

Subject:

FW: Woodend Place

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Communication
COUNCIL: June 5/17
CW Rpt. No. 21 Item 21

From: joe.collura [REDACTED]

Sent: Monday, June 05, 2017 8:58 AM

To: Kiru, Bill

Cc: Peverini, Mauro; Pearce, Andrew; DiGirolamo, Diana; Rendon, Ruth; Bevilacqua, Maurizio; Ferri, Mario; Rosati, Gino; Iafrate, Marilyn; Racco, Sandra; Shefman, Alan; Carella, Tony; DeFrancesca, Rosanna; Postic, Zoran; Hettmann, Joerg; MacKenzie, John

Subject: RE: Woodend Place

Thank you for the follow up. I will digest your response & follow up accordingly.

In interim, & seeing as much of the below response does reference various policies, the community is interested in the City's adherence to such policies including the 2013 Ice Storm policy. In advance of any ratification, we believe Council & the community deserves to see the apparent photos that Transportation Services & Forestry Operations Department reviewed, PRIOR to any tree removal on the subject lands, as point (h) under the Communication Plan suggests within Planning's recommendation & reiterated during the May 23rd session.

As I'm sure you are aware, ALL material related to the above was requested by the community through the Municipal Freedom of Information Act & as such, if these "photos" do in fact exist, they clearly should have been included. To date, any photos that have been provided were taken after the fact & could in no way have been used as Planning is suggesting. In addition, Mr. Postic & Mr. Hettmann already conceded there were NO PHOTOS on several occasions with Councillor DeFrancesca present. So, on one hand we have inconsistent statements & in the other, information withheld per the Municipal Freedom of Information Act.

To be clear, the community does not hold the current owner of these lands accountable for the environmental devastation that has already occurred however, there are serious concerns with the City's handling of these matters. The community is looking for accountability & how these environmental benefits will be restored. If sufficient evidence cannot be provided it does call to question the validity of much of Planning's recommendation & should be revisited.

Finally, many residents have already begun submitting their disapproval of the initial decision & I suspect this will continue. As mentioned, I am hoping to consolidate our position however, residents feel extremely disrespected & unheard & many feel compelled to submit their thoughts directly.

I believe there still is a solution here. I'm hopeful we'll find it together.

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: "Kiru, Bill" <Bill.Kiru@vaughan.ca>

Date: 2017-06-03 5:39 PM (GMT-05:00)

To: "joe.collura" [REDACTED]

Cc: "Peverini, Mauro" <MAURO.PEVERINI@vaughan.ca>, "Pearce, Andrew" <Andrew.Pearce@vaughan.ca>, "DiGirolamo, Diana" <Diana.DiGirolamo@vaughan.ca>, "Rendon, Ruth" <Ruth.Rendon@vaughan.ca>
Subject: RE: Woodend Place

Dear Mr. Collura,

Thank you for your email dated May 24, 2017, expressing your wish to continue to dialogue with Staff as it relates to the Woodend Place development proposal. In your email you have identified three matters that the community would like Staff to consider further- specifically compatibility, environment and traffic.

Input from the community throughout the development approval process has been appreciated and highly valued, and in the case of these applications it has directly helped to drive many of the changes to the Plan. The most substantive change being the revision in built form, which was exclusively townhouses at the initial submission, to a final Plan consisting primarily of single detached dwellings. Staff offer the following responses for each of the matters you have identified.

With respect to addressing the land use compatibility matter, you have asked if the towns can mirror the estate type homes (including a stucco finish). Please note the architectural design and style of the single detached dwellings and the townhouse dwellings has not been finalized. As part of the process, and as the Owner is aware, all the proposed dwelling units (singles and townhouses) will have to adhere to the Council approved Block 39 Vellore Village Community Architectural Design Guidelines. The proposed elevations will have to be approved by a Control Architect to ensure compliance with these Guidelines. A condition (#52) has been included in the Conditions of Approval to ensure that the Owner develops the units in accordance with these Guidelines. Based on the conceptual elevations that have been provided by the Owner it appears that all of the proposed dwelling units will be finished in a mix of stone, stucco and brick.

With respect to the replacement of the tree canopy, details relating to replacement plantings will be determined through the registration process. Conditions (#53, #59, and #60) have been included in the Conditions of Approval to ensure the Owner will be providing compensation planting that meets City and TRCA criteria. Ornamental landscaping will also have to comply with the approved Block 39 Vellore Village Landscape Master Plan. Edge management planting will be completed to the satisfaction of the City and TRCA.

With the respect to Traffic Calming measures, Staff appreciate your concern. Development Engineering and Infrastructure Planning Department Staff have advised that they cannot support the introduction of technically unwarranted turn restrictions. Given the widening of Major

Mackenzie Drive in the vicinity of this development will soon be completed, it is unlikely that Woodend Place and/or Via Borghese would be used as a shortcut. However, traffic infiltration can only be assessed after full buildout, when traffic patterns normalize. In consideration of this, condition (#46) has been included in the Conditions of Approval to recognize that if traffic calming measures are warranted, the Owner will be required to introduce such measures.

Staff appreciate your input and participation throughout the processing of these applications. Please continue to follow up with our Department if you have any additional questions or concerns.

Best regards.

Bill Kiru

From: joe.collura [REDACTED]
Sent: June-02-17 9:37 AM
To: DiGirolamo, Diana; Kiru, Bill
Cc: DeFrancesca, Rosanna; MacKenzie, John; Bevilacqua, Maurizio; Rosati, Gino; Ferri, Mario; Iafrate, Marilyn; Racco, Sandra; Shefman, Alan
Subject: Re: Woodend

Good morning,

Any acknowledgement would be appreciated. I am hoping to keep a productive dialog going.

Look forward to your follow up.

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: Joe Collura <[REDACTED]>

Date: 2017-05-28 8:54 AM (GMT-05:00)

To: "DiGirolamo, Diana" <Diana.DiGirolamo@vaughan.ca>, "Kiru, Bill" <bill.kiru@vaughan.ca>

Cc: "DeFrancesca, Rosanna" <rosanna.defrancesca@vaughan.ca>, john.mackenzie@vaughan.ca

Subject: Re: Woodend

Just following up on this.

I trust you will acknowledge that the community's arguments throughout this process have been aligned to city policies & reasonable. This was not an instance where residents were simply opposed & offered little to support their position. On the contrary, there was significant community effort to better understand policy, what is important to the city & balance the needs of all stakeholders. Make no mistake, this community is up in arms about this outcome & my personal thoughts aside & whether it is appreciated or not, I am still trying to engage my fellow residents & hope cooler heads will prevail.

Despite the community's & the city's obvious difference of opinion, I am hopeful some consideration will be given to the below points. The below recommendation to control traffic flows for example, would be a significant step forward & a sign that the city has heard part of what is important to this community.

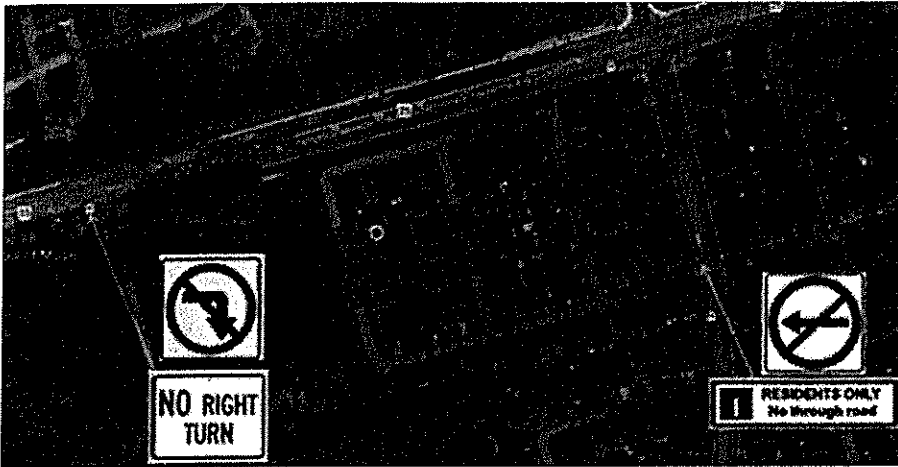
Please advise what consideration can be given to the below points & how I can continue to help this process.

On 24 May 2017 at 19:25, Joe Collura <[REDACTED]> wrote:

Good evening,

While I am certain you are aware of the community's opinion regarding Planning's recommendation, in the spirit of maintaining a good working relationship, we can agree to disagree & move forward. I can't say that is a blanket statement for all residents but I am of the mind that there is still much we can do to help transition this change in an appropriate manner. I am hopeful we can continue our dialogue & some of the lingering community concerns may be addressed in due course including (but not limited to):

- Compatibility - early discussions touched on a design for the towns that would mirror estate type homes, possibly incorporate a stucco finish. Can the applicant accommodate this consideration?
- The Environment - if significant emphasis can be placed on building a meaningful canopy to replace not only what was taken but what will also be removed, that will go a long way
- Traffic - seeing as there is little appetite to support the community's wishes, can controls be implemented to reduce volume per below. These restrictions may be limited to rush hour (e.g. 4-7pm).



Looking forward to ongoing discussions. Please keep me apprised. Thank you.

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