauses to future Purchasers.


NOISE DURING CONSTRUCTION

1. Again due to the unique location of our lot and the potential construction site of these Townhomes and the fact that our bedrooms are in the back of the house facing the potential development of these lots and due to personal health issues we have been dealing with, noise during construction would cause undue stress and adverse effects on our daily routines and health.



REQUEST:

- A. Under the circumstances we would request the highest quality type of noise barrier that is available in the market place to decrease the adverse effects and allow for our continued enjoyment of our property.



DIRT/DUST

1. Again due to the vicinity of our lot to the adjacent lot on which potential construction will be taking place and the fact that on our lot we have our vegetable and flower gardens at the northerly lot line of our properties and the southerly lot line of the proposed construction site along with our eating areas, gazebo where we have our lounging areas, the construction will cause undue dirt and dust.

REQUEST:

- A. That the highest quality type of dirt and dust barrier that is available in the market place be installed to minimize the intrusion into our enjoyment of our property and our vegetation.
- B. That the builder be responsible for any damage due to dirt and dust coming onto our properties.

SOUTHERLY END OF INTERNAL STREET FOR TOWNHOUSE DEVELOPMENT

Agenda, Attachment 6 shows an internal road running from Islington Avenue and ending at our northerly lot line, southerly lot line of the proposed development lands.

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6.

REQUEST:

- A. That no storage box, etc., lighting and no placement of any item that will cause noise, disturbance, cause any adverse impact to the adjoining lands be placed or be allowed to be installed, used, etc. at the end of such street.
- B. That no outside storage of garbage receptacles be placed on the developed lands, that all garbage be placed on the curbs on Islington Avenue on designated garbage days.
- C. No outside recycling receptacles be allowed, that all recycling receptacles be placed on curbs on Islington Avenue on designated recycling days.

MISC. QUESTIONS

- 1. What affect will the height of these buildings affect the enjoyment of the sun?
- 2. What affect will the fact that there could be a minimum of 13 vehicles coming into the interior road, adjacent to our property line, affect the noise levels and also affect the air quality?
- 3. What type of lighting will be placed on the houses and at what height and what affect will that have to our privacy and enjoyment of our property?
- 4. What type of street lighting and height will be placed on the street and at what height and what affect will that have to our privacy and enjoyment of our property?
- 5. How will the grading of the land adjacent to our property be dealt with, with respect to the grading of our property to ensure that there will be no damage to our property, etc.?
- 6. What assurance do we have that the builder will adhere to the protection of our property as it exists?
- 7. Regarding working hours during construction, what restrictions are in place for noise control other than the by-law restricting the operation of construction vehicles, equipment etc. between the hours of 0700 and 1900 hrs? Is there a possibility of changing the 0700 hours to a later time for commencement of the use of machinery etc. that will cause noise considering the location of our bedrooms in the back of our house and we will be impacted adversely to such loud noises, and also earlier than 1900 hrs due to the fact that that would be dinner time and if construction will be during months that we would be otherwise enjoying our backyard space, would impact our quiet enjoyment of our property and would be extremely intrusive into our daily lives and privacy?
- 8. For trees to be planted onto the developed lands, when would the landscaping be required to be completed or would the line of trees requested be required to be installed prior to construction due to lack of space after construction to complete the installation of large trees?
- 9. What monitoring will there be for the proposed installation of the privacy fence and trees, etc. and that all will all be constructed, installed, etc. on the proposed development site and will not encroach onto our lands?
- 10. What adverse effect would the construction of these units have on the surrounding vegetation with the change in air quality, air flow, potential loss of light?
- 11. In the Agenda, Attachment 6, refers to Possible Future Townhouse Block, which comment is over our lands, 6 Hartman Avenue and is discussed under Conceptual Development Plan, to our

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7.

surprise this is the first we hear of this and would like clarification and further information to be provided in this regard.

12. The current owner of the adjacent lands has recently purchased the lands from our neighbours that we have had since we purchased our property approx. 1981. During this time we have had the right of access over their lands to get to Islington Avenue. Do we still retain this right of access over these lands?

CONCLUSION

As we have a direct interest in the outcome of this matter, we would like the courtesy of being advised of any further meetings and or Committee of the Whole meetings to be able to attend. We would also request, due to the many concerns and issues we have with regards to the development of the lands in this Application, to meet with the Regional Councillors, Councillors, City staff to clarify these issues and to have an opportunity at some point to meet the developer of these lands.

Thank you.

Yours truly,



Albert Federici



Joanne Federici

6 Hartman Avenue
Woodbridge, Ontario
L4L 1R6

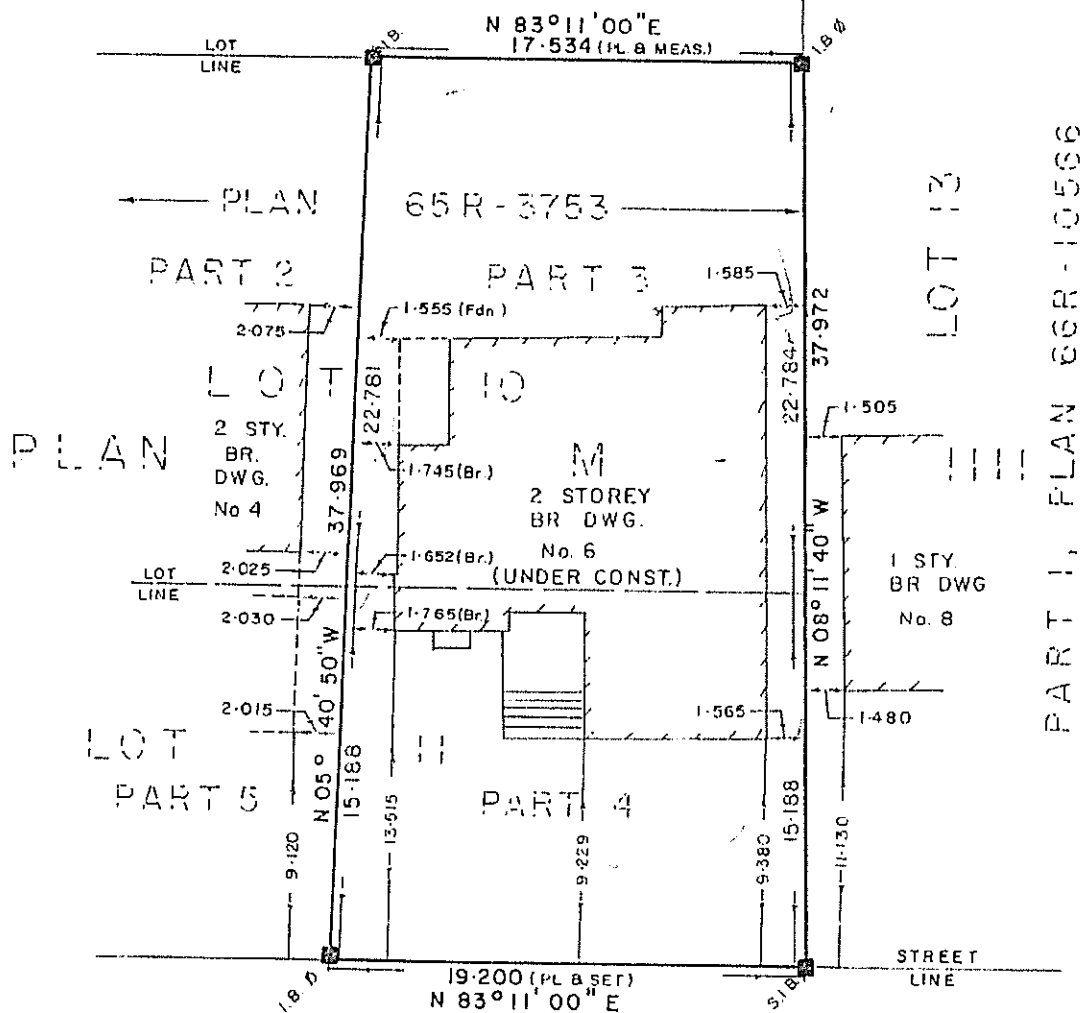
C10.10

INDEX OF PICTURES FOR FEDERICI/6 HARTMAN:

1. Shows "board fence" on Northerly end of 6 Hartman lot
2. Eating area 6' 10" to lot line
3. From Tree #39 (Mac) to lot line 5'6"
4. Shows all areas of the backyard
5. Overview of property showing huge mature Trees #38, #39, #40 on 6 Hartman Avenue and in the background #41 and 42 on the proposed development lands
6. Overview showing height of trees on our property and adjoining proposed development
7. North East corner Iron Bar for 6 Hartman Avenue is 24" from lot line
8. Shows space from Gazebo to "board fence" being 10'3" and Tree # 40 (George) for 6 Hartman Avenue
9. 10. Shows location of Iron Bar (see string with pink paper hanging to note location at North west end of 6 Hartman Avenue) in relation to "board fence" being behind Trees #37 for 4 Hartman #38 for 6 Hartman (and shows Cedar stumps, 4 on 4 Hartman and 1 on 6 Hartman) (Trees #37 and #38 directly behind "board fence", and 4'6" to Iron Bar
10. Shows Majestic Maple Tree which sits on the Southwesterly corner of the proposed development site (it is beautiful as is, but when it is changing colours in the fall it is breathtaking and an asset to the community)

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LOT 9



LOT 12 (RIGHT OF WAY)
KNOWN AS HARTMAN AVENUE

Guido Rapa