

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2016

By receiving the following Communications:

- C2. Ms. Emily Grant, Malone Given Parsons Ltd., Renfrew Drive, Markham, dated May 3, 2016;
and**
- C3. Carmela Vescio-Trenton and Tom Trenton, Via Borghese, Woodbridge, dated May 9, 2016.**

**4 OFFICIAL PLAN AMENDMENT FILE OP.16.003
ZONING BY-LAW AMENDMENT FILE Z.15.032
DRAFT PLAN OF SUBDIVISION FILE 19T-15V011
COUNTRYWIDE HOMES WOODEND PLACE INC.
WARD 3 - VICINITY OF PINE VALLEY DRIVE AND MAJOR MACKENZIE DRIVE**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated May 3, 2016, be approved;

- 2) That a community meeting be organized by the local Ward Councillor with the applicant, residents and appropriate City staff and Regional Councillors to address issues raised;

- 3) That the following deputations and Communication be received:**

1. **Mr. Don Given, Malone Given Parsons Ltd., Renfrew Drive, Markham and Communication C32 from Ms. Emily Grant, Malone Given Parsons Ltd., Renfrew Drive, Markham, dated May 3, 2016;**
2. **Mr. Tim Soroichinsky, Millwood-Woodend Ratepayers' Association, Millwood Parkway, Woodbridge and Communications C15 dated April 25, 2016, C36, presentation material and C39 dated May 3, 2016;**
3. **Mr. Joe Collura, Via Borghese Street, Woodbridge and Communications C6 dated April 13, 2016, C7 dated April 13, 2016, C8 dated April 13, 2016, C9 dated April 13, 2016, C10 dated April 13, 2016, C23 dated May 3, 2016, C24 dated May 3, 2016;**
4. **Mr. Richard Rodaro, Woodend Place, Woodbridge and Communication C40 dated May 3, 2016;**
5. **Ms. Tanya Varvara, Via Borghese Street, Woodbridge and Communication C71 dated March 29, 2016;**
6. **Ms. Christine Soroichinsky, and on behalf of Ms. Elvira Caria, Vellore Woods Ratepayers' Association and Communication C38 dated May 3, 2016;**
7. **Mr. F. Aykat Erdinc, Via Borghese Street, Vaughan and Communication C14 dated April 18, 2016; and**
8. **Mr. Sam Wadhwa, Via Borghese Street, Woodbridge; and**

- 4) That the following Communications be received:**

- C1 and C70. Mr. Miroslav Tkachenko, Via Borghese Street, Woodbridge, dated February 1, 2016 and March 29, 2016;**
C2, C3. and C4. Daniele, dated January 29, 2016 and February 2, 2016;
C5. Tanya Varvara, Katie De Bartolo and Marisa Campoli and petition, dated April 13, 2016;
C11. Ms. Carmela Vescio, Via Borghese Street, Woodbridge and Ms. Lori Cellucci, Selvapiano Crescent, Vaughan and petition, dated March 10, 2016;
C12. Mr. Peter Bartos, Saberwood Homes, dated March 9, 2016;

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2016

Item 4, CW(PH) Report No. 22 – Page 2

- C13. David and Marisa Campoli, Via Borghese Street, Woodbridge, dated April 14, 2016;
C16. and C21. Ghazala Baluch, Millwood Parkway, Vaughan, dated April 20, 2016;
C18. Mr. Louie Leonelli, Millwood Parkway, Vaughan, dated April 21, 2016;
C19. Paul and Mary Montagner, Millwood Parkway, Vaughan, dated April 20, 2016;
C20. Peter and Eleanor Hunt, Millwood Parkway, Vaughan, dated April 20, 2016;
C22. Mr. John Dalimonte, Millwood Parkway, Vaughan, dated April 20, 2016;
C25. Mr. Donald B. Gray, Donald B. Gray Professional Corporation, Weston Road, Woodbridge, dated May 2, 2016;
C33. Ms. Tanya M. Roman, Block 39 Vellore Village Developers Group Inc., Vogell Road, Richmond Hill, dated May 3, 2016;
C37. Community Petition, dated April 15, 2016;
C41. Balwinderk, Via Borghese Street, Woodbridge, dated March 29, 2016;
C42. Mr. Nicole Barberi, Via Borghese Street, Woodbridge, dated March 29, 2016;
C43. Ms. Nancy Barbiero, Via Borghese Street, Woodbridge, dated May 3, 2016;
C44. Gerard and Lea Biasutto, Via Borghese Street, Woodbridge, dated March 29, 2016;
C45. Vizier Chand, Via Borghese Street, Woodbridge, dated March 29, 2016;
C46. Mr. Daniele Chiarlitti, Via Borghese Street, Woodbridge, dated March 29, 2016;
C47. Ms. Irina Chirokova, Via Borghese Street, Woodbridge, dated March 29, 2016;
C48. Mr. Dino D'Ascanio, Via Borghese Street, Woodbridge, dated May 3, 2016;
C49. Ms. Maddalena D'Ascanio, Via Borghese Street, Woodbridge, dated May 3, 2016;
C50. Mr. Jorge Dantin, Via Borghese Street, Woodbridge, dated May 3, 2016;
C51. Ms. Patricia Dantin, Via Borghese Street, Woodbridge, dated May 3, 2016;
C52. Ms. Lisa Gagliardi, Via Borghese Street, Woodbridge, dated May 3, 2016;
C53. Mr. Domenic Gagliardi, Selvapiano Crescent, Vaughan, dated March 29, 2016;
C54. Steve and Nicolina Grisolia, Via Borghese Street, Woodbridge, dated May 3, 2016;
C55. Mr. Albert Lombardi, Via Borghese Street, Woodbridge, dated March 29, 2016;
C56. Antonio and Frances Manocchio, Via Borghese Street, Woodbridge, dated May 3, 2016;
C57. Behzad Mashadi, Via Borghese Street, Woodbridge, dated March 29, 2016;
C58. Zaeem Masood, Via Borghese Street, Woodbridge, dated March 29, 2016;
C59. Carmine G. and Cristina Montemarano, Via Borghese Street, Woodbridge, dated March 29, 2016;
C60. Nicoleta and Roberto Panait, Via Borghese Street, Woodbridge, dated May 3, 2016;
C61. Chirag Patel, Gambit Avenue, Woodbridge, dated March 29, 2016;
C62. Walter and Franca Pellegrini, Via Borghese Street, Woodbridge, dated March 29, 2016;
C63. Ms. Adelaide Piuto, Via Borghese Street, Woodbridge, dated March 29, 2016;
C64. Ms. Ingrid Rathgeb-Rodrigiez, Via Borghese Street, Woodbridge, dated March 29, 2016;
C65. Robert Di Persio and Antonella Risi, Via Borghese Street, Woodbridge, dated May 3, 2016;
C66. Sushil Madhusudan and Amitaben Sushil Shah, Gambit Avenue, Woodbridge, dated May 3, 2016;
C67. Tejinderjeet Singh, Via Borghese Street, Woodbridge, dated March 29, 2016;
C68. Gusder Singh, Via Borghese Street, Woodbridge, dated March 29, 2016;
C69. Mr. Alessandro Tersigni, Via Borghese Street, Woodbridge, dated March 29, 2016;
C72. Sanjeev Kumar Wadhwa, Via Borghese Street, Woodbridge, dated May 3, 2016;
C73. Neelam Kumar Wadhwa, Via Borghese Street, Woodbridge, dated May 3, 2016; and
C74. Fariya Zaeem, Via Borghese Street, Woodbridge, dated March 29, 2016.

Recommendation

The Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning recommend:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2016

Item 4, CW(PH) Report No. 22 – Page 3

1. THAT the Public Hearing report for Files OP.16.003, Z.15.032 and 19T-15V011 (CountryWide Homes Woodend Place Inc.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability such as site and building design initiatives will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of Public Hearing was circulated: April 8, 2016. The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign installed on the property in accordance with the City's Notice Sign Procedures and Protocol.
- b) Circulation Area:
 - i. to all properties within 150 m of the subject lands, and to the full extent of Via Borghese, Gambit Avenue, and Via Campanile (from Major Mackenzie Drive to Via Borghese);
 - ii. to the Millwood Woodend Ratepayers Association;
 - iii. to all residents who signed a Community Petition sent to the attention of the City on February 9, 2016; and,
 - iv. to all residents who attended the Community Meeting held on February 17, 2016.
- c) Comments Received:

Written Correspondence

On January 25, 2016, a Notice to the Public of a Complete Application for the Zoning By-law Amendment and Draft Plan of Subdivision applications was circulated to all property owners within 150 m of the subject lands. Through the Notice to the Public of a Complete Application, the following written comments were received:

- i. M. Tkachenko, resident of Via Borghese, submissions dated January 28, 2016 and February 1, 2016, expressed concerns regarding the removal of the mature trees along the west side of Via Borghese, citing concerns related to lost landscaping, lost community character and clean air. Concerns were also expressed related to the opening of Via Borghese, and impacts related to safety and pollution;
- ii. D. Chiarlitti, resident of Via Borghese, submissions dated January 29, 2016, and February 2, 2016, expressed concerns regarding the removal of mature trees on the subject lands prior to the submission of development applications to the City;

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2016

Item 4, CW(PH) Report No. 22 – Page 4

- iii. On February 9, 2016, T. Varvara, K. De Bartolo, M. Campoli, M. Tkachenko, L. Gagliardi, W. Pellegrini, S. Culmone, D. Chiarlitti and S. Masciangelo, residents of Via Borghese, submitted to City of Vaughan staff and some members of Council, a petition on behalf of local area residents outlining their concerns with the subject applications. The issues outlined in the petition included: the opening of Via Borghese and the related traffic impact; the removal of mature trees on the subject lands resulting in the loss of green space; the impact on the feel and nature of this community; and whether the owner(s) had permission from the City to remove the trees; and,
- iv. J. Collura, resident of Via Borghese, submissions dated February 13, 2016, February 14, 2016, February 15, 2016, February 20, 2016, February 23, 2016, February 25, 2016, and February 26, 2016, citing concerns about the intensification being proposed on the subject lands; the proposed built form (townhouses); and the impact of this level of intensification and built form on the existing character of the community. Questions were raised regarding Provincial, Regional, and City policy, more specifically what policies the application will be evaluated against. Concerns were raised about the legality of the tree removal on the subject lands, and the remedies available to deal with any mature trees that have been destroyed/removed without proper approvals. Concern over the impact of the proposed development on the Natural Heritage Network was raised, specifically with respect to the existence of Core Features that may have been present on the subject lands that could have been destroyed prior to a proper evaluation process. Finally, concerns and questions were raised relating to the current ownership of Block 42, Plan 65M-4149, and the ability for a development application to be made on lands that are not currently in the ownership of the applicant.

Comments from Community Meeting:

A Community Meeting was held in the evening on February 17, 2016, at the City of Vaughan and was initiated by Councillor De Francesca's office through a motion approved by City Council. The purpose of the meeting was to provide local residents with an overview of the development planning process, as well as to advise residents how they can get involved in the process.

The following areas of concerns were identified and raised by the residents that attended the meeting:

- i. Proposed Road Connections
Concerns were raised regarding the proposed road connecting to Via Borghese thereby providing a connection to Major Mackenzie Drive; it was noted that increased volumes of traffic on the street would result in safety issues for local residents (particularly children who like to play outside), and how the proposed development will negatively alter the current neighbourhood design. Residents have expressed a strong preference to have access to the proposed development solely from Woodend Place, and not from Via Borghese.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2016

Item 4, CW(PH) Report No. 22 – Page 5

- ii. Protection of Core Features and Tree Removal to Date
Part of the subject lands are identified as a Core Feature, by Schedule 2 – “Natural Heritage Network” of VOP 2010, however, it should be noted that the schedule is subject to appeal at the Ontario Municipal Board and is not in effect at the time of the writing of this report. Concerns were expressed over the removal of existing mature trees on the subject lands, which has left the subject lands devoid of significant vegetation, and has had a negative impact on the existing community. Residents raised concerns that the Owner(s) of the subject lands took advantage of the ice storm recovery efforts and removed the trees illegally.
- iii. Proposed Built Form (Townhouse Dwelling Units)
Residents expressed differing opinions on the proposed built form; the residents who were opposed to the built form cited concerns relating to the proposed density, the proposed height (3-storeys), and the incompatibility of the proposed development with the existing residential character of Via Borghese, which they felt was not the type of development that would occur in this community. Of the residents who did not take an issue with the built form, this indifference was attributed to have the development inaccessible from Via Borghese, i.e. townhouses were acceptable if the development did not alter Via Borghese as it exists today. Concerns were also raised about on-street parking, as the proposed townhouse units are narrow, and do not allow for on-street parking, therefore any on-street parking created by the proposed development will occur solely within the existing neighbourhood.
- iv. Capacity to Accommodate the Increased Density
Residents expressed concerns over the availability of parkland, and the capacity of local schools to handle the influx of new residents, citing that the proposed development does not offer any additional amenity space.
- v. Coordination of Future Development Proposals
Residents expressed concerns about how the approval of the subject development proposal will cause more ad hoc and incompatible planning in that neighbourhood. Residents suggested that a comprehensive review needs to be completed for the area, and a better understanding of how the City is integrating townhouses in established areas was required. Staff were asked to consider both the subject lands as well as future development parcels as part of their review of the proposed road network.

In summary, the residents acknowledged that some form of development would occur on the subject lands; and that the size, scale and form of development would be determined through the comprehensive review of the development proposal. The majority of residents did note they were not opposed to development but wanted reassurance from the City that new development would uphold the policies of the Official Plan and be compatible with the existing neighbourhood.

Any additional comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Vaughan Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2016

Item 4, CW(PH) Report No. 22 – Page 6

Purpose

To receive comments from the public and the Committee of the Whole on the following applications for the subject lands shown on Attachments #1 and #2, to facilitate the development of 113 townhouse dwelling units (freehold) within 22 blocks on an extension of Woodend Place, Via Borghese and a new public road as shown on Attachments #4 and #5:

1. Official Plan Amendment File OP.16.003 to amend the policies in Vaughan Official Plan 2010 (VOP 2010), Volume 1, specifically Section 9.1.2.2, respecting the design and compatibility criteria for new development within “Community Areas”, as follows:

	Vaughan Official Plan 2010, Volume 1 Policy	Proposed Amendment to Vaughan Official Plan 2010, Volume 1
a.	Section 9.1.2.2 states, in part: “That in “Community Areas” with established development, new development be designed to respect and reinforce the existing physical character and uses of the surrounding area, paying particular attention to... the size and configuration of lots; and the building type of nearby residential properties ...”	Notwithstanding Section 9.1.2.2, respecting the design and compatibility criteria of new development within lands identified as “Community Areas”, the proposed townhouse development is permitted.

2. Zoning By-law Amendment File Z.15.032 to rezone the subject lands from RR Rural Residential Zone to RT1 Residential Townhouse Zone and OS4 Open Space Woodlot Zone, together with the following site-specific zoning exceptions:

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to RT1 Residential Townhouse Zone
a.	Minimum Lot Frontage	6.0 m / unit	5.5 m / unit
b.	Minimum Interior Side Yard	1.2 m The minimum interior side yard shall be 3.5 m on a lot abutting a non-residential use including a walkway, Greenway, buffer block or stormwater management pond.	The minimum interior side yard abutting a non-residential use shall be 1.2 m for Block 22.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2016

Item 4, CW(PH) Report No. 22 – Page 7

c.	Minimum Exterior Side Yard	4.5 m The minimum exterior side yard shall be 3.5 m for a yard abutting a Greenway or buffer block.	The minimum exterior side yard shall be 2.3 m for Blocks 15 and 18.
d.	Maximum Building Height	11.0 m	13.0 m
e.	Permitted Yard Encroachments and Restrictions	Exterior stairways, porches and balconies which are uncovered, unexcavated and unenclosed may extend into a required front, exterior side or rear yard to a maximum of 1.8 m.	Exterior stairways, porches and balconies, open and unenclosed, may extend into the rear yard to a maximum distance of 2.4 m.

Additional zoning exceptions may be identified through the detailed review of the applications and will be considered in a technical report to a future Committee of the Whole meeting.

3. Draft Plan of Subdivision File 19T-15V011 for the subject lands shown on Attachment #4, to facilitate a residential plan of subdivision consisting of the following:

Townhouse Blocks (Blocks 1 to 22 - 113 units)	2.34 ha
Buffer Blocks (Blocks 23 to 24)	0.22 ha
0.3m Reserves (Block 25 to 27)	0.01 ha
Public Roads	0.64 ha
Total	3.21 ha

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ 11, 31 and 51 Woodend Place, being Part of Lot 8, and Lots 9 and 10, Registered Plan M-1191, located east of Pine Valley Drive, south of Major Mackenzie Drive, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> ▪ 11 and 51 Woodend Place (Attachment #3) are designated "Low-Rise Residential" and "Natural Area" by Vaughan Official Plan 2010 (VOP 2010), Volume 1, and are located within a "Community Area" (Schedule "1" - <i>Urban Structure</i> of VOP 2010).

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2016

Item 4, CW(PH) Report No. 22 – Page 8

	<ul style="list-style-type: none">▪ The “Low-Rise Residential” designation of VOP 2010 permits townhouses no greater than 3-storeys in height, situated on a single parcel and part of a row of at least three but no greater than six attached residential units, subject to Section 9.1.2.2, respecting new development within lands identified as “Community Areas”. Section 9.1.2.2 of VOP 2010 directs that new development in “Community Areas” be designed to respect and reinforce the physical character of the established neighbourhood within which it is located. Additionally, new development within established areas shall pay particular attention to local lot patterns, sizes and configuration, surrounding heights and setbacks, building types of nearby residential properties, and local street patterns. Based on the criteria for new development within established neighbourhoods, the proposed development does not conform to VOP 2010, as there are no existing townhouses in the area.▪ A portion of the subject lands are designated “Natural Area” by Schedule “13” – <i>Land Use</i>; the subject lands are also identified as having a “Core Feature” by Schedule “2” - <i>Natural Heritage Network</i> of VOP 2010. Lands designated “Natural Areas” by Schedule “13” – <i>Land Use</i> are subject to the Core Features in the Natural Heritage Network policies of VOP 2010. The alignment and significance of the Core Feature will be examined as part of the development review process.▪ Section 3.2.3.11 of VOP 2010 permits minor modifications to the boundaries and the alignment of Core Features identified on Schedule “2” - <i>Natural Heritage Network</i> where environmental studies submitted as part of the development review process provide appropriate rationale for such minor modifications and include measures to maintain overall habitat area and enhance ecosystem function. Minor modifications to the boundaries of Core Features must be deemed acceptable by the City in consultation with the Toronto and Region Conservation Authority and do not require an amendment to the Plan.▪ 31 Woodend Place (Attachment #3) remains under site-specific appeal by the Owner relating to the land use designation and natural heritage policies of VOP 2010, and the former Vaughan Official Plan (OPA #600) remains in effect for the subject property. Therefore, 31 Woodend Place is designated “Estate Residential” and “Low Density Residential” by OPA #600. The Owner of the subject lands intends to resolve the site-specific appeal of VOP 2010, and bring the policies of VOP 2010 into full force and effect as they apply to the subject lands prior to a technical report to a future Committee of the Whole meeting.
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CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2016

Item 4, CW(PH) Report No. 22 – Page 9

Zoning	<ul style="list-style-type: none"> ▪ The subject lands are zoned RR Rural Residential Zone by Zoning By-law 1-88, which permits single detached dwellings on large lots. ▪ The current zoning of the property does not permit the proposed townhouse residential uses. An amendment to Zoning By-law 1-88 is required to facilitate the proposed residential townhouse development as shown on Attachments #4 and #5.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

Following a preliminary review of the applications, the Vaughan Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Provincial Policies, York Region Official Plan 2010 and Vaughan Official Plan 2010	<ul style="list-style-type: none"> ▪ The applications will be reviewed in consideration of the applicable Provincial policies and York Region Official Plan 2010. The proposed development will also be reviewed in light of the policies in the City's VOP 2010, Volume 1. ▪ The proposed development will be reviewed in consideration of the compatibility criteria with respect to the surrounding and established communities (s. 9.1.2.2), and respecting the development criteria for new townhouses within existing community areas (s. 9.2.3.2 (b)), including but not limited to considerations for scale, massing, setbacks, and orientation of the proposed built form. ▪ The proposed development will also be reviewed for conformity with Chapter 3 – “Environment” of VOP 2010, including but not limited to policies relating to “Vaughan’s Natural Heritage Network” (s. 3.2), “Core Features” (s. 3.2.3.4), “Woodlands” (s. 3.3.3), and “Environmentally Significant Areas and Areas of Natural and Scientific Interest” (s.3.3.6). At the time of writing of this report, Schedule 2 – “Natural Heritage Network” remains under appeal at the Ontario Municipal Board, and is not yet in full force and effect.
b.	Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed rezoning to RT1 Zone and OS4 Zone to facilitate the residential subdivision development and site-specific zoning exceptions, as shown on Attachments #4 and #5, will be reviewed.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2016

Item 4, CW(PH) Report No. 22 – Page 10

c.	Proposed Draft Plan of Subdivision	<ul style="list-style-type: none"> The appropriateness of the proposed Draft Plan of Subdivision will be reviewed with consideration for the surrounding and existing land uses and lot sizes, as well as for the proposed public road extension to ensure coordination with the adjacent residential lands and woodlot to the east and south.
d.	Block 42, Plan 65M-4149 (abutting the subject lands to the east)	<ul style="list-style-type: none"> Abutting the easterly limit of the subject lands is a 6 m wide parcel of land established as a 'Future Development Block' by Plan of Subdivision 19T-03V20, being Block 42, Plan 65M-4149 (Attachment #2). Block 42 was zoned RD2(H) with the addition of a Holding Symbol "(H)" with the intent that the holding symbol will not be removed until such time as the block is developed in conjunction with the lands to the west, being the subject lands. The RD2 Residential Zone permits single detached dwelling units, consistent with the existing subdivision to the east. It was anticipated by the Development Planning Department that this block would be developed with a building typology consistent with the homes on Via Borghese given the site's current use as estate lots with a significant number of trees. The Owner is required to acquire Block 42 (currently being held in Trust by the City of Vaughan) in order to implement the proposed development. Block 42 will be subject to the development approval process stipulated by the <i>Planning Act</i>, including the submission of Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications and a Public Hearing process. The townhouse development will be reviewed in consideration of the original intention of Block 42, Plan 65M-4149, as established by Plan of Subdivision 19T-03V20. Consideration will also be given to single detached dwellings fronting onto Via Borghese to provide a transition between the existing development to the east and the proposed townhouse development.
e.	Site Development Application	<ul style="list-style-type: none"> The related Site Development File DA.15.078 will be reviewed in consideration of, but not limited to, the following: <ul style="list-style-type: none"> site design; building typology and design; building materials; landscaping; pedestrian and barrier-free accessibility; traffic circulation and movement; protection of adjacent woodlot and appropriate buffers; transition to the adjacent woodlot and associated buffers; opportunities for pedestrian connections and trails; and, stormwater management, erosion and sediment control, servicing, and grading.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2016

Item 4, CW(PH) Report No. 22 – Page 11

		<ul style="list-style-type: none"> All issues identified through the review of Site Development File DA.15.078 will be addressed together with the subject Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications in a comprehensive technical report to a future Committee of the Whole meeting.
f.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> If approved, the proposed townhouse dwellings on the subject lands must conform to the Urban Design and Architectural Design Guidelines approved for Block 39 (Vellore Village). If approved, opportunities for sustainable design, including drought tolerant landscaping, reduction in pavement, energy efficient lighting, etc., will be reviewed and implemented through the Draft Plan of Subdivision and Site Development approval processes.
g.	Studies and Reports	<ul style="list-style-type: none"> The following documents submitted in support of the applications must be reviewed and approved to the satisfaction of the City or respective public approval authority: <ul style="list-style-type: none"> Planning Justification and Urban Design Report Functional Servicing and Stormwater Management Report Phase 1 Environmental Site Assessment (ESA) Scoped Environmental Impact Study Soils Report Traffic Impact Study Environmental Noise Report Archaeological Assessment
h.	Parkland Dedication	<ul style="list-style-type: none"> In accordance with the City of Vaughan's Parkland Dedication policy and the <i>Planning Act</i>, parkland dedication or cash-in-lieu of parkland will be required equivalent to 5% of the value of the subject lands, or at a fixed unit rate per unit, whichever is higher, prior to the issuance of a Building Permit.
i.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> The Owner will be required to satisfy all requirements of the TRCA.
j.	Servicing	<ul style="list-style-type: none"> If the applications are approved, the availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council. Should servicing capacity not be available, the use of the Holding Symbol "(H)" will be considered for the subject lands or a portion(s) thereof.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2016

Item 4, CW(PH) Report No. 22 – Page 12

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

The applicability of the applications to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

Regional Implications

The applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the applications will be considered in the technical review of the applications, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Official Plan Designation
4. Proposed Rezoning and Draft Plan of Subdivision
5. Proposed Elevations (Typical)

Report prepared by:

Diana DiGirolamo, Planner, ext. 8860
Carmela Marrelli, Senior Planner, ext. 8791

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

Beauchamp, Alexandra

C	<u>2</u>
Item #	<u>4</u>
Report No.	<u>22 (PH)</u>
<u>Council - May 17, 2016</u>	

From: Emily Grant <egrant@mgp.ca>
Sent: Tuesday, May 03, 2016 5:28 PM
To: Clerks@vaughan.ca; DiGirolamo, Diana
Subject: RE: Committee of the Whole Public Hearing (May 3rd) - Presentation for Item #4
Attachments: 2016 05 03 FINAL Woodend Place Inc Public Hearing Presentation UPDATED.pptx

Follow Up Flag: Follow up
Flag Status: Completed

Diana,

My sincere apologies – there was a technical issue with the previous updated slide deck - please refer to the attached. I will also bring it with me on a USB stick.

Regards,
Emily

From: Emily Grant
Sent: May-03-16 3:45 PM
To: 'DiGirolamo, Diana' <Diana.DiGirolamo@vaughan.ca>; 'clerks@vaughan.ca' <clerks@vaughan.ca>
Cc: Sam Balsamo <SBalsamo@CondorProperties.ca>
Subject: Committee of the Whole Public Hearing (May 3rd) - Presentation for Item #4

Diana,

Please find attached the presentation for tonight's CoW Public Hearing, Item #4: *OFFICIAL PLAN AMENDMENT FILE OP.16.003 ZONING BY-LAW AMENDMENT FILE Z.15.032 DRAFT PLAN OF SUBDIVISION FILE 19T-15V011 COUNTRYWIDE HOMES WOODEND PLACE INC. WARD 3 - VICINITY OF PINE VALLEY DRIVE AND MAJOR MACKENZIE DRIVE*

Regards,
Emily

Emily Grant
Associate

MALONE GIVEN PARSONS LTD.

140 Renfrew Drive, Suite 201, Markham, ON, L3R 6B3 Canada www.mgp.ca
T: 1.905.513.0170 x145 M: 1.647.929.4028

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Please consider the environment before printing this e-mail.

11, 31 & 51 WOODEND PLACE

PUBLIC MEETING: May 3, 2016

Official Plan Amendment, Zoning By-law Amendment and
Draft Plan of Subdivision Applications



CONTEXT



Woodend Place Inc.
acquired property:
Mid-2015

Application Date:
November 2015

- Official Plan Amendment
- Zoning By-law Amendment
- Draft Plan of Subdivision



REGIONAL OFFICIAL PLAN - TRANSIT

Regional Road Construction

Pine Valley Drive to Weston Road:

Under Construction with Completion by 2018

Spending approximately \$14 million

Regional Transit

Priority Network

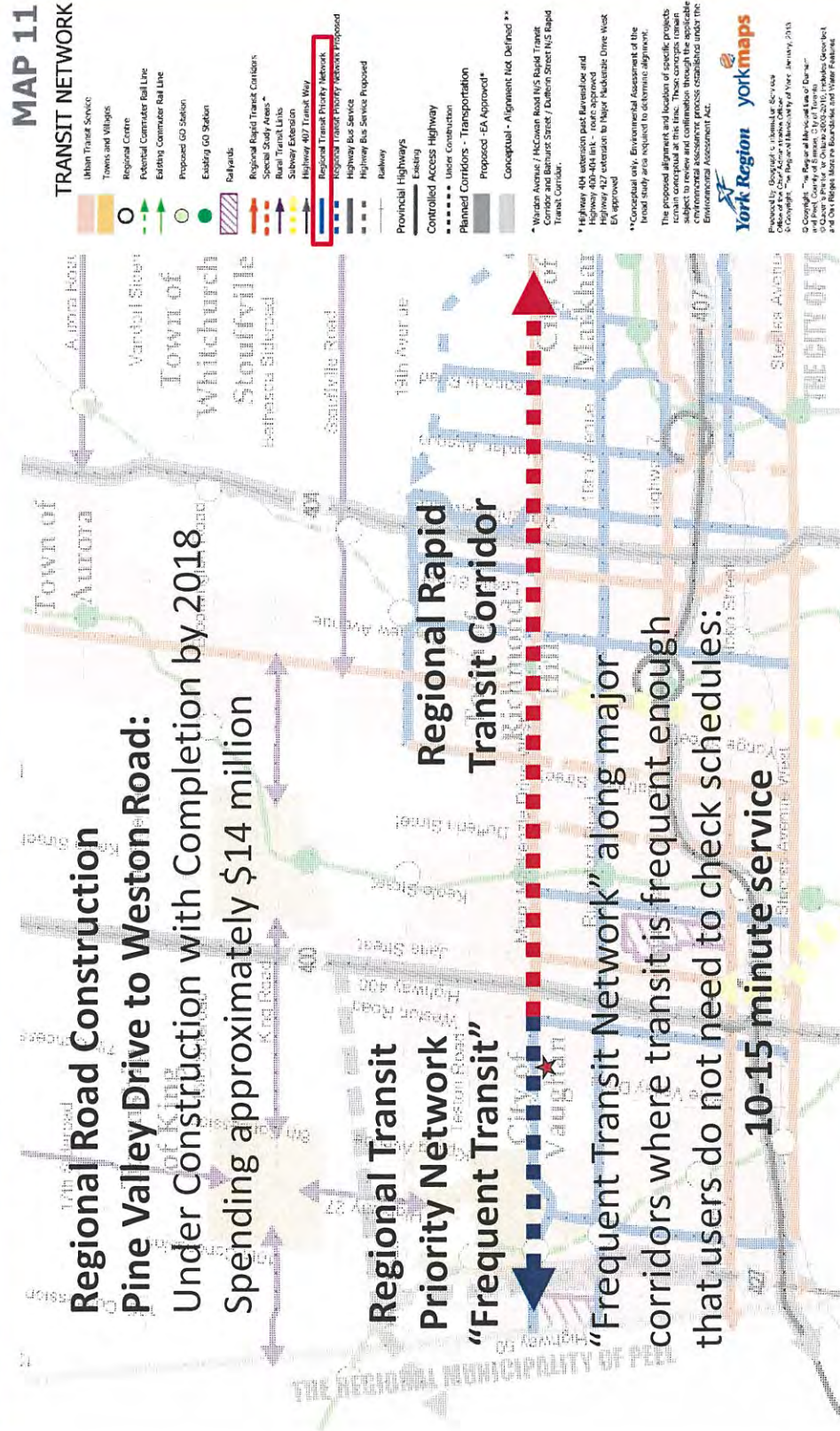
"Frequent Transit"

Regional Rapid

Transit Corridor

"Frequent Transit Network" along major corridors where transit is frequent enough that users do not need to check schedules:

10-15 minute service



TRANSIT-SUPPORTIVE POLICIES

- Planning for Health, Prosperity and Growth in the Greater Golden Horseshoe: 2015 - 2041

Transit Service Type	Suggested Minimum Density
Basic Transit Service (one bus every 20-30 minutes)	22 units per ha / 50 residents & jobs combined per ha
Frequent Transit Service (one bus every 10-15 minutes)	37 units per ha / 80 residents & jobs combined per ha
Very Frequent Bus Service (one bus every five minutes with potential for Light Rail Transit or Bus Rapid Transit)	45 units per ha / 100 residents & jobs combined per ha
Dedicated Rapid Transit (Light Rail Transit / Bus Rapid Transit)	72 units per ha / 160 residents & jobs combined per ha
Subway	90 units per ha / 200 residents & jobs combined per ha

“Minimum density thresholds for areas within a 5 – 10 minute walk of transit...”

The table above illustrates suggested minimum density thresholds for areas within a 5-10 minute walk of transit capable of supporting different types and levels of transit service. The thresholds presented are a guide and not to be applied as standards. Other factors such as the design of streets and open spaces, building characteristics, levels of feeder service, travel time, range of densities across the network and mix of uses can also have a significant impact on transit ridership. Mobility hubs and major transit station areas may require higher minimum densities.

Source: Ministry of Transportation's
Transit Supported Guidelines.



SCHEDULE 13-M - Land Use

Vaughan Official Plan 2010

Adopted by Council on September 7, 2010.
Modified and endorsed by Regional Council
on June 28, 2012.



Current Land Use Designation: “Low-Rise Residential”

Permits:

- Detached House
- Semi-detached House
- Townhouse

Height:

- Maximum three storeys



SCHEDULE 13 - Land Use

July 2015 Office Consolidation

Where there is an outstanding appeal in an area, VOP 2010 schedules may not be in effect in respect of those lands.



Staking of the Drip Line with TRCA occurred on September 30, 2015.

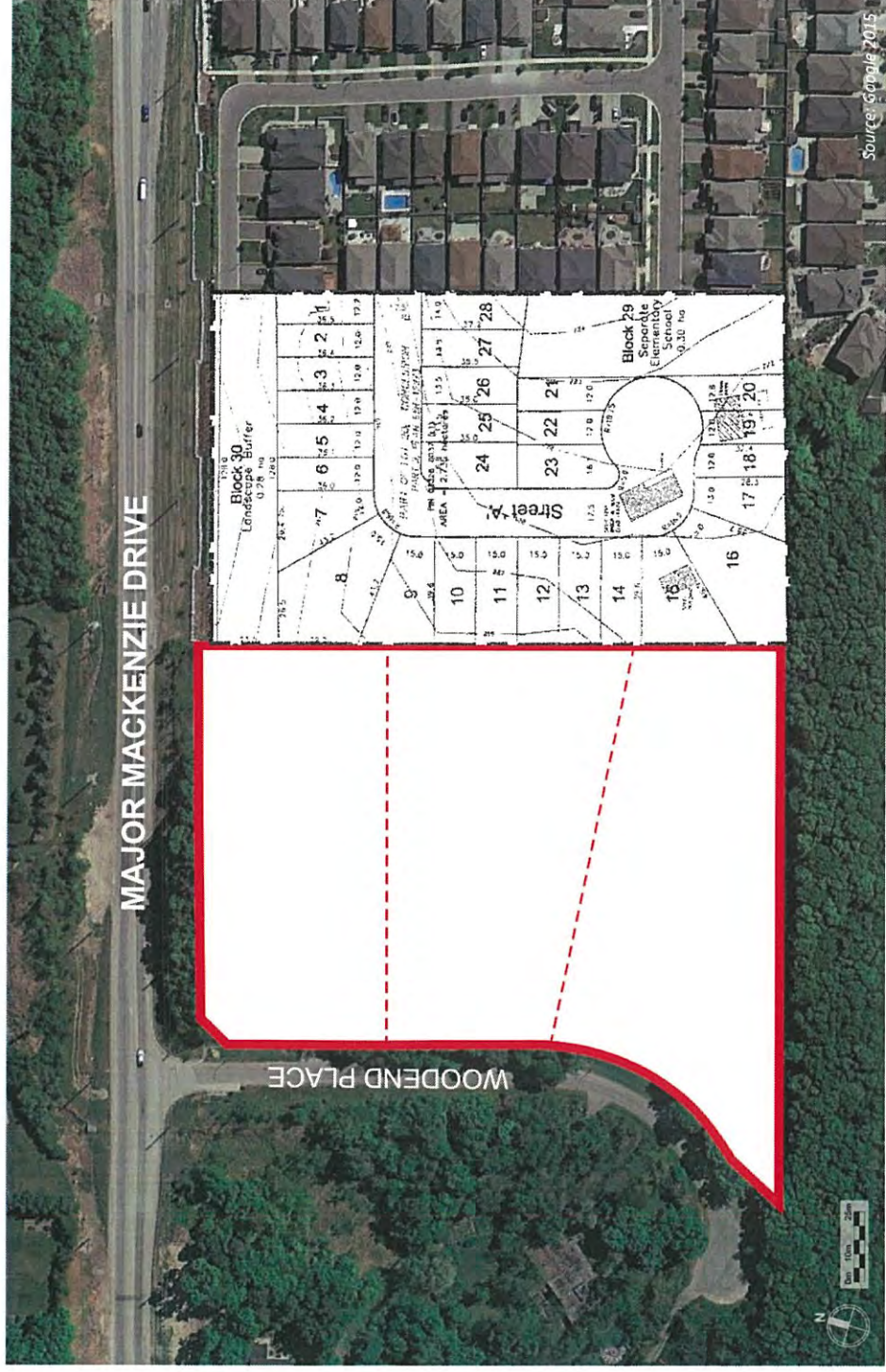


VAUGHAN OFFICIAL PLAN POLICIES

- Policy 2.2.3.2 - New development to respect and reinforce the existing scale, height, massing, lot pattern, building type, character, form and planned function.
- Policy 9.1.2.2 – New development be designed to respect and reinforce the existing physical character and uses of the surrounding area with the following elements:
 - Pattern of lots, streets and blocks;
 - Size and configuration of lots;
 - Building type of nearby residential properties;
 - Heights and scale of nearby residential;
 - Setback of buildings from the streets;
 - Pattern of road and side yard setbacks.
- Policy 9.2.3.2 - Townhouses shall follow the following development criteria:
 - Situated on a single parcel and part of a row of at least three but not more than six attached residential units;
 - Compatible with scale, massing, setbacks and orientation of other Townhouses in the immediate area;
 - Front onto a public street.



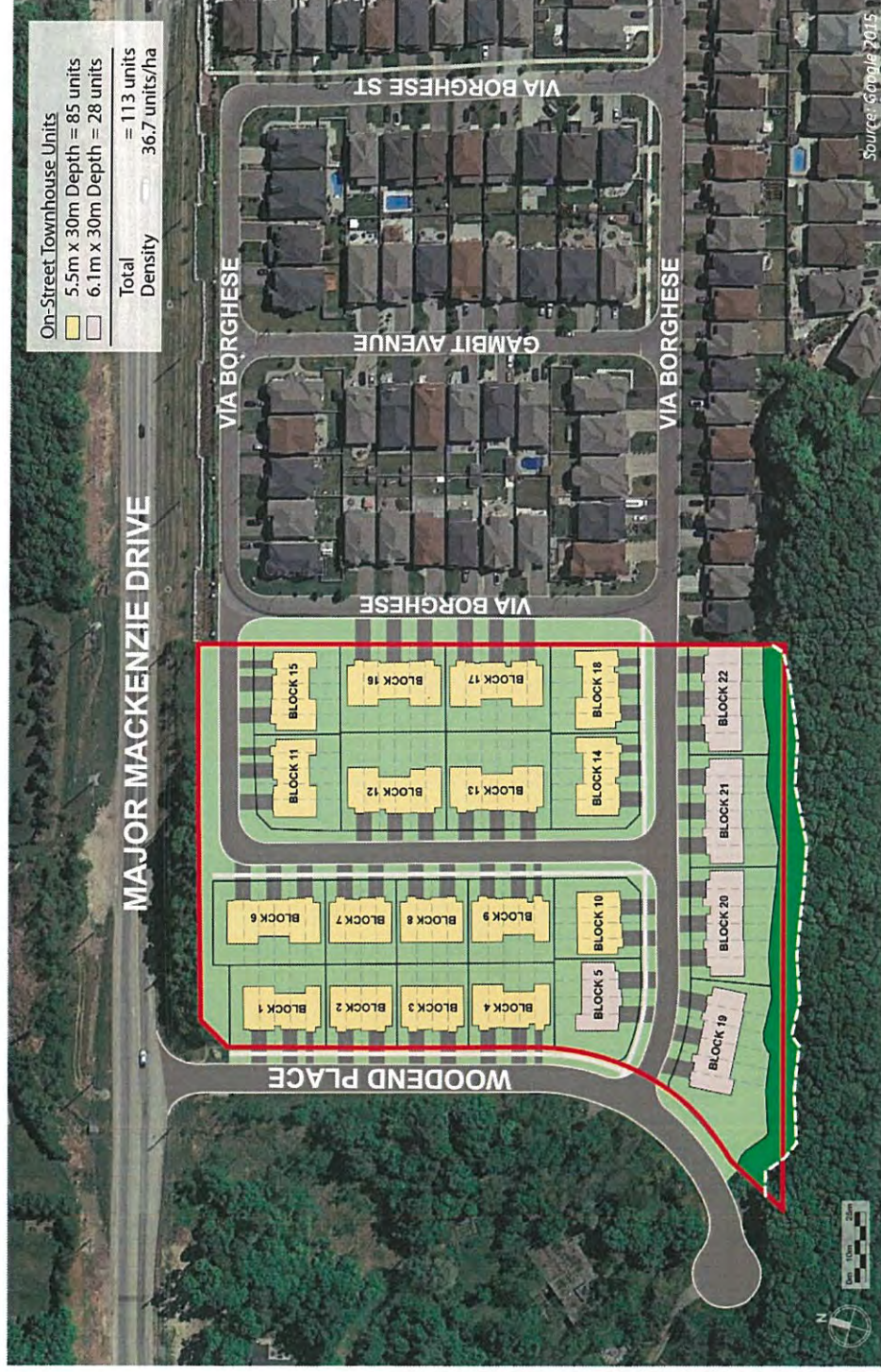
PLANNING HISTORY - PROPOSED 2004



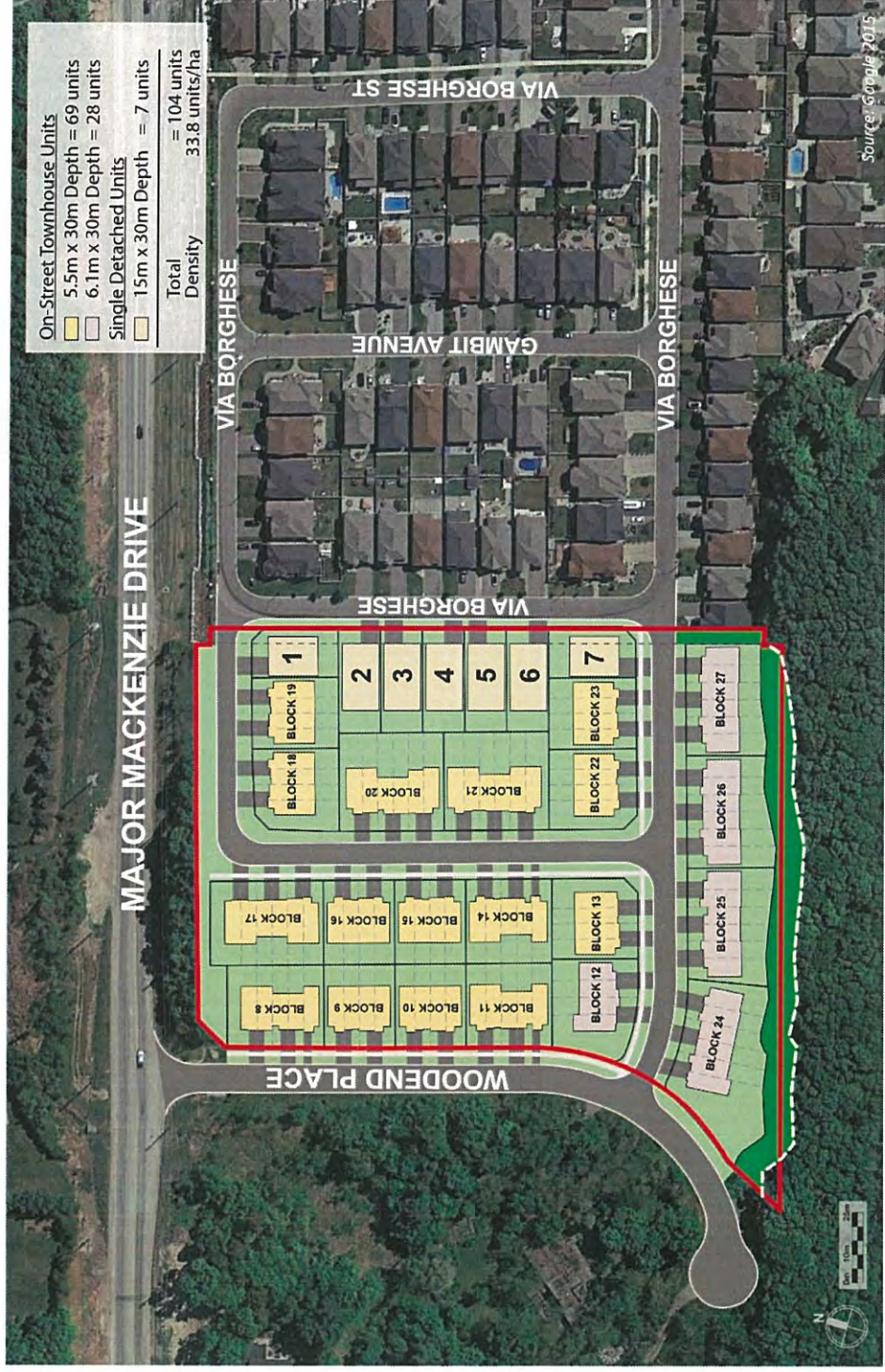
PLANNING HISTORY - APPROVED 2006



ORIGINAL PLAN - NOVEMBER 2015



REVISED PLAN - APRIL 2016



PROPOSED ZONING FOR REVISED PLAN

Zoning for Block 42/Singles: RD2 (H)(1281)

- 15m minimum frontage
- 4.5m front yard setback
- 7.5m rear yard setback
- 0.6m + 1.2m interior side yard setback
- 3.5m exterior side yard setback

Zoning for Townhouses: RT1 (X)

- 4.5m front yard setback
- 7.5m rear yard setback
- 5.5m minimum frontage
- 1.5m interior side yard setback
- 4.5m exterior side yard setback

OS4

- Open Space Woodlot Zone
- 10m buffer

Existing lots backing onto the Woodlot have reduced rear yard setback of 6.0m



EXISTING RESIDENTIAL

MAJOR MACKENZIE DRIVE WEST (36m ROW)

DRAFT PLAN OF SUBDIVISION



TRCA Staked Deline
September 30, 2015

EXISTING WOODLOT

Block 28
Buffer Block
0.13 ha

Limit of Development
10m Buffer from TRCA Staked Deline
September 30, 2015

Reduced Buffer
(Subject to TRCA review)

Block 27
Buffer Block
0.01 ha

Block 26
Buffer Block
0.01 ha

Block 25
Buffer Block
0.01 ha

Block 24
Buffer Block
0.01 ha

Block 23
Buffer Block
0.01 ha



PRELIMINARY ELEVATIONS



TOWNHOUSE BLOCK 'A' ELEVATIONS



PRELIMINARY PERSPECTIVE VIEW



MALONE GIVEN PARSONS LTD | WOODEND PLACE INC



QUESTIONS/COMMENTS?

RECEIVED

MAY 09 2016

Council Office Administrator

C	3
Item #	4
Report No.	22 (PH)
Council - May 17, 2016	

Carmela Vescio-Trenton and Tom Trenton
152 Via Borghese, Woodbridge, Ontario L4H 0Y7
416-856-7489
carmela.vescio@rogers.com

May 3rd, 2016

Mayor of Vaughan and Members of Council
Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

Attention: Committee of the Whole, Bill Kiru, Senior Manager of Development Planning, Diana DiGirolamo, Planner, Melissa Rossi, Manager Policy Planning, Kyle Fearon, Planner I, John MacKenzie, Deputy City Manager, Planning and Growth Management, Tony Iacobelli, Senior Environmental Planner

Re: Country wide Homes Woodend Place Inc.
11, 31, 51 Woodend Place
File name: Countrywide Homes Woodend Place Inc.
File numbers: Z.15.032, 19T-15V011 and DA.15078

This is to confirm my strong objection to the subject application(s). I have reviewed the attached findings and agree with the objective analysis that demonstrates the manner, in which the application(s) overwhelmingly contradicts and/or does not adhere to the many policies that exist to protect existing communities, encourage responsible growth and respect the natural environment.

Considering the glaring divergence from the existing policies, I am confident that upon review, the Committee of the Whole along with all accountable City Planning Officials will decline the proposal in its current form. In addition to the many findings a review of this submission will undoubtedly uncover, I agree that three common themes effectively summarize the significant issues with the subject proposal:

1. Urban Design- maintaining consistency - Significant contradiction to the Vaughan Official Plan
2. Land Use- compatibility with context - Unreasonable Intensification including unnecessary rezoning
3. Natural Environment- protection of core feature - Disregard for protected lands & vegetation identified within the Natural Heritage Network (tree removal, commitment to 30% Forest Cover from the existing 11%, compensation plan, etc...)

I trust the overwhelming findings will not only support the refusal of this application but draw attention to what appears to be questionable actions involving the subject lands. I care greatly about our fair City and will always support its progress when done so in a respectful and fair manner. This is not about stopping development. Instead, this is more about supporting responsible growth!

Yours truly,



Carmela Vescio-Trenton

Proud citizen of Vaughan and advocate for responsible growth!

Subject: FW: Notice to public of complete application

Item - 4

From: DiGirolamo, Diana
Sent: Wednesday, April 13, 2016 9:06 AM
To: Clerks@vaughan.ca
Subject: FW: Notice to public of complete application

Communication for 11, 31, and 51 Woodend Place (files OP.16.003, Z.15.032 and 19T-15V011) – Public Hearing date May 3, 2016

From: Miroslav Tkachenko [<mailto:miroslavt@hotmail.com>]
Sent: February-01-16 3:21 PM
To: DeFrancesca, Rosanna; DiGirolamo, Diana
Cc: Inessa Barkan; Asya Barkan; Tamburini, Nancy; Cugliari, Anne-Elise
Subject: RE: Notice to public of complete application

Hi Rosanna,

Thank you for your call.

As per conversation, please rely my suggestion to both - accessing team and developer:

Suggesting to leave natural fence from a line of Tall trees along to via Borghese and remain via Borghese as close loop street.

New town home development could reside behind of existing line of trees.

Thanks.

Best Regards,

Miroslav Tkachenko
80 Via Borghese, Woodbridge,
Ontario, L4H 0Y6, Canada
Cell. 1-647-409-5666

<https://myspace.com/opiumsongs>

Skype - miroslavt1208

From: miroslavt@hotmail.com
To: rosanna.defrancesca@vaughan.ca; diana.digirolamo@vaughan.ca
CC: b_inessa@hotmail.com; asya.barkan@gmail.com; nancy.tamburini@vaughan.ca; anne-elise.cugliari@vaughan.ca
Subject: RE: Notice to public of complete application
Date: Fri, 29 Jan 2016 15:31:11 -0500

Hi Rosanna,

Thank you for this e-mail.

You may call me anytime next week by below cell #. Thanks!

Best Regards,

Miroslav Tkachenko
80 Via Borghese, Woodbridge,
Ontario, L4H 0Y6, Canada
Cell. 1-647-409-5666

<https://myspace.com/opiumsongs>

Skype - miroslavt1208

From: Rosanna.DeFrancesca@vaughan.ca
To: miroslavt@hotmail.com; Diana.DiGirolamo@vaughan.ca
CC: b_inessa@hotmail.com; asya.barkan@gmail.com; Nancy.Tamburini@vaughan.ca; Anne-Elise.Cugliari@vaughan.ca
Subject: RE: Notice to public of complete application
Date: Fri, 29 Jan 2016 19:42:50 +0000

Hi Miroslav,

Thank you for taking the time to share your concerns with me. I will call you at some point next week to discuss your concerns further, please provide me with some times that would be convenient for you to speak with me.

Warm Regards,
Rosanna

From: Miroslav Tkachenko [<mailto:miroslavt@hotmail.com>]
Sent: Friday, January 29, 2016 1:01 PM
To: DiGirolamo, Diana; DeFrancesca, Rosanna
Cc: Inessa Barkan; Asya Barkan
Subject: RE: Notice to public of complete application

kind reminder
To: Ward 3 chancellor

Dear Francesca,

After conversation with Diana, who kindly explained me lay out of developer's proposal, our family raises deep concern about removal of row of tall trees along Borghese (from 80 Via Borghese down to McKenzie) , which will be removed in order to accommodate additional row of town-homes.
We feel these trees contribute to neighborhood's green zone - and to good healthy air.

We do not like implementation new road (continuation of Via Borghese) either - which dramatically will change existing landscape and make this spot gas polluted and less safe.

Please kindly take our opinion into consideration.

Please confirm receipt of this e-mail. Thanks.

Best Regards,

Miroslav Tkachenko
80 Via Borghese, Woodbridge,
Ontario, L4H 0Y6, Canada
Cell. 1-647-409-5666

<https://myspace.com/opiumsongs>

Skype - miroslavt1208

From: miroslavt@hotmail.com

To: diana.digirolamo@vaughan.ca

Subject: Notice to public of complete application

Date: Thu, 28 Jan 2016 12:14:59 -0500

Dear Diana,

Hope you doing great.

We received the attached notice to public about application to build new subdivision.

We leave at 80 Via Borghese and have a question (as it's not clear on attached plan).

Will the existing grey fence and a row of tall trees behind the fence will remain at segment across our main entrance ?

Also, the Borghese curve road will remain as it is (our house is at the corner) ?

In other words, will our house remain " cul-de-sac" as it is now ?

These questions are very important for us, as being cul-de-sac is part of our house value.

I tried to call you at extension 8860 but could not reach you.

Please kindly revert. Thanks in advance.

Best Regards,

Miroslav Tkachenko
80 Via Borghese, Woodbridge,
Ontario, L4H 0Y6, Canada
Cell. 1-647-409-5666

<https://myspace.com/opiumsongs>

Skype - miroslavt1208

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Subject: FW: 11, 31 and 51 Woodend Place - Files 19T-15V011, Z.15.032 and DA.15.078
Attachments: image002.png

From: DiGirolamo, Diana
Sent: Wednesday, April 13, 2016 9:05 AM
To: Clerks@vaughan.ca
Subject: FW: 11, 31 and 51 Woodend Place - Files 19T-15V011, Z.15.032 and DA.15.078

Communication for 11, 31, and 51 Woodend Place (files OP.16.003, Z.15.032 and 19T-15V011) – Public Hearing date May 3, 2016

From: Daniele [<mailto:dan4730173@hotmail.com>]
Sent: January-29-16 4:26 PM
To: DiGirolamo, Diana
Subject: Re: 11, 31 and 51 Woodend Place - Files 19T-15V011, Z.15.032 and DA.15.078

The lot was cleared a while ago. Clear cut. Not a few trees but all the trees. From a forest to not a twig. This happened after the house was sold and the old owners moved out. Unacceptable

Sent from my Bell Samsung device over Canada's largest network.

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

From: "DiGirolamo, Diana" <Diana.DiGirolamo@vaughan.ca>
Date: 2016-01-29 4:22 PM (GMT-05:00)
To: "Michaels, Gus" <Gus.Michaels@vaughan.ca>
Subject: 11, 31 and 51 Woodend Place - Files 19T-15V011, Z.15.032 and DA.15.078

Hi Gus,

Today I began receiving complaints from local residents that a number of mature trees are being cut down at 11, 31 and 51 Woodend Place. The Owner of the subject lands has recently made a Draft Plan of Subdivision, Zoning By-law Amendment and Site Development applications (19T-15V011, Z.15.032 and DA.15.078) to the City; at this time there are no approvals for the proposed development so site alteration and tree removal should not be taking place.

Would it be possible to monitor the situation?

Please advise if you have any questions.

Thanks and best regards,

Diana DiGirolamo
Planner
905-832-8585 ext. 8860 | diana.digirolamo@vaughan.ca

City of Vaughan | Development Planning Department

2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1

vaughan.ca



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Subject: FW: 11, 31 and 51 Woodend Place - Files 19T-15V011, Z.15.032 and DA.15.078
Attachments: image002.png; Screenshot_2016-02-02-07-19-48_resized(1).png

From: DiGirolamo, Diana
Sent: Wednesday, April 13, 2016 9:15 AM
To: Clerks@vaughan.ca
Subject: FW: 11, 31 and 51 Woodend Place - Files 19T-15V011, Z.15.032 and DA.15.078

Communication for 11, 31, and 51 Woodend Place (files OP.16.003, Z.15.032 and 19T-15V011) – Public Hearing date May 3, 2016

From: Daniele [<mailto:dan4730173@hotmail.com>]
Sent: February-02-16 7:24 AM
To: DiGirolamo, Diana
Subject: Re: 11, 31 and 51 Woodend Place - Files 19T-15V011, Z.15.032 and DA.15.078

Hello Diana.

Please see photo of the lot in question. The trees are so thick you can not see the house. Aerial photo from a older Google map.

Sent from my Bell Samsung device over Canada's largest network.

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

From: "DiGirolamo, Diana" <Diana.DiGirolamo@vaughan.ca>
Date: 2016-01-29 4:22 PM (GMT-05:00)
To: "Michaels, Gus" <Gus.Michaels@vaughan.ca>
Subject: 11, 31 and 51 Woodend Place - Files 19T-15V011, Z.15.032 and DA.15.078

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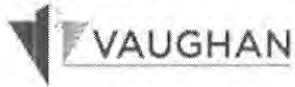
Thanks and best regards,

Diana DiGirolamo
Planner
905-832-8585 ext. 8860 | diana.digirolamo@vaughan.ca

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Woodend Pl

Woodend



Subject: FW: 11, 31 and 51 Woodend Place - Files 19T-15V011, Z.15.032 and DA.15.078
Attachments: image002.png; image004.png; Screenshot_2016-02-02-22-55-13_resized.png

From: DiGirolamo, Diana
Sent: Wednesday, April 13, 2016 9:17 AM
To: Clerks@vaughan.ca
Subject: FW: 11, 31 and 51 Woodend Place - Files 19T-15V011, Z.15.032 and DA.15.078

Communication for 11, 31, and 51 Woodend Place (files OP.16.003, Z.15.032 and 19T-15V011) – Public Hearing date May 3, 2016

From: Daniele [<mailto:dan4730173@hotmail.com>]
Sent: February-02-16 10:58 PM
To: DiGirolamo, Diana
Subject: Re: 11, 31 and 51 Woodend Place - Files 19T-15V011, Z.15.032 and DA.15.078

Here is another one.

Sent from my Bell Samsung device over Canada's largest network.

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

From: "DiGirolamo, Diana" <Diana.DiGirolamo@vaughan.ca>
Date: 2016-02-02 4:00 PM (GMT-05:00)
To: 'Daniele' <dan4730173@hotmail.com>
Subject: RE: 11, 31 and 51 Woodend Place - Files 19T-15V011, Z.15.032 and DA.15.078

Hi Daniele,

Thank you for providing this photo. I will pass this along to By-law Enforcement for their records.

Also be advised, that if you wish to put yourself on the notification list as we previously discussed, I need you to send me written confirmation (email is acceptable) from both yourself and your neighbour (23 and 27 Via Borghese).

Thank you and best regards,

Diana DiGirolamo
Planner
905-832-8585 ext. 8860 | diana.digirolamo@vaughan.ca

City of Vaughan | Development Planning Department
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Daniele [<mailto:dan4730173@hotmail.com>]
Sent: February-02-16 7:24 AM
To: DiGirolamo, Diana
Subject: Re: 11, 31 and 51 Woodend Place - Files 19T-15V011, Z.15.032 and DA.15.078

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From: "DiGirolamo, Diana" <Diana.DiGirolamo@vaughan.ca>
Date: 2016-01-29 4:22 PM (GMT-05:00)
To: "Michaels, Gus" <Gus.Michaels@vaughan.ca>
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Planner
905-832-8585 ext. 8860 | diana.digirolamo@vaughan.ca

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your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

den Rd

Drive

Jeff Wright

Vas Rd

Isernia

Netes S

Isernia

No

25

Via Sant' Agostino

Via Campanile

Via Campanile

Via Borghese St

Gambit Ave

25

Via Borghese

Woodend Pl

Subject: FW: Petition for Woodend Place
Attachments: Petition Signatures.pdf

Item - 4

From: DiGirolamo, Diana
Sent: Wednesday, April 13, 2016 9:21 AM
To: Clerks@vaughan.ca
Subject: FW: Petition for Woodend Place

Communication for 11, 31, and 51 Woodend Place (files OP.16.003, Z.15.032 and 19T-15V011) – Public Hearing date May 3, 2016

From: Tanya Varvara [<mailto:tanyavarvara@me.com>]
Sent: February-09-16 4:30 PM
To: DiGirolamo, Diana; DeFrancesca, Rosanna
Cc: kdebartolo@hotmail.com; maripossa_19@hotmail.com; miroslavt@hotmail.com; lisagagliardi@rogers.com; wpellegrini@rogers.com; sculmone20@gmail.com; dan4730173@hotmail.com; masciangelosteve@gmail.com; Bevilacqua, Maurizio; Di Biase, Michael; Iacobelli, Tony; Ferri, Mario; Rosati, Gino
Subject: Petition for Woodend Place

February 9, 2016

Rosanna DeFrancesca

Councillor, City of Vaughan

905-832-8585 ext. 8339

rosanna.defrancesca@vaughan.ca

Diana DiGirolamo

Planner, City of Vaughan

905-832-8585 ext. 8860

diana.digirolamo@vaughan.ca

Copy to:

Maurizio Bevilacqua

Michael Di Biase

Tony Iacobelli

maurizio.bevilacqua@vaughan.ca

michael.dibiase@vaughan.ca

tony.iacobelli@vaughan.ca

Mario Ferri

Gino Rosati

mario.ferri@vaughan.ca

gino.rosati@vaughan.ca

Dear Ms. DeFrancesca and Ms. DiGirolamo,

RE: Countrywide Homes Woodend Place Inc.

11, 31 and 51 Woodend Place

East side of Pine Valley Drive, south of Major Mackenzie Drive

File Name: Countrywide Homes Woodend Place Inc.

File Numbers: Z.15.032, 19T-15V011 & DA.15.078

herein referred to as the “**Countrywide Woodend Application**”.

Purpose:

As residents of Via Borghese and Gambit Avenue in the City of Vaughan (the “**Community**”), we are submitting this letter to express significant concerns with the Countrywide Woodend Application. We are of the view that the development of Woodend Place in the manner proposed will fundamentally change the feel and nature of this community. As such, we are writing to seek your support in denying the Countrywide Woodend Application. The factors supporting our position are outlined in further detail below.

Background:

Further to the “Notice to the Public of Complete Application” dated January 26, 2016 mailed to the Community from the City of Vaughan in respect of the Countrywide Woodend Application, we understand that the developer proposes to build 113 townhouses with entry and exit points through Via Borghese and Woodend Place.

Supporting Factors:

1. **From quite street to busy street** – the Community is an established neighbourhood and a quiet residential street with 77 homes. With an additional 113 townhouses being built with entry and exit points on Via Borghese, it is reasonable to assume that there will be, at minimum, over 100 additional vehicles driving through the Community each day. This will significantly increase the flow of traffic in the Community, thereby changing the Community from a quiet residential street to a busy street with a significant amount of traffic. We find this to be extremely concerning and unfair to the existing residents of the Community.

2. **Unexpected change in development of Community** – we understand that the area at Woodend Place is currently zoned for a residential rural area existing of three lots which are currently occupied by existing estate homes. As many of us residents in the Community are the original homeowners who bought from the developer in 2009/2010, this was also our understanding at the time of purchase. Many of us even paid a premium to live on a quiet street. In addition, prior to purchasing our homes we did our due diligence with the City of Vaughan and nowhere in the plans was there an intention in the future to build townhomes. Given this, what we do not agree with is the amendment that is being proposed to those existing lots to build 113 townhomes as this will significant alter the Community.

We believe that our rights should supersede the intentions of the developer who is purely interested in maximizing its profit at our expense. We are of the view that this application should have been submitted before Via Borghese and Gambit Avenue homes were sold. Approving this application against our reasonable concerns jeopardises the credibility of City bylaws not only in our case but in all similar situations throughout Vaughan.

Other concerns – Woodend Lot Trees:

In addition, it has been brought to our attention that the majority of the trees planted in the Woodend Place lot have been cut down recently. We have aerial photos of the lot before and after that supports this which we are willing to share with you. Green space is and has always been very important to the residents of the Community, the City of Vaughan and Province of Ontario. We are concerned as to whether this was done in accordance with the City of Vaughan's bylaws that would presumably require a permit, especially for what was a significant and dense volume of trees.

Petition:

Submitted along with this letter is a petition signed by the majority of residents in the Community that oppose the Countrywide Woodend Application.

Conclusion:

While we understand there is a need for development in the City of Vaughan, as outlined above, this proposal represents an unfair significant physical change to the Community. We strongly feel that it is reasonable for us to want to protect our established neighbourhood in the case of this amendment being requested by the developer. Consequently, we would very much appreciate your support in this effort.

Further to discussion with personnel in Ms. DeFrancesca's office, we understand there will be meeting taking place on **February 17, 2016 at 7:00pm** with multiple departments in the City of Vaughan at which we are welcome to discuss our concerns with the Countrywide Woodend Application.

We look forward to the opportunity to discuss this matter further with you.

Yours truly,

On behalf of the residents of the Community:

"Tanya Varvara"

"Katie De Bartolo"

"Marisa Campoli"

Tanya Varvara

Katie De Bartolo

Marisa Campoli

208 Via Borghese

204 Via Borghese

31 Via Borghese Street

tanyavarvara@hotmail.com

kdebartolo@hotmail.com

maripossa_19@hotmail.com

905-553-5198

416-993-9866

416-890-3658

"Walter Pellegrini"

"Miroslav Tkachenko"

"Lisa Gagliardi"

Walter Pellegrini

Miroslav Tkachenko

Lisa Gagliardi

216 Via Borghese

80 Via Borghese

215 Via Borghese

wpellegrini@rogers.com

miroslavt@hotmail.com

lisagagliardi@rogers.com

647-545-2654

647-409-5666

647-500-4052

"Steve Masciangelo"

"Sam Culmone"

"Daniele Chiarlitti"

Steve Masciangelo

Sam Culmone

Daniele Chiarlitti

199 Via Borghese

223 Via Borghese

23 Via Borghese

masciangelosteve@gmail.com

sculmone20@gmail.com

dan4730173@hotmail.com

416-505-0844

416-721-9353

905-553-2732



**COMMUNICATION C5
COMMITTEE OF THE WHOLE (PUBLIC HEARING)
MAY 3, 2016**

**RE: OFFICIAL PLAN AMENDMENT FILE OP.16.003
ZONING BY-LAW AMENDMENT FILE Z.15.032
DRAFT PLAN OF SUBDIVISION FILE 19T-15V011
COUNTRYWIDE HOMES WOODEND PLACE INC.
WARD 3 - VICINITY OF PINE VALLEY DRIVE AND MAJOR MACKENZIE DRIVE**

The City Clerk's Office has received a petition from area residents regarding the above noted application with the summary wording below.

The total number of signatures on the petition are: 63.

Wording:

"As residents of Via Borghese and Gambit Avenue in the City of Vaughan (the "Community"), we are submitting this letter to express significant concerns with the Countrywide Woodend Application. We are of the view that the development of Woodend Place in the manner proposed will fundamentally change the feel and nature of this community. As such, we are writing to seek your support in denying the Countrywide Woodend Application. The factors supporting our position are outlined in further detail below."

A copy of the entire petition document containing a total of 8 pages is on file in the office of the City Clerk.

From: Beauchamp, Alexandra
Sent: April-14-16 10:14 AM
To: Bellisario, Adelina
Subject: FW: CountryWide Homes Woodend Place (OP.16.003, Z.15.032, 19T-15V011 & DA.15.078)

Item - 4

From: DiGirolamo, Diana
Sent: Wednesday, April 13, 2016 9:26 AM
To: Clerks@vaughan.ca
Subject: FW: CountryWide Homes Woodend Place (OP.16.003, Z.15.032, 19T-15V011 & DA.15.078)

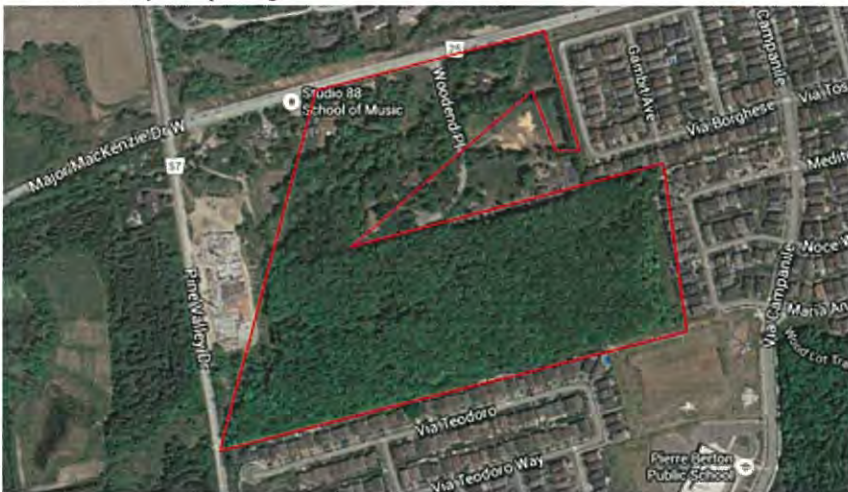
Communication for 11, 31, and 51 Woodend Place (files OP.16.003, Z.15.032 and 19T-15V011) – Public Hearing date May 3, 2016

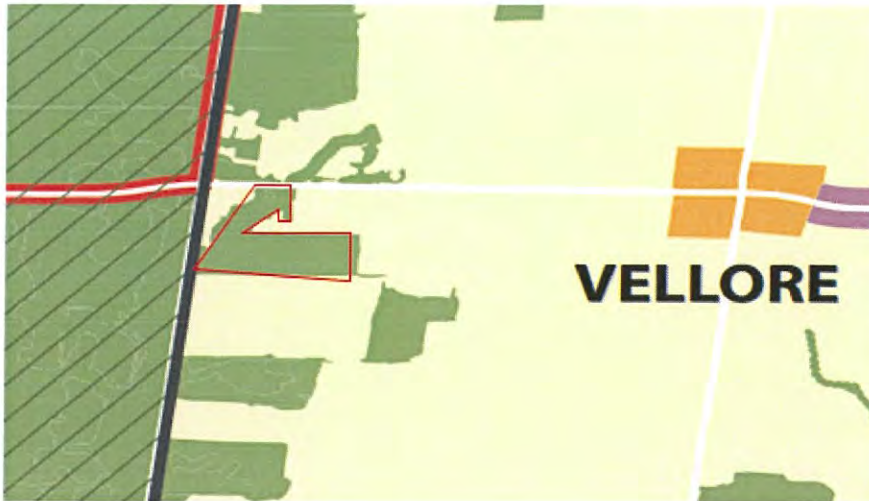
From: Joe Collura [<mailto:joe.collura@gmail.com>]
Sent: February-15-16 9:02 AM
To: DiGirolamo, Diana
Subject: Fwd: CountryWide Homes Woodend Place (OP.16.003, Z.15.032, 19T-15V011 & DA.15.078)

Morning Diana,

I apologize for the multiple notes however, as I continue to research & I come across relevant information, I want to be sure to engage you accordingly.

As it relates to the designation of the subject lands as **Natural Areas and Countryside, Natural Heritage Network (Core Features)** &/or **Areas of Natural and Scientific Interest**, a satellite view from Goggle Maps as compared to the schedules contained within the Plan is very compelling.





Also, as it related to the subject lands (surrounding area), can you share a view of the block plan that indicates the total number of lots available, the lot specifications (e.g. frontage, depth, etc...) & the total number of municipal addresses assigned.



I probably won't be able to say it enough however, thank you in advance!

----- Forwarded message -----

From: **Joe Collura** <joe.collura@gmail.com>

Date: 14 February 2016 at 10:00

Subject: Fwd: CountryWide Homes Woodend Place (OP.16.003, Z.15.032, 19T-15V011 & DA.15.078)

To: "DiGirolamo, Diana" <Diana.DiGirolamo@vaughan.ca>

Hi Diana,

As promised, some additional questions.

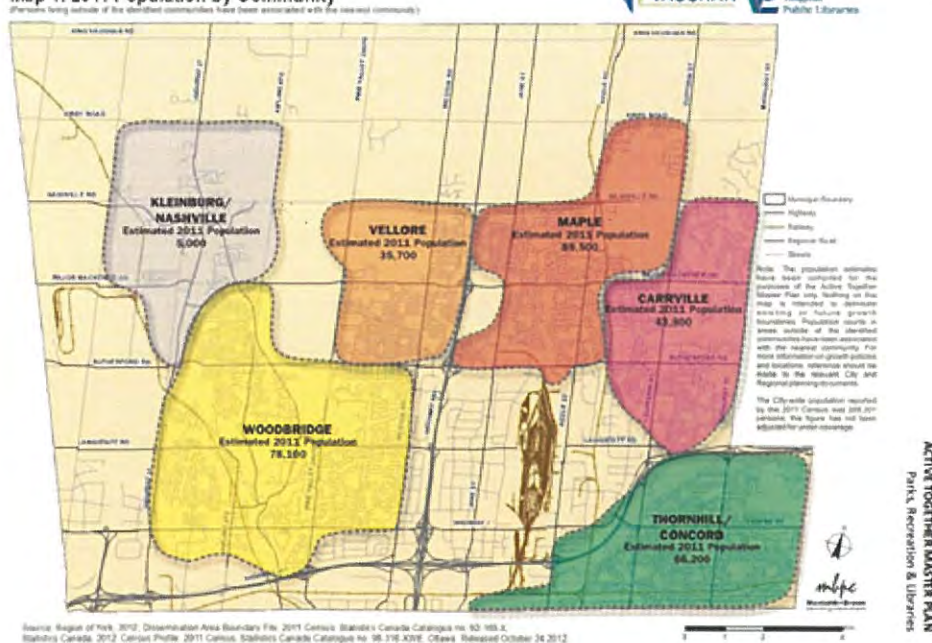
I came across this information Active Together Master Plan - 2013 Review & Update. Do you have any updated data as it related to the below information including but not limited to"

- whether these figures are current
- the current populations by community
- the current residents/employment & units per hectare
- total approved units per community & how that will contribute to the population forecast

Table 1: Population Forecasts by Community, 2011-2031

	2011		2021		2031		Population Change (2011-2031)
	Population (Census)	% of City-wide Pop.	Population (Forecast)	% of City-wide Pop.	Population (Forecast)	% of City-wide Pop.	
Carrville	43,800	15%	59,700	17%	65,800	16%	22,000
Kleinburg/Nashville	5,000	2%	20,500	6%	24,900	6%	19,900
Maple (see Note 1 below)	59,500	21%	61,700	17%	75,300	18%	15,800
Thornhill/Concord (see Note 2 below)	66,200	23%	73,800	20%	84,700	20%	18,500
Vaughan Metropolitan Centre	--	--	17,800	5%	28,100	7%	28,100
Vellore (see Note 3 below)	35,700	12%	47,400	13%	58,700	14%	23,000
Woodbridge	78,100	27%	79,600	22%	79,100	19%	1,000
Total	288,300	100%	360,400	100%	416,600	100%	128,300

Map 1: 2011 Population by Community



Also, can you confirm whether any on the highlighted lands below are city owned &/or who the existing owner would be?



Thanks again Diana!

----- Forwarded message -----

From: **Joe Collura** <joe.collura@gmail.com>

Date: 13 February 2016 at 09:59

Subject: Re: CountryWide Homes Woodend Place (OP.16.003, Z.15.032, 19T-15V011 & DA.15.078)

To: "DiGirolamo, Diana" <Diana.DiGirolamo@vaughan.ca>

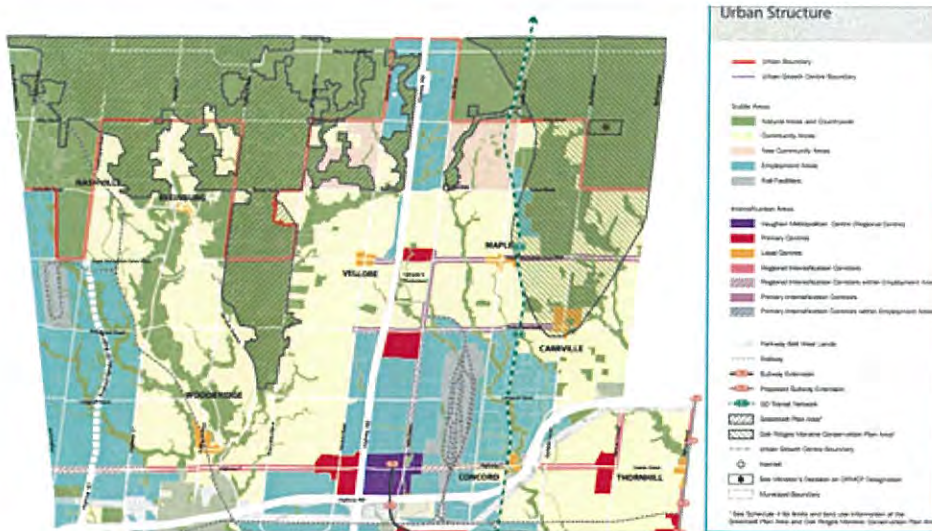
Good evening Diana,

Thank you kindly for taking to time to address my inquiries. I know how demanding you time must be. I'll apologize in advance of the length however, as you can imagine this is very important to me & my family as well as my fellow neighbours. I just want to be as thorough as possible.

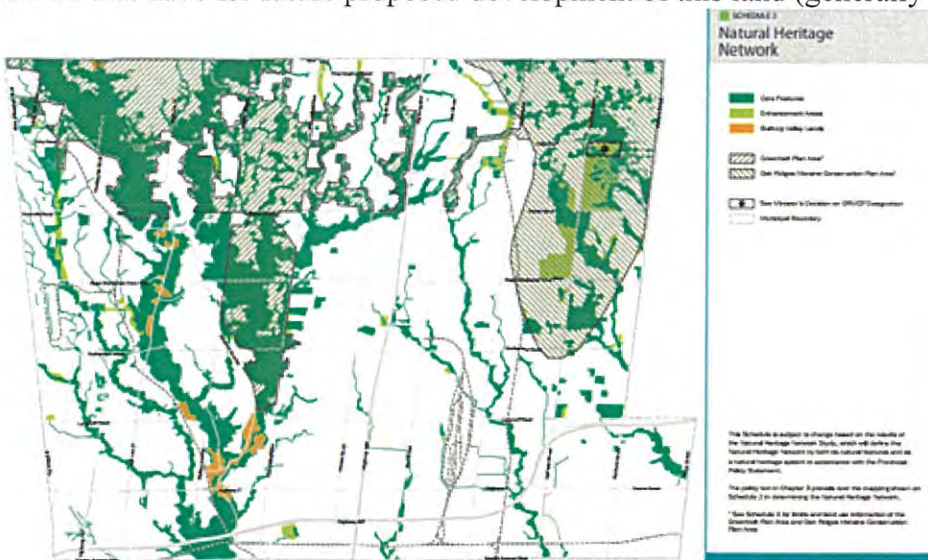
As mentioned in my message, I am gathering general details & I am hoping you can help confirm/clarify my interpretation of some details contained within the City of Vaughan Official Plan 2010 Volume 1:

Urban Structure (schedule 1): According to the below map, it illustrates the subject area (between Via Borghese & Woodend Place):

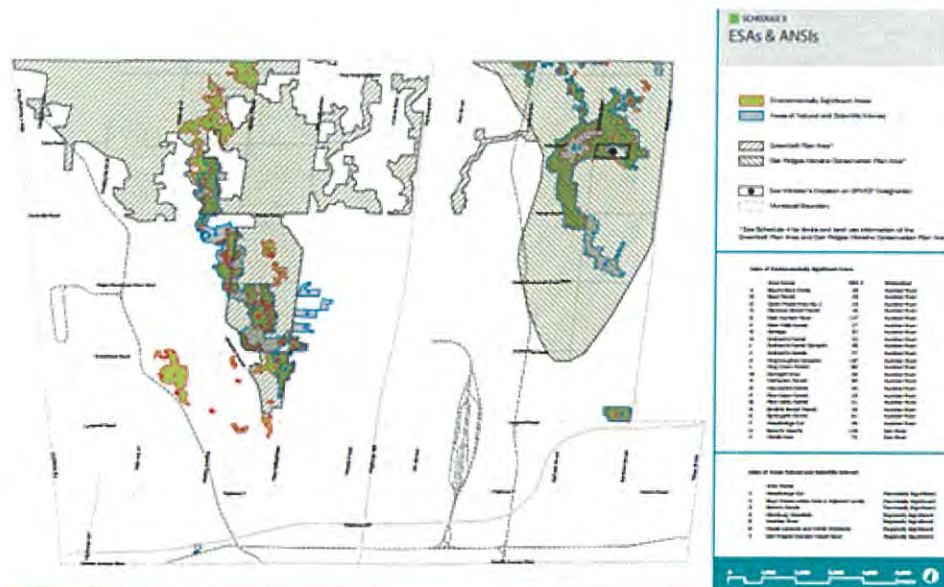
- as a "**Natural Areas and Countryside.**" Please confirm. If that is the case, what implications would that have for future proposed development of this land (generally speaking)?
- as having no **Intensification Area** designation as define by each category below. Please confirm. If that is the case, what implications would that have for future proposed development of this land (generally speaking)?



Natural Heritage Network (schedule 2): According to the below map, it illustrates the subject area (between Via Borghese & Woodend Place) as "**Core Features.**" Please confirm. If that is the case, what implications would that have for future proposed development of this land (generally speaking)?



ESAs & ANSIs (schedule 3): According to the below map, it illustrates the subject area (between Via Borghese & Woodend Place) as "**Areas of Natural and Scientific Interest.**" Please confirm. If that is the case, what implication would that have for future proposed development of this land (generally speaking)?



In addition, can also clarify/confirm the following:

- Per the the City of Vaughan Official Plan 2010 Volume 1, Chapter 9 Building A Great City, & while it appears the subject area is not identified as an Intensification Area, would both the references to **Community Areas** as well as **Intensification Areas** apply?
- According York Region's "**Planning for Intensification in the Built-Up Area**" document, "the 2031 forecast and land budget assumed that the Region would achieve a 40 per cent intensification rate, which requires that 90,720 units be built within the Built-up Area between 2006 and 2031." I also note from that same document, Vaughan was assigned 45% of the Region's target or 29,300 units over that same period (Table 1) & our unit growth from 2006-2014 was 44% (Table 3). Per the City of Vaughan Official Plan 2010 Volume 1, "Vaughan is forecast to accommodate 29% of the Regional population growth...resulting in a growth of approximately 167,300 new residents..." Considering all this
 - Are these figures still current?
 - Can you confirm **Vaughan's current Total Unit Growth** including how that is distributed among Single, Semi, Row & Apartment?
 - Can you confirm the **total amount of units that have been approved to date** in relation to the below targets?
 - Can you confirm what the current figure for the subject area as it relates to the **50 residents per hectare** measurement? With some 250 or so towns (that I can tell; probably much more than that) already being sold at the corner of Major Mackenzie & Lawford Rd, in addition to the volume of towns already in the area plus the Royal Pine condo which, will bring even more volume to the area, it appears there has already been a very noticeable intensification.

Table 1: York Region Intensification Targets, 2006 to 2031¹

Local Municipalities	Units	Per cent of Total Growth
Vaughan	29,300	45%

Table 3: York Region Residential Intensification Analysis, 2006 to 2014

Local Municipalities	YROP-2010 2006 to 2031 Intensification Targets	Total Unit Growth	Rows and Apartments in Built-Up Area # %	All Units in Built-Up Area # %

Regarding **BY-LAW NUMBER 185-2007** including but not limited to the Permit and Requirements and Exceptions section 3, paragraph 1, what action has the city taken to address the destruction of the subject area woodlot (as defined by the Regional Municipality of York Forest Conservation Bill No. 70 Bylaw No.2013-68)? If there was a claim of damage, what evidence & city follow up was conducted? For example, if there was an EBA infected Ash Tree claim, were the required 2 pictures per tree provided? Also, a claim for emergency removal would be far fetched seeing as the subject area is a woodlot & did not pose a threat to any adjacent residences. Finally, you will note from the photo below, how perfectly linear the cut tree line is. That would also not be consistent with removing potentially damaged trees. All this in addition to the fact that per the above maps that depict this area as environmentally signification. Can you help me understand?



Finally, I note a recent **York Region, Committee of the Whole meeting on February 11th, 2016** where a recommendation is being considered to increase the Region's intensification target to 45% (from the province's mandated 40%). As you can imagine, this is being met with significant disapproval primarily due to it not being imposed by the province (not to mention the detrimental impact it will have on a thoughtful & balanced development strategy for the Region). What is also unclear from the minutes is whether this is being amortized to 2041? What implications, if any, does this represent for Vaughan & how is the city being represented & speaking for us?

There may be more that comes to mind & I hope I can continue to leverage your expertise accordingly. I look forward to your follow up & thanks again Diana!

On 12 February 2016 at 15:49, DiGirolamo, Diana <Diana.DiGirolamo@vaughan.ca> wrote:

Hi Joe,

This email is in response to the voicemail you left me on Thursday, February 11, 2016.

Please feel free to send me your general questions and I will do my best to answer them.

Best regards,

Diana DiGirolamo

Planner

905-832-8585 ext. 8860 | diana.digirolamo@vaughan.ca

City of Vaughan | Development Planning Department

2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1

vaughan.ca



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Subject: FW: Tree Removal (Woodend Place)

Item - 4

From: DiGirolamo, Diana
Sent: Wednesday, April 13, 2016 9:36 AM
To: Clerks@vaughan.ca
Subject: FW: Tree Removal (Woodend Place)

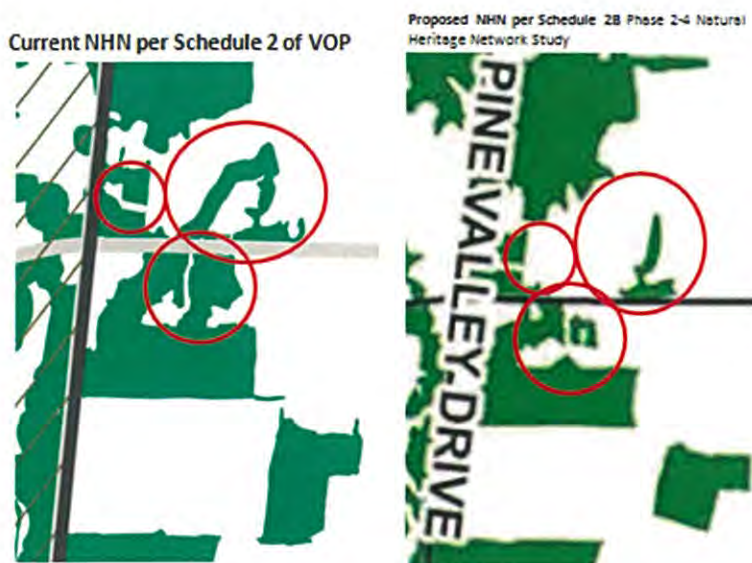
Communication for 11, 31, and 51 Woodend Place (files OP.16.003, Z.15.032 and 19T-15V011) – Public Hearing date May 3, 2016

From: Joe Collura [<mailto:joe.collura@gmail.com>]
Sent: February-25-16 6:20 AM
To: Iacobelli, Tony
Cc: DiGirolamo, Diana
Subject: Re: Tree Removal (Woodend Place)

Thank you for follow up Tony. I do note a significant amount of objections that have been brought forward with respect to the proposed NHN amendments including insufficient lead time for impacted parties/communities to interpret the recommendations. I will investigate that further.

In the mean time, I do note the below changes. While I (& my neighbours) may not necessarily agree with the proposed changes & will deal with that accordingly, as this relates to the subject lands (Woodend Place), would the current application not be consistent with even the proposed NHN (I know that is definitely the case for the current view of the NHN)?

And to the point about community opposition regarding the proposed NHN amendments, how can we ensure our community objection(s) form part of the deputations against the current recommendations?



On 24 February 2016 at 09:07, Iacobelli, Tony <Tony.Iacobelli@vaughan.ca> wrote:

Dear Mr. Collura,

I am aware of the issue of the tree removal on the site and will be assisting where I can in the planning process.

I understand that Diana DiGirolamo has provided information to you to interpret the Vaughan Official Plan (VOP 2010) and I can assist her in that regard. You may also wish to review the City's Tree Protection By-Law (http://www.vaughan.ca/cityhall/by_laws/Bylaws/185-2007.pdf).

You may wish to review the latest reports and recommendations from the Natural Heritage Network (NHN) Study (http://www.vaughan.ca/projects/policy_planning_projects/natural_heritage/Pages/default.aspx). The NHN Study is not adopted by Council.

Kind regards,

Tony

From: Joe Collura [mailto:joe.collura@gmail.com]

Sent: February-23-16 8:40 PM

To: Iacobelli, Tony

Cc: Sam Wadhwa; Katie DeBartolo; Dan4730173@hotmail.com; cg m; Marisa I; Jenniferscioli@hotmail.com; Gerard Biasutto; Nicole Grisolia; dino.dascanio@bell.net; Lisa Gagliardi; Lilli Chan; Tanya Varvara

Subject: Fwd: Negligent Tree Removal (Woodend Place)

Good evening Mr. Iacobelli,

I, along with many residents, are compiling a strong objection against any request to amend the current lands contained within the Natural Heritage Network. Among other things, the below communication represents part of our concerns & we have engaged city officials accordingly & are awaiting all city details with respect to the removal of this woodlot.

We would like to understand what other actions are available to ensure our voices, as residents, form part of this process & ultimately are included in support of the existing Core Features.

Thank you for your attention.

----- Forwarded message -----

From: **Joe Collura** <joe.collura@gmail.com>

Date: 20 February 2016 at 14:23

Subject: Negligent Tree Removal (Woodend Place)

To: parks@vaughan.ca, Clerks@vaughan.ca

Cc: rosanna.defrancesca@vaughan.ca, nancy.tamburini@vaughan.ca, "DiGirolamo, Diana"

<Diana.DiGirolamo@vaughan.ca>, bill.kiru@vaughan.ca, Tanya Varvara <tanyavarvara@me.com>,

maurizio.bevilacqua@vaughan.ca, mario.ferri@vaughan.ca, tony.carella@vaughan.ca,

michael.dibiase@vaughan.ca, gino.rosati@vaughan.ca, sandra.racco@vaughan.ca, alan.shefman@vaughan.ca,

Nicole Grisolia <ngriz@rogers.com>, dino.dascanio@bell.net

Good day,

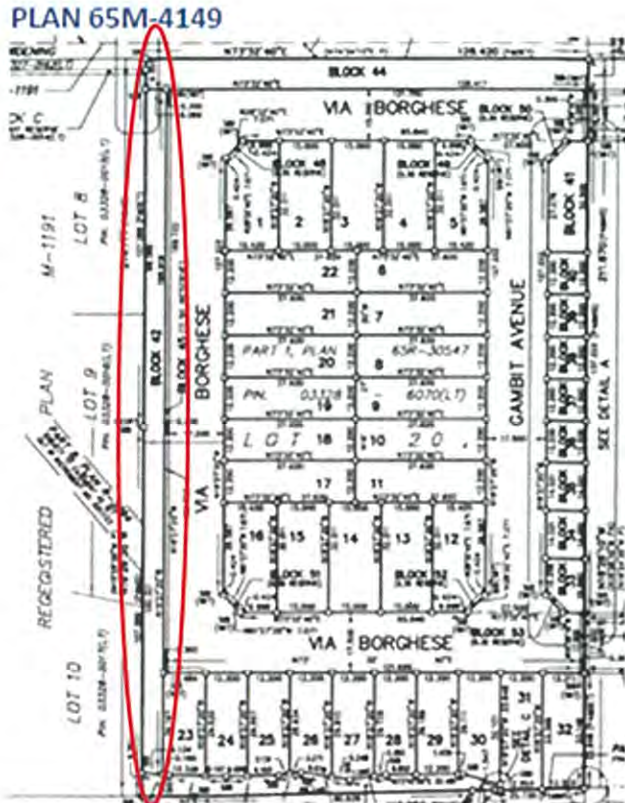
Per the Feb 17th resident meeting arranged by Councilor De Francesca in relation to an existing development application which, is being addressed in addition to this request, there is the matter of what many residents believe, was the negligent removal of an entire woodlot. What's more, per schedule 2 of the Vaughan Official Plan, Volume 1, the subject lands fall within the Natural Heritage Network as a Core Feature. This was further substantiated by the Development Planning Department who provided the below image:

SCHEDULE 2 – NATURAL HERITAGE NETWORK



The Natural Heritage Network Study has validated the importance of this area & has specifically identified this area as a Core Feature currently awaiting approval from the Ontario Municipal Board.

I have also learned that the City of Vaughan now owns the lands immediately to the east of the subject lands (highlighted below), legally described as Block 42. This is consistent with the language contained within chapter 3 of the Vaughan Official Plan Volume 1 where Council would seek public ownership of such lands to preserve the inherent value, ecological features, biodiversity & connectivity of natural features in an area. This is relevant as the leveling of the woodlot in question has significantly impacted the environment benefits of the area where it previously served to complement the Natural Heritage Network.



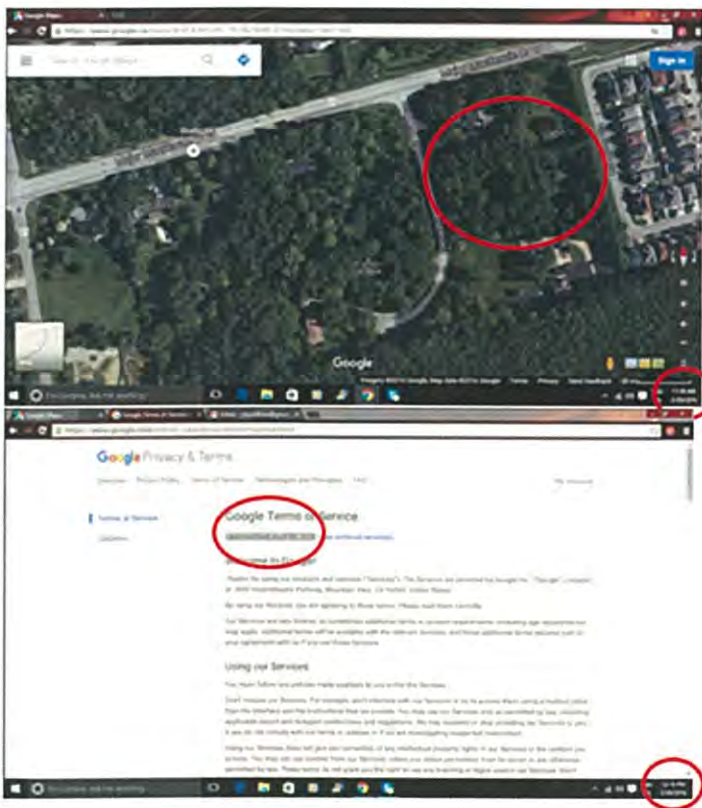
It was explained to many residents during the Feb 17th meeting at city hall, that Forestry Services did grant approval to remove some damaged trees caused by the 2013 ice storm. We were told this was validated by a "photo" that was provided by the owner. **I am formally requesting a copy of said photo(s) & would like to understand what due diligence was completed to validate the claim.** It was explained that the amount of damage caused by the storm placed a significant strain on city resources which, contributed to some lack of follow up. While I can certainly appreciate the extenuating circumstances, I believe there is a reasonable limit that should apply.

Living directly across from the subject lands, we immediately contacted the city for assistance when activity began. **I would like an account of all related complaints as well as evidence of the city's response.** When the tree removal began, it was clear this would not be targeted to "damaged trees" considering the large

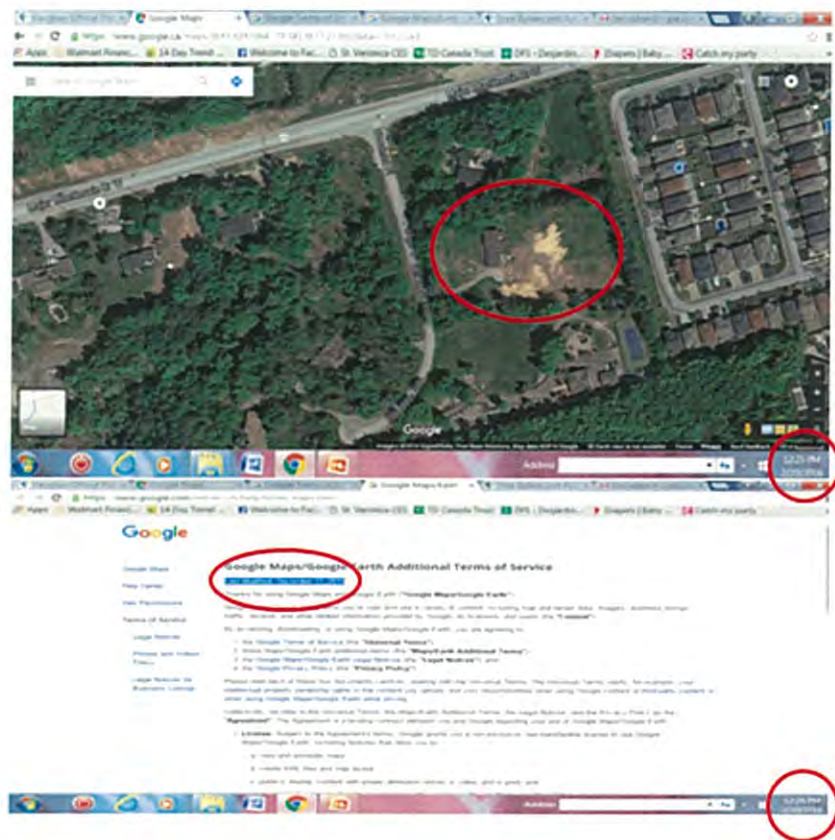
machinery that was being used to essentially flatten this area! When we did speak with the city, on several occasions, we were told the trees were damaged. This, despite our making the calls while standing directly in front of the subject lands & pleading for the city to come observe for themselves as the extent of the apparent "damage" was not nearly as extensive. We also witnessed a city by-law official finally attend the site, albeit very briefly, only to be told there is nothing we can do because the trees were already cut.

Per by-law 185-2007, this action was a direct violation. Further, per 3.2.3.9 of the Vaughan Official Plan Volume 1, what action has the city taken to enforce the restoration of said lands?

Finally, I will draw your attention to the subject lands & the woodlot in question. The first photo, according to Google Earths Terms of Service, was updated after April 30, 2014. I have provided screen shot to validate this information & when it was captured (i.e. today!). Per below, these trees appear to be thriving which, would directly contradict the supposed damage caused by the 2013 ice storm.



The second photo reveals the same area however, that has now been decimated! According to Google Maps Terms of Service, it was updated after Dec 17, 2015. I have provided screen shot to validate this information & when it was captured (i.e. today!).



I have been a resident of Vaughan for many years & care very much about the state of our city. The manner in which this incident has been & continues to be dealt with, is simply not consistent with what I know is a thoughtful & dedicated city. I have copied some residents who share my concerns (there are MANY others) along with members of council. I know, first hand, the quality of leadership we are privileged to have representing us & felt it was important to draw attention to this matter specifically as it related to the commitments made within the Vaughan Accord (included below). That said, considering the number of city officials present at the Feb 17 residents meeting that were unaware of these occurrences, I wanted to ensure we did our part as responsible residents to engage our leaders according.

I look forward to your prompt reply. Thank you.

The Vaughan Accord:

Accordingly, we commit to:

Ensure that our behaviour is at all times consistent with the City's core values of Respect, Accountability and Dedication;

Follow the Code of Ethical Conduct for Members of Council, and all City policies that apply to Members of Council;

Be responsible stewards of the City's finances, assets, services, public places, and the natural environment;

Provide stable, transparent and effective governance, focused on achieving excellence, and to set this standard for all City goals and objectives;

Act constructively, with mutual respect, and with respect for all persons who come before us;

Provide and promote, through effective communication, meaningful and inclusive citizen engagement;

Create conditions for an economic environment which promotes innovation, productivity enhancement and job creation;

Inspire cultural growth by promoting sports, the arts, music, theatre and architectural excellence;

Promote unity through diversity as a characteristic of Vaughan citizenship;

Remember our history and heritage by protecting and preserving important landmarks;

Exercise a leadership role beyond our borders by sharing our ideas, knowledge and experience widely; and

Strive to achieve the best possible quality of life and standard of living for Vaughan residents.

And that by signing this Accord, we the elected Members of Council pledge to keep this commitment, and to serve the City of Vaughan in a manner that will reflect a positive image of the City and instill civic pride.

Dated at Vaughan, Ontario, on this 20th day of January, 2015.

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Subject: FW: CountryWide Homes Woodend Place (OP. DA.15.078)

Item - 4

From: DiGirolamo, Diana
Sent: Wednesday, April 13, 2016 9:38 AM
To: Clerks@vaughan.ca
Subject: FW: CountryWide Homes Woodend Place (OP.16.003, Z.15.032, 19T-15V011 & DA.15.078)

Communication for 11, 31, and 51 Woodend Place (files OP.16.003, Z.15.032 and 19T-15V011) – Public Hearing date May 3, 2016

From: joe.collura [<mailto:joe.collura@gmail.com>]
Sent: February-26-16 8:54 AM
To: DiGirolamo, Diana
Subject: Re: CountryWide Homes Woodend Place (OP.16.003, Z.15.032, 19T-15V011 & DA.15.078)

Morning Diana,

Hope all is well.

You have been so gracious with your time & I hate to trouble you however, I wonder if you could follow up with Kyle (in planning) to ensure he received my communication & is preparing a response. I sent him note last weekend, left him a message & sent him a follow up note with no response back. Good news is the Region has provided some very helpful details related to their view as well as Vaughan however, Kyle's response would be appreciated.

On a side note, I also met with Tony Iacobelli yesterday & had a really nice chat. Among other things, I wanted to understand how, if any, the proposed changes to the NHN may impact the subject lands. Through our discussion along with the mapping Tony was kind enough to share, the subject lands & specifically the woodlot that was removed, continues to fall within the NHN (we have requested & are awaiting all details related to that matter & will share our findings accordingly).

Another interesting point that came of our discussion as it relates to the NHN & Vaughan's commitment to vegetation/tree management, are the requirements for an arborists report along with a compensation plan for any tree removal, particularly in the subject lands where a sizable woodlot has already been removed. It will be interesting to understand what, if any, language is contained in the proposal as it relates to these requirements & specifically for the woodlot in question. This only strengthens our argument that any proposal should maintain or increase & connect the existing NHN & aligns with our preliminary recommendation per below.

Thought I'd share.

Sent from Samsung Mobile

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

From: Joe Collura
Date: 02-21-2016 10:50 AM (GMT-05:00)

To: "DiGirolamo, Diana"

Cc: bill.kiru@vaughan.ca

Subject: CountryWide Homes Woodend Place (OP.16.003, Z.15.032, 19T-15V011 & DA.15.078)

Morning Diana,

I trust the weekend was good.

Thank you for your follow up. Much of the information you provided is consistent with what I have obtained through my research/contact with other levels of government (i.e. the Province & the TRCA). Also, I have obtained the specific dimension for the subject lands through the land registry office. In addition, I have escalated the issue of the negligent tree removal to the appropriate department & will follow up with the Policy Planning Department per your direction.

Some additional inquiries I would appreciate your guidance on include:

- the process the city has & is taking, with the OMB to ensure the proposed NHN is approved
- what actions may a resident take to support the above approval
- per the Final Phase 1 of the Natural Heritage Network Study report prepared for the City of Vaughan, would this negligent tree removal within the subject lands not be contrary to the recommendations contained within the aforementioned study as well the recommendations contained within the "Expanding the Urban Forest - one Tree at a Time"

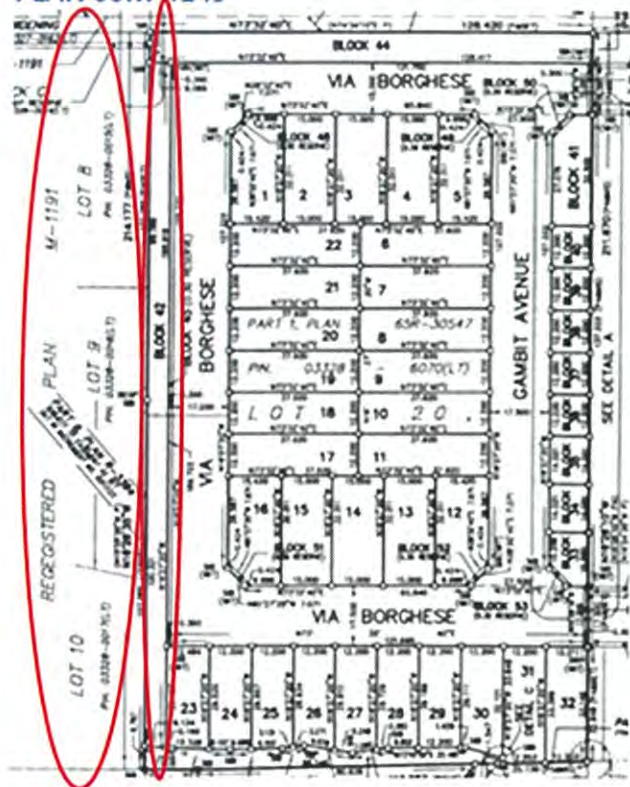
CWS Forest Habitat Guideline	Forest Habitat in Vaughan
At least 30% forest cover	11 %
At least 10% of forest cover should be interior forest >100 m from edge	0.5 %
At least one large contiguous forest within each watershed (>200 ha)	Humber Watershed largest forest – 152 ha Don Watershed largest forest – 88 ha



"...the greatest opportunity to increase total leaf area and canopy cover is found within the residential land use category."

- to your point regarding the various environmental reports that have been submitted, how will the negligent tree removal be factored as part of this review
- per the below image, can you confirm the existing zoning categorization for both highlighted areas including what provisions must be adhered to in relation to this designation

PLAN 65M-4149



As discussed at the Feb 17 residents meeting, here is a list of the 2010 City of Vaughan Official Plan Volume 1 sections, that this proposal is either directly in contrast to &/or does not adhere to (not exhaustive):

- **Chapter 2**

- 2.1.3.2 d. (unclear of how the 50 residents/jobs per hectare has been managed thus far & how this proposal may impact
- 2.1.3.2 e.
- 2.1.3.2 l.
- 2.2.3.2
- 2.2.3.3
- 2.2.3.4
- 2.2.5 (unclear how the level of intensification within the Vellore Community relates to the 45% intensification target for intensification areas; proposal is also inconsistent with the commitment within this section that states, "Community Areas will not see significant physical change...")

- **Chapter 3**

- 3.1.1.2
- 3.1.1.3
- 3.2.1.2
- 3.2.1.3
- 3.2.2.1 (while schedule 2 may not be approved by the OMB, the VOP does state it would "maintain" the natural heritage inventory & schedule 2)
- 3.2.3.1 a. i. & iii., b., c. d (in that the proposal is suggesting the recently secured lands within Block 42 that fall within the NHN per schedule 2, be redeveloped vs. protected)
- 3.2.3.4 c.
- 3.2.3.7 (does not meet any of the exceptions)
- 3.2.3.8

- 3.2.3.9 (... "in the case of a development application, the application will not proceed until restoration works have been undertaken...")
- 3.2.3.10 (in that the proposal is suggesting the recently secured lands within Block 42 that fall within the NHN per schedule 2, be redeveloped vs. protected)
- 3.2.3.11 ("...minor modifications...")
- 3.3.3.1 a. & b.
- 3.3.3.2.a. & b. (we have not been privy to the environmental study however, how has the negligent tree removal been factored)
- 3.3.3.3 d.
- 3.7.2
- 3.8.1.5 (including how has the negligent tree removal been factored)
- 3.9.2.1 (including how has the negligent tree removal been factored)
- 3.9.2.2 (including how has the negligent tree removal been factored)
- **Chapter 9**
 - 9.1.1.8 a.
 - 9.1.1.10
 - 9.1.2.1 a. & b.
 - 9.1.2.2. a.thru g.
 - 9.1.2.3. a thru g.
 - 9.1.2.5 e.
 - 9.2.1.1
 - 9.2.1.2
 - 3.2.1.4
- **Chapter 10**
 - 10.1.2.37
 - 10.1.2.40 (unclear on what strip development is defined as)
 - 10.1.2.46 a. i thru vii

Having review the 2010 VOP Volume 1 in it's entirety, it is apparent that are are a significant number of contradictions contained within the subject proposal. It stands to reason that the overwhelming number of contradictions is directly contributing to the sizable community outage (which you have seen a fraction of). While much of this information will form part of our formal objection to this proposal, other factors I am hoping you will account for include:

- loss &/or reduction of existing amenities
- loss &/or reduction in community services
- excessive intensification which is inconsistent with surround area & language contained within the VOP (i.e. designated intensification areas will be the primary locations for the accommodation of the 45% intensification target):
 - with 3 units presently contained within the subject lands, using the 45% intensification target would only require 1 additional unit
 - I believe we as residents are open to a reasonable amount of growth within the subject lands to support Vaughan's greater needs however, taking into account the existing infrastructure
 - existing roads surrounding Via Borghese including a single entry point from Via Campanile, effectively accounts for ~80 units
 - existing roads surrounding Woodend Place could easily accommodate a responsible number of units while more than adequately adding to Vaughan's intensification needs
 - a thoughtful approach would also add to & connect the NHN

The below illustration is by no means a recommendation (I am working with my neighbours to gather consensus) & is not to scale however, it is a consideration.



Thanks again for your expertise & responsiveness Diana. I will look out for our follow up &/or am happy to discuss as needed.

Take care!

Subject: FW: FW: Planning Process.pptx

Item - 4

From: DiGirolamo, Diana
Sent: Wednesday, April 13, 2016 9:48 AM
To: Clerks@vaughan.ca
Subject: FW: FW: Planning Process.pptx

Communication for 11, 31, and 51 Woodend Place (files OP.16.003, Z.15.032 and 19T-15V011) – Public Hearing date May 3, 2016

From: Joe Collura [<mailto:joe.collura@gmail.com>]
Sent: March-18-16 7:22 AM
To: Kiru, Bill
Cc: Cugliari, Anne-Elise; DeFrancesca, Rosanna; Tamburini, Nancy; DiGirolamo, Diana
Subject: Re: FW: Planning Process.pptx

Morning Diana, Bill,

Apologies for the delay in responding. I have to squeeze in a bit a of work from time to time.

Thanks for your follow up (as always!). In response:

1. I note the timing. I am working on consolidating our findings & will forward at minimum, a couple weeks prior to the May 3rd meeting.
2. I appreciate your comments related to the OMB. That said, we're not taking any chances & will prepare for the eventuality should it arise. Will we be notified if the applicant does exercise that option? And can you elaborate on what the 4 applications include?
3. Understood.

On a related note & as part of our investigation, in completing a title search on one of the subject properties, we note the City of Vaughan listed in the transaction history. This seems unusual however, I'm hoping to get some clarity. Can you address this or direct me accordingly?

Thank you.

an application has been deemed “complete”. At this time only 2 of the 4 applications the applicant has submitted have been deemed “complete”.

Q3- Communication

While the subject application is not considered “high density”, Planning Staff have recommended to have notice provided to all properties within 150 metres of the subject lands; the Notice of the Public Hearing will also be provided to the Millwood Woodend Ratepayers Association, to anyone who signed the petition provided to the City on February 9, 2016, and anyone who signed the attendance sheet at the Community Meeting held on February 17, 2016. Beyond this, Notice of Public Meetings are advertised on the City’s website.

The Notice Sign installed on the property tells people that an application has been made to the City; anyone interested in understanding what kind of development is proposed can call the City and speak to a Planner for more information. This practice regularly nets calls from interested parties. If any interested parties fall outside the criteria listed above for notice, they can provide to the City (in writing) a request to be notified and they will be notified of all future correspondence. The City will accommodate anyone who wishes to be notified on a particular application.

I have also provide the following link to the “Citizen’s Guides to Land Use Planning” for your reference-
<http://www.mah.gov.on.ca/Page338.aspx>

Hope this helps.

Bill Kiru, MCIP, RPP

Senior Manager of Development Planning
[905-832-8585](tel:905-832-8585) ext. 8633 | bill.kiru@vaughan.ca

City of Vaughan | Development Planning Department
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1

vaughan.ca



From: Joe Collura [<mailto:joe.collura@gmail.com>]
Sent: March-07-16 8:20 PM
To: Kiru, Bill
Cc: Cugliari, Anne-Elise; DeFrancesca, Rosanna; Tamburini, Nancy
Subject: Re: FW: Planning Process.pptx

Hi Bill,

I had a chance to review the details & have a couple follow up questions:

1. You mentioned that a recommendation is not included in the report prepared for the CoW (tentatively scheduled for May 3rd). If this is the case, what is the purpose of this initial report & what information would typically be included? You mentioned you would include the concerns that were shared from the Feb 17 residents meeting. I did provide a rather lengthy lists of concerns we believe are contrary to or did not adhere to the VOP. Just wondering if that would be included? There is more I am compiling & will share however, I am waiting for various government offices to complete there findings. Once I have this, what date would be the latest I should be mindful of so it is also included in this initial report?
2. You mentioned a technical report would not come until sometime in the fall. Does this adhere to the OMB's guidelines that an application of this type is entitled to a response within 180 days (120 for a rezoning application)? Would the applicant have grounds to appeal if the city does not return a reply within the prescribed time?
3. The presentation indicated a communication radius of 150 metres (acknowledging the Planning Act only calls for 120 metres). My question relates to the "ability to extend beyond the 150 metres when appropriate (i.e. high density developments)." It occurs to me this application would meet that criteria & I am curious to understand how this statement would apply with the subject application?

Thanks in advance Bill.

On 7 March 2016 at 15:45, joe.collura <joe.collura@gmail.com> wrote:

Really appreciate the follow up. I will review & circle back with any additional inquiries that may arise.

Enjoy the week everyone!

Sent from Samsung Mobile

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

From: "Tamburini, Nancy"

Date: 03-07-2016 1:53 PM (GMT-05:00)

To: "Kiru, Bill"

Cc: joe.collura@gmail.com, "Cugliari, Anne-Elise", "DeFrancesca, Rosanna"

Subject: FW: Planning Process.pptx

Hi Bill,

No worries, I have forwarded the attachment to Joe via this email.

Thank you!

Nancy

Nancy Tamburini

Executive Assistant

[905-832-8585](tel:905-832-8585) x8339 | nancy.tamburini@vaughan.ca

City of Vaughan | Office of Ward 3 Councillor Rosanna DeFrancesca

2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

To subscribe to Councillor DeFrancesca's

E-Newsletter click [here](#).

From: Kiru, Bill
Sent: Monday, March 07, 2016 1:40 PM
To: Tamburini, Nancy
Subject: Planning Process.pptx

Hi Nancy

As part of the email response that I sent earlier regarding the brief for Woodend Place, the attached should also be printed/or added to that piece.

Sorry about my oversight.

Bill

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

Subject: FW: Countrywide Woodend Place Application
Attachments: Countrywide Woodend Place Resident Response1.docx; 2016 Vaughan Traffic Zone Estimate - update1.xlsx; Vaughan TZ Map 2001 Boundaries.pdf; Vaughan TZ Map 2006 Boundaries.pdf

From: DiGirolamo, Diana
Sent: Wednesday, April 13, 2016 9:51 AM
To: Clerks@vaughan.ca
Subject: FW: Countrywide Woodend Place Application

Communication for 11, 31, and 51 Woodend Place (files OP.16.003, Z.15.032 and 19T-15V011) – Public Hearing date May 3, 2016

From: Joe Collura [<mailto:joe.collura@gmail.com>]
Sent: March-31-16 7:10 PM
To: DiGirolamo, Diana; Kiru, Bill; DeFrancesca, Rosanna
Cc: Tamburini, Nancy; Rossi, Melissa; Fearon, Kyle; Iacobelli, Tony; MacKenzie, John
Subject: Countrywide Woodend Place Application

Good evening,

Firstly, allow me to express my gratitude for your expertise & responsiveness. Over the past several weeks I have engaged you (& many others) in completing this analysis & directional response. Your guidance has been more than helpful & I am extremely appreciative.

As committed, & in advance of the pending Community Meeting concerning the subject application, tentatively scheduled for May 3rd, 2016, please find attached a comprehensive response. The approach was objective & balanced & I trust you will agree, a reasonable recommendation. While the attached contains additional details, in summary:

...there is overwhelming information to support the declining of the subject proposal and related applications. There is simply too much that is contrary to the many policies set forth by the City of Vaughan. That said, I believe a more collaborative and thoughtful approach may produce a desirable outcome for all stakeholder. Accordingly, it is recommended:

- The subject application be declined
- That future applications adhere to the spirit of the VOP with specific emphasis on respecting and maintaining consistency our surrounding communities
- That no unnecessary rezoning be granted and instead any future development adhere to or does not deviate greatly from the existing uses permitted (i.e. single family detached)
- That reasonable density be accounted for, considering the significant growth that has been demonstrated within the immediate and surrounding communities since 2006.
- That any future development be contained to Woodend Place along with adequate density that would allow entry from Major Mackenzie alone and not infringe on Via Borghese

- That any future development respect the surrounding environment, protect all areas that have been identified, strengthen and connect protected areas and return the subject lands to its previous state or provide an agreeable compensation plan

Considering the vast lands available within the subject area, the below image demonstrates how potential development may be considered. If the City of Vaughan's Intensification target of 45% is applied to the existing community (i.e. 3 homes), it would only require one single detached home be added. That said, and with the greater needs of Vaughan in perspective including supporting reasonable growth, **a community of 80' (foot) lots can be effectively developed** which would add reasonable density and would not adversely impact the immediate area. This would maintain consistency of the surrounding communities, would not require significant zoning deviation, address environmental issues and would be closely aligned with the spirit of the VOP.



I may add to the attached response as I continue to collect & assess relevant information however, felt it was important to share early on in this process to support discussions that may be ongoing.

Finally, & in an effort to return the kindness you have afforded me & with the idea of wanting to do all we can to support Vaughan, I thought I would share some of the analysis I have completed. Among the many entities I engaged during the course of this work, York Region provided some unit, density & traffic zone (TZ) information. While much of this detail required extensive work to account for the TZ changes since 2006 & to align with the various wards, I believe it was time well spent as it helps to clearly demonstrate how growth has been allocated across Vaughan. It should be noted that the figures are very conservative as the TZ view takes into account ALL land (e.g. including Designated Greenfields) vs. what is truly developable. Acknowledging it is not perfectly aligned, it does provide health directional details. I am happy to discuss these findings as needed.

I hope this will form part of the City's review & will support a respectful decline of the subject application (in its current form). I, & I can safely say my fellow neighbours, are eagerly awaiting the pending Community Meeting at City Hall.

Thank you all once again for your attention.

Joe Collura
118 Via Borghese
Woodbridge, Ontario
L4H0Y7
Email: joe.collura@gmail.com
Phone: 416-566-0640

March 31, 2016

Mayor of Vaughan and Members of Council
Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

Attention: **Committee of the Whole**, **Bill Kiru**, Senior Manager of Development Planning, **Diana DiGirolamo**, Planner, **Melissa Rossi**, Manager Policy Planning, **Kyle Fearon**, Planner I, **John MacKenzie**, Deputy City Manager, Planning and Growth Management, **Tony Iacobelli**, Senior Environmental Planner

Re: **Country wide Homes Woodend Place Inc.**
11, 31, 51 Woodend Place
File name: Countrywide Homes Woodend Place Inc.
File numbers: Z.15.032, 19T-15V011 and DA.15078

I am writing in response to the aforementioned development proposal recently submitted by Countrywide Homes located at Woodend Place in Vaughan. I (along with many of my fellow neighbours) am strongly opposed to the recommendations contained within all associated applications. In reviewing the details which are significantly contrary to many existing policies, an objective approach was undertaken that took into consideration the **Application Evaluation Process** including:

- Infrastructure- storm, water and sewer
- Transportation- traffic and connections
- Land Use- compatibility with context
- Urban Design- maintaining consistency
- Natural Environment- protection of core feature

Also, in the interest of presenting relevant data to support this position, extensive analysis was completed and involved factual contributions from many levels of government (i.e. Provincial, Regional and Municipal) as well as other accountable entities including:

- Ontario Municipal Board (OMB)
- Ontario Ministry of Natural Resources and Forestry (Aurora District)
- Toronto and Regional Conservation Authority (TRCA)
- York Region Land Registry Office (Aurora)
- Taranet Express <https://www.teranetexpress.ca/csp/> (title search)
- OnCorp <https://www.oncorp.com/oncorphome/pages/business-searches-and-reports.aspx> (corporate search)

I feel compelled to preface this response by adding that I have been a resident of Vaughan for more than 24yrs and I care deeply about our city. I have supported, participated in and actively raised funds for many local causes including City hosted events like Winterfest & Concerts in the Park, organized family skate events and many other grass roots fund raising in support of the Vaughan Hospital. I am proud to see our City grow and am extremely grateful to both our municipal and corporate leadership for their contributions. I am equally mindful of the important role the community plays in this process and the valuable input it offers in balancing growth in a responsible way. In completing this analysis, the subject lands were not reviewed in isolation but rather in the context of what our local community has contributed in terms of the greater needs of Vaughan and what we can reasonably add going forward. In all cases, a collaborative approach is one that leads to meaningful partnerships and progress everyone can be proud of.

While the Planning Act does require that all submissions be reviewed which, I trust will be the case for this application, considering the glaring divergence from the existing policies, **I am confident that upon review, the Committee of the Whole along with all accountable City Planning Officials will decline the proposal in its current form.** In addition to the many findings a review of this submission will undoubtedly uncover, our analysis may be summarized into three common themes:

1. Urban Design- maintaining consistency - Significant contradiction to the Vaughan Official Plan
2. Land Use- compatibility with context - Unreasonable Intensification including unnecessary rezoning
3. Natural Environment- protection of core feature - Disregard for protected lands & vegetation identified within the Natural Heritage Network (tree removal, commitment to 30% Forest Cover from the existing 11%, compensation plan, etc...)

We trust the overwhelming findings will not only support the refusal of this application but draw attention to what appears to be questionable actions involving the subject lands. As mentioned, I care greatly about our fair City and will always support its progress when done so in a respectful and fair manner. **This is not about stopping development. Instead, this is more about supporting responsible growth!**

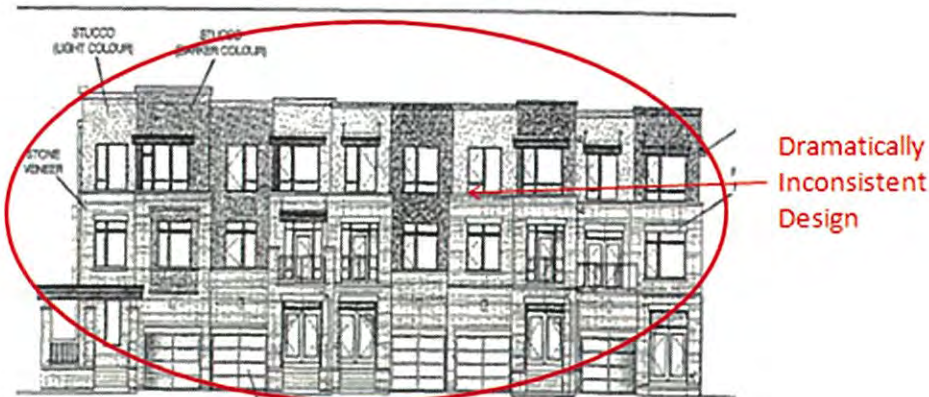
Urban Design- maintaining consistency - Significant contradiction to the Vaughan Official Plan

Having reviewed the VOP in its entirety, it is apparent that there are a significant number of contradictions contained within the subject proposal. In reviewing two additional reports, "A Vision for Transformation," and "Where and How We Grow," again, there is dramatic separation from what is contained within those documents and the recommendations put forth with the subject application. It stands to reason that this disregard of existing policies are directly contributing to the sizable community outrage and rightly so! Please refer to the below images for further confirmation:

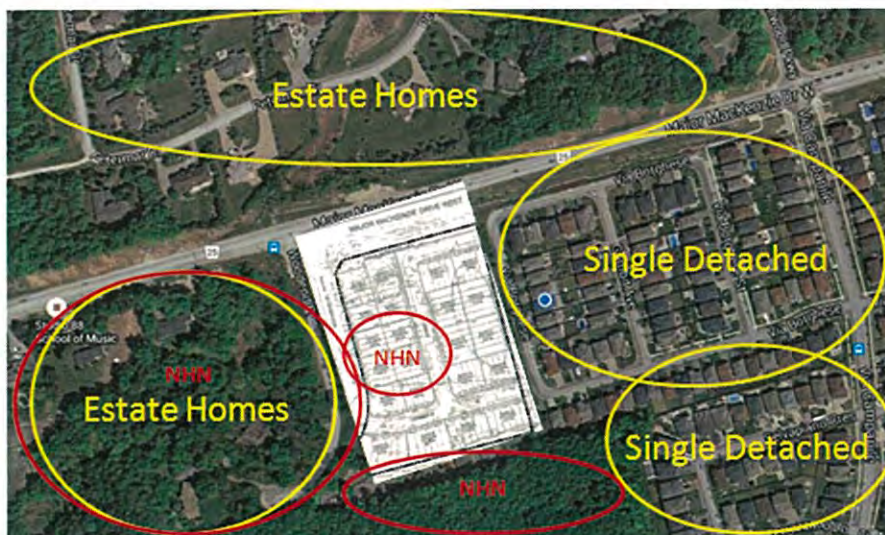
Homes within immediate community (all single detached)



Rendering of proposal (three story townhome inconsistent with community and surrounding neighbourhoods; completed towns within immediate area have increased over 284% since 2006 (per York Region Traffic Zone data) adding adequate inventory, intensification and diversity (does not include additional towns &/or apartments that have been approved or are currently under construction; further, proposal does not protect existing NHN)



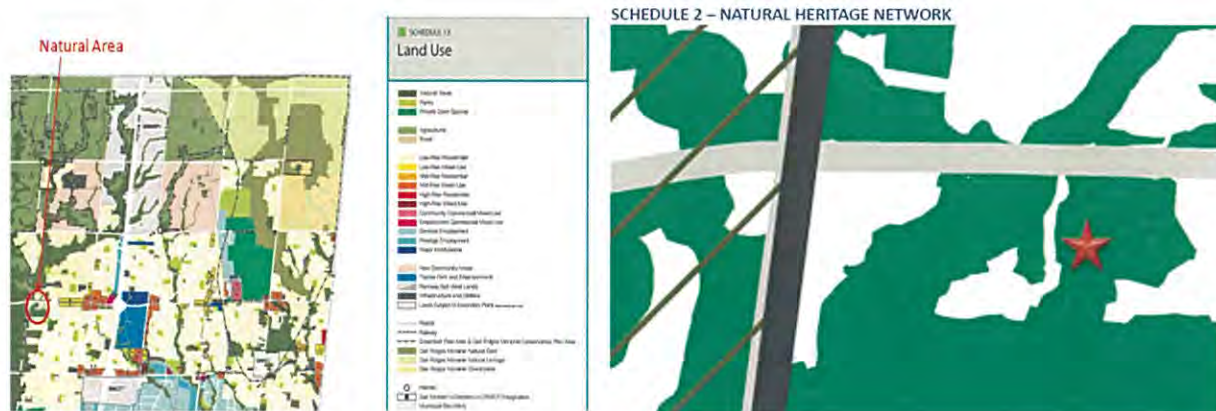
Aerial I view of surrounding area (does not maintain consistency...at all!)



Referring to the Vaughan Official Plan, here is a list of the policies this proposal is either directly in contrast to &/or does not adhere to (not exhaustive):

- **Chapter 1**
 - 1.5
 - Goal 1 (...This Official Plan seeks to maintain the stability of existing residential communities,...)
 - Goal 8 (...Intensification Areas have been limited to 3% of the overall land base to protect existing Community Areas and Natural Areas.)
- **Chapter 2**
 - 2.1.3.2 e.
 - 2.1.3.2 l.
 - 2.2.3
 - 2.2.3.2
 - 2.2.3.3
 - 2.2.3.4
 - 2.2.5 (per York Region Traffic Zone (TZ) data, subject area (TZ 1039) has experience amongst the highest density growth in Vaughan since 2006 for a non-identified Intensification Area &/or Intensification Corridor (i.e. currently 54.03, an increase of 40.18 jobs/employment per hectare)
- **Chapter 3**
 - 3.1.1.2
 - 3.1.1.3
 - 3.2.1.2
 - 3.2.1.3
 - 3.2.2.1 ("maintain" the natural heritage inventory per schedule 2)
 - 3.2.3.1 a. i. & iii., b., c. d
 - 3.2.3.4 c. (considers that Vaughan has only 11% woodland cover and there is emphasis in the policy to not only maintain woodland cover, but work towards woodland enhancements and restoration.
 - 3.2.3.7 (does not meet any of the exceptions)
 - 3.2.3.8
 - 3.2.3.9 (...in the case of a development application, the application will not proceed until restoration works have been undertaken...")
 - 3.2.3.10
 - 3.2.3.11 (...minor modifications...)
 - 3.3.3.1 a. & b.
 - 3.3.3.2.a. & b. (we have not been privy to the environmental study however, how has the tree removal been factored)
 - 3.3.3.3 d. (what process was followed to address the tree removal within the NHN and how will a compensation plan be now be presented?)
 - 3.7.2
 - 3.8.1.5 (including how has tree removal been factored)
 - 3.9.2.1 (including how has tree removal been factored)
 - 3.9.2.2 (including how has tree removal been factored)
- **Chapter 9**
 - 9.1.1.8 a.
 - 9.1.1.10
 - 9.1.2.1 a. & b.
 - 9.1.2.2, a.thru g.
 - 9.1.2.3, a thru g.
 - 9.1.2.5 e.
 - 9.2.1.1
 - 9.2.1.2
 - 3.2.1.4
- **Chapter 10**
 - 10.1.2.37
 - 10.1.2.46 a, i thru vii

As evidenced by the sheer amount of policy contradictions, this proposal should be declined swiftly. An amended recommendation that respects the VOP, the environment and the surrounding community would be welcomed and a more collaborative approach would be prudent.



The subject lands (11, 31 and 51 Woodend Place) are zoned **RR Rural Residential Zone** by Zoning By-law 1-88. Section 4.2 clearly defines uses permitted as **Single Family Detached Dwelling**.

Block 42, Plan 65M-4149, are zoned **RD2(H) Residential Detached Zone Two** (with a Holding Symbol "H" subject to Exception 9(1281) by Zoning By-law 1-88). Section 4.24 clearly defines uses permitted as **Single Family Detached Dwelling**.

ZONING MAP FOR CONTEXT :



PLAN 65M-4149



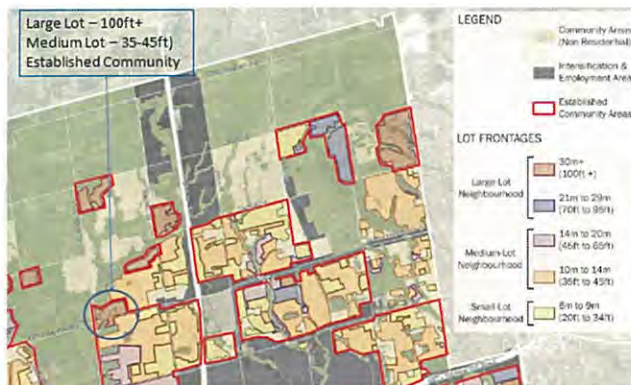
The conditions related to the "H" are as follows:

"Lands zoned with the Holding Symbol "(H)" shall be used only for the production of field crops or a use legally existing as of the date of enactment of this By-law. The Holding Symbol "(H)" shall not be removed until such time that the City approves the adjoining lands to the west for development and identifies and allocates sewage capacity sufficient to service the lands."

Again, this is further supported by the recent Implementation Options Community Area Policy Review for Low-Rise Residential Designations that suggests:

"...compatibility in low-rise residential areas along arterial streets can be achieved by respecting and maintaining the prevailing pattern of building orientation, setbacks and landscaping; and can fit compatibly within each distinct type of neighbourhood in the City."

"Policy 9.2.3.2(b): The proposed amendment clarifies that the policy is intended to apply to proposed new development in established neighbourhoods and ensure new townhouses are only introduced where they already exist."



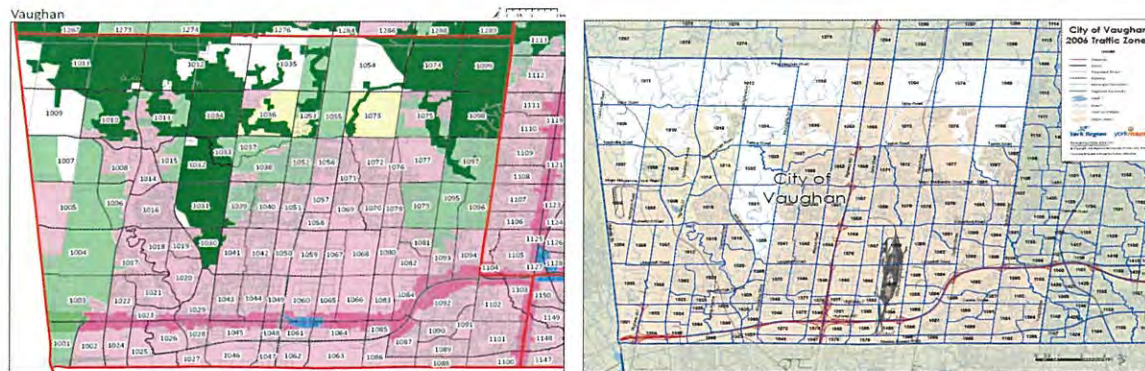
Turning to Intensification, I note:

- York Region's anticipated growth between 2006-2031 includes:
 - 1,507,480 population
 - 780,270 jobs
 - 90,720 intensification units (234,110 total units)

(Region totals currently being revised to 2036 include 1.7MM pop, 840M jobs, 105M Intensification Units (119M to 2041))

- Vaughan's anticipated growth between 2006-2031 includes:
 - 167,300 population
 - 103,900 jobs
 - 29,300 intensification units (66,180 total units; 27M add'l from 2011-2036; 31M add'l to 2041)

In reviewing the above targets and working closely with City and Regional officials, extensive analysis was completed to understand the progress that has been made including where this growth has come from geographically. York Region provided the below Traffic Zone (TZ) views (2001 & 2006 included as methodology changed over this period) along with 2006 & 2011 Census Data, Unit Completions, Employment and Developable Areas to inform these directional findings (which will be conservative as all land types were factored based on TZ views).

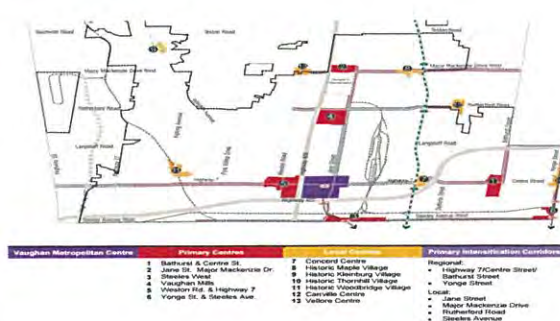
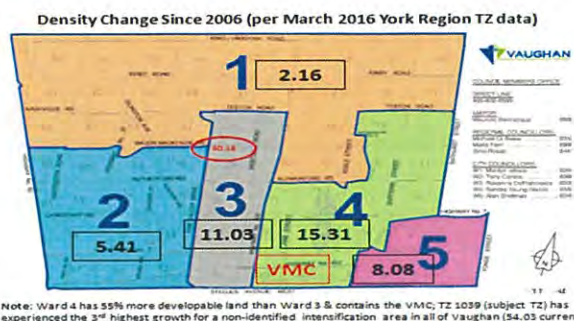


Per the below analysis, and with the exception of Ward 4 which has an additional 1400 hectares of developable area (55% more) and home to the Vaughan Metropolitan Centre, Ward 3 has contributed the most density growth since 2006. Furthermore, TZs 1039 (subject area) and 1040 reveal significant intensification as compared to peer areas. It should also be noted that both TZs are not classified as Primary Intensification Centres or Primary Intensification Corridors yet have experienced growth well in excess of those areas categorized as such. Finally, TZ 1039 represents the third largest density increase in all of Vaughan since 2006 (40.18) for non intensification areas.

2006 Census Base														
Ward	Traffic Zone 2001	Intensification Area	Units							Population	% of Population	2006 Employment	Developable Area (Ha)	Job / Employment per Ha
			Singles	Semis	Rows	Apartments	Duplex	Total	% of Total					
Ward 1 Totals			10922	1893	1850	498	743	15906	23%	58302	23%	14559	7188	10.14
Ward 2 Totals			10862	1158	516	1063	811	14410	20.72%	52341	20.99%	20754	3581	20.41
Ward 3 Totals			9722	1360	1299	147	717	13245	19.05%	49192	19.73%	32484	2498	32.70
Ward 4 Totals			3774	1140	1342		278	6534	9.40%	23983	9.62%	81362	3880	27.15
Ward 5 Total			12674	120	1659	3987	1003	19443	27.96%	65524	26.28%	12999	1542	50.93
3	1039		370	76	2	2	28	478	3.61%	1800	3.66%	58	134.1	13.85
3	1040		2008	658	373		151	3190	24.08%	11836	24.06%	1,063	229.0	56.33

2016 Forecast by Traffic Zone (per 2011 Census Base)															
Ward	Traffic Zone 2001	Traffic Zone	Intensification Area	Units							Population	% of Population	2016 Employment	Developable Area (Ha)	Job / Employment per Ha
				Singles	Semis	Rows	Apartment:	Duplex	Total	% of Total					
Ward 1 Totals				13396	2084	2460	1719	784	20443	21%	70324	22%	18075	7188	12.30
Ward 2 Totals				11543	1788	844	1889	718	16782	17%	57449	18%	35013	3581	25.82
Ward 3 Totals				13957	2034	2509	110	396	19006	20%	68060	21%	41159	2498	43.72
Ward 4 Totals				10794	1721	2882	515	170	16082	17%	56466	17%	108294	3880	42.46
Ward 5 Totals				12759	145	2279	7053	1359	23595	25%	72469	22%	18504	1542	59.01
3	1039	1039		1,762	85	10	0	2	1,859	10%	6,833	10%	415	134.1	54.03
3	1040	1040		2,111	873	661	0	26	3,671	19%	13,022	19%	1,597	229.0	63.84

Change From 2006				
Ward	Traffic Zone 2001	Traffic Zone 2006	Total Units	Job / Employment per Ha
Ward 1 Totals				
Ward 2 Totals				
Ward 3 Totals				
Ward 4 Totals				
Ward 5 Totals				



It should also be noted that according to data provided by York Region, the City of Vaughan is well positioned for intensification including an additional 9,080 in known applications within the Built-Up Area and 24,800 in Designated Greenfield Area. Also, Vaughan is well funded in terms of existing units to the tune of a 14 year supply (vs. Province requirement of 10yrs) and 4 years of supply for approved units (vs. Province requirement of 3yrs)

Years of Supply in Vaughan

Residential Unit Supply in Vaughan

	Single	Semi	Row	Apartment	Total
Built Up Area ¹	360	220	780	7,720	9,080
Designated Greenfield Area ²	10,970	1,660	4,720	7,450	24,800
Total	11,330	1,880	5,500	15,170	33,880

1. Supply in **known development applications** in plans of subdivision, condominium and site plan within the Built-Up Area.

2. Supply located outside the built up area (both in applications and unit assumptions for lands designated for growth but with no current planning applications) - most of these units are in the Designated Greenfield Area (including ROPA 2) but a small number of units in the Greenbelt or with rural designations.

Vaughan CMHC Completions 2005-2014

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014		10-year Avg
Singles	1,009	1,227	2,314	1,723	1,349	2,224	1,279	1,095	542	765	Singles	1,353
Semis	182	208	484	292	268	278	256	70	14	42	Semis	209
Rows	191	188	593	456	125	513	401	333	312	185	Rows	330
Apts	633	177	785	473	356	967	356	565	345	776	Apts	543
TOTAL	2,015	1,800	4,176	2,944	2,098	3,982	2,292	2,063	1,213	1,768	Total	2,435

Estimate of Years of Supply in Vaughan

Years of Supply	14
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Estimated Registered and Draft Approved Years of Supply in Vaughan

Total Reg and Draft Approved Units in Vaughan	10,300
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Years of Supply	4
-----------------	---

Further, according to the March 2016 York Region TZ data, Vaughan has added:

- over 75,000 in population growth, ahead of its annual target of ~6,700 (167,300 2031 target)
- ~59,000 is job growth, ahead of its annual target of ~4,100 (103,900 2031 target)
- over 26,000 units since 2006, well ahead of its 2031 target (29,300)

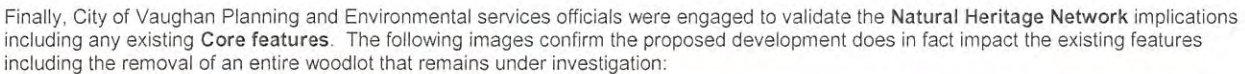
In summary, rezoning the subject lands and allowing for further intensification would be to the detriment of the community and Vaughan at large. Instead, development that adheres to and respects the spirit of the VOP as well as all associated policies is what should be encouraged. The objective details provided including relevant commentary offered by Vaughan's very own Planning and Environmental leaders per the Implementation Options Community Area Policy Review for Low-Rise Residential Designations, should cast no doubt as to the merits of the subject proposal and contribute to a respectful decline.

Natural Environment- protection of core feature - Disregard for protected lands & vegetation identified within the Natural Heritage Network

Another important consideration in completing this analysis was the care, or lack thereof, given to the natural environment. Accordingly, the Ontario Ministry of Natural Resources and Forestry (Aurora District) was engaged to speak to how the subject proposal impacts **Areas of Natural and Scientific Interest (ANSI)**. The below image was provided and outlines the categorized lands. While not directly impacted, it is expected any eventual development will adequately account for maintaining its environmental importance.



As prescribed in TRCA's Living City Policies, development within a regulated area must be setback 10 m from the greater of the following: (a) long term stable top of slope; (b) stable toe of slope; (c) Regulatory Flood Plain; (d) meander belt; (e) any contiguous natural features and areas that contribute to the conservation of land."



PROPOSED SCHEDULE 2B – NATURAL HERITAGE NETWORK



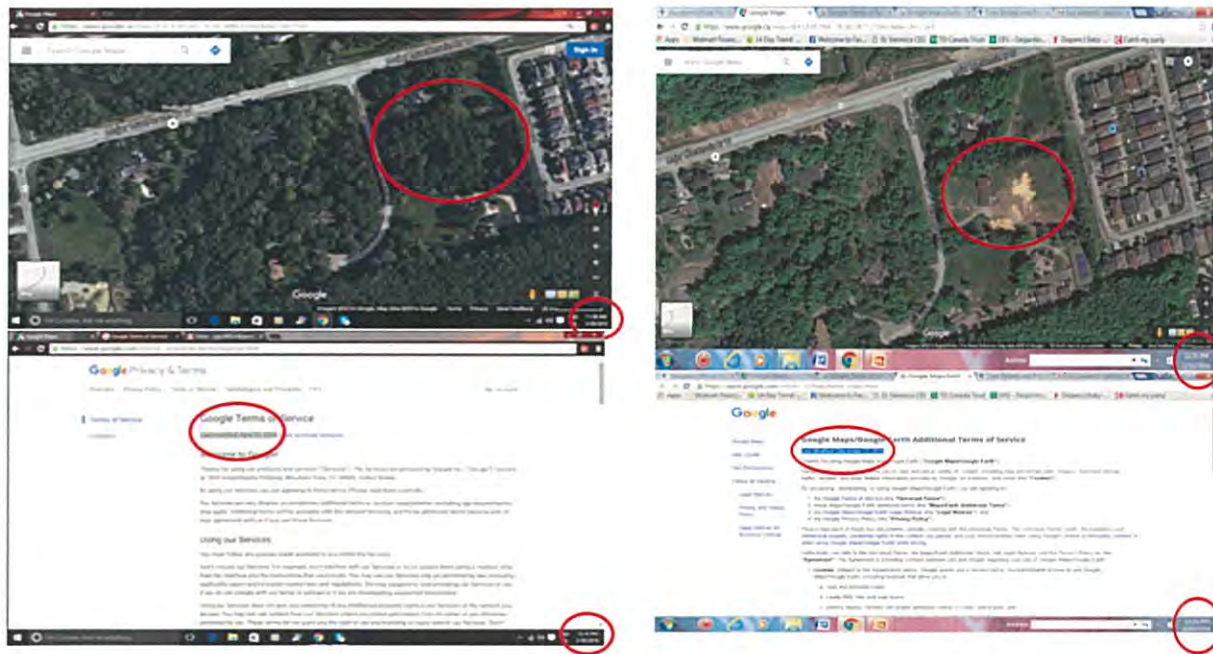
What is of particular interest, aside from the questionable manner an entire woodlot was removed, is the fact that during the current review of the Natural Heritage Network, the subject woodlot was reaffirmed as a Core Feature and as such every effort should be made to preserve the inherent value, ecological features, biodiversity & connectivity of these natural features. Through the course of our ongoing investigation into this matter, via the Municipal Freedom of Information and Protection of Privacy Act, we will review the details of any claim, the timing of the claim, the manner in which it was dealt with and approved including any applicable arborists report. In addition, a compensation plan for any trees found to have been removed negligently will be expected and any proposed development halted per Chapter 3, section 3.2.3.9 of the VOP.

The leveling of the subject woodlot, also identified as a Core Feature, has significantly impacted the environmental benefits of the area where it previously served to complement the Natural Heritage Network. It was explained to many residents during the Feb 17th residents meeting at city hall that Forestry Services did grant approval to remove some damaged trees caused by the 2013 ice storm. We were told this was validated by a "photo" that was provided by the owner. It was explained that the amount of damage caused by the storm placed a significant strain on city resources which, contributed to some lack of follow up. While I can certainly appreciate the extenuating circumstances, I believe there is a reasonable limit that should apply.

Living directly across from the subject lands, we immediately contacted the city for assistance when activity began. When the tree removal began, it was clear this would not be targeted to "damaged trees" considering the large machinery that was being used to essentially flatten this area! When we did speak with the city, on several occasions, we were told the trees were damaged. This, despite our making the calls while standing directly in front of the subject lands and pleading for the city to come observe for themselves as the extent of the apparent "damage" was not nearly as extensive. We also witnessed a city by-law official finally attend the site, albeit very briefly, only to be told there is nothing we can do because the trees were already cut. Per by-law 185-2007, this action was a direct violation.

Finally, I will draw your attention to the subject lands and the woodlot in question. The first photo, according to Google Earths Terms of Service, was updated after April 30, 2014. I have provided screen shot to validate this information and when it was captured (i.e. Feb 20, 2016). Per below, these trees appear to be thriving which would directly contradict the supposed damage caused by the 2013 ice storm.

The second photo reveals the same area however, that has now been decimated! According to Google Maps Terms of Service, it was updated after Dec 17, 2015. I have provided screen shot to validate this information & when it was captured (i.e. Feb 20, 2016).



I am familiar with the City's commitment to improve our forest cover from the 11% current state to a desired 30%. In addition to the suspect activity, the above actions are also starkly contrary to this effort.

Table 4: Vaughan's Natural Environment Compared to Ideal Ecosystem Targets

Ideal Ecosystem Target	Vaughan Conditions
30% forest cover	11%
10% wetland	1.9%
75% of streams with forest cover within 3 m of stream banks cover	30 %

As mentioned earlier, I have been a resident of Vaughan for many years and care very much about the state of our city. The manner in which this incident has been and continues to be dealt with, is simply not consistent with what I know is a thoughtful and dedicated city. I know, first hand, the quality of leadership we are privileged to have representing us and felt it was important to draw attention to this matter specifically as it related to the commitments made (per below) within the **Vaughan Accord**.

"Ensure that our behaviour is at all times consistent with the City's core values of Respect, Accountability and Dedication;"

"Remember our history and heritage by protecting and preserving important landmarks;"

"And that by signing this Accord, we the elected Members of Council pledge to keep this commitment, and to serve the City of Vaughan in a manner that will reflect a positive image of the City and instill civic pride."

"Dated at Vaughan, Ontario, on this 20th day of January, 2015."

Recommendation

In summary, there is overwhelming information to support the declining of the subject proposal and related applications. There is simply too much that is contrary to the many policies set forth by the City of Vaughan. That said, I believe a more collaborative and thoughtful approach may produce a desirable outcome for all stakeholder. Accordingly, it is recommended:

- The subject application be declined
- That future applications adhere to the spirit of the VOP with specific emphasis on respecting and maintaining consistency our surrounding communities
- That no unnecessary rezoning be granted and instead any future development adhere to or does not deviate greatly from the existing uses permitted (i.e. single family detached)
- That reasonable density be accounted for, considering the significant growth that has been demonstrated within the immediate and surrounding communities since 2006.
- That any future development be contained to Woodend Place along with adequate density that would allow entry from Major Mackenzie alone and not infringe on Via Borghese
- That any future development respect the surrounding environment, protect all areas that have been identified, strengthen and connect protected areas and return the subject lands to its previous state or provide an agreeable compensation plan

Considering the vast lands available within the subject area, the below image demonstrates how potential development may be considered. If the City of Vaughan's Intensification target of 45% is applied to the existing community (i.e. 3 homes), it would only require one single detached home be added. That said, and with the greater needs of Vaughan in perspective including supporting reasonable growth, **a community of 80' (foot) lots can be effectively developed** which would add reasonable density and would not adversely impact the immediate area. This would maintain consistency of the surrounding communities, would not require significant zoning deviation, address environmental issues and would be closely aligned with the spirit of the VOP.



In closing, I trust the combination of the information provided including objective data along with the overwhelming community response, will support the decision to decline the subject proposal and encourage a recommendation that both respects the surrounding community and environment and is more aligned with the spirit of responsible growth.

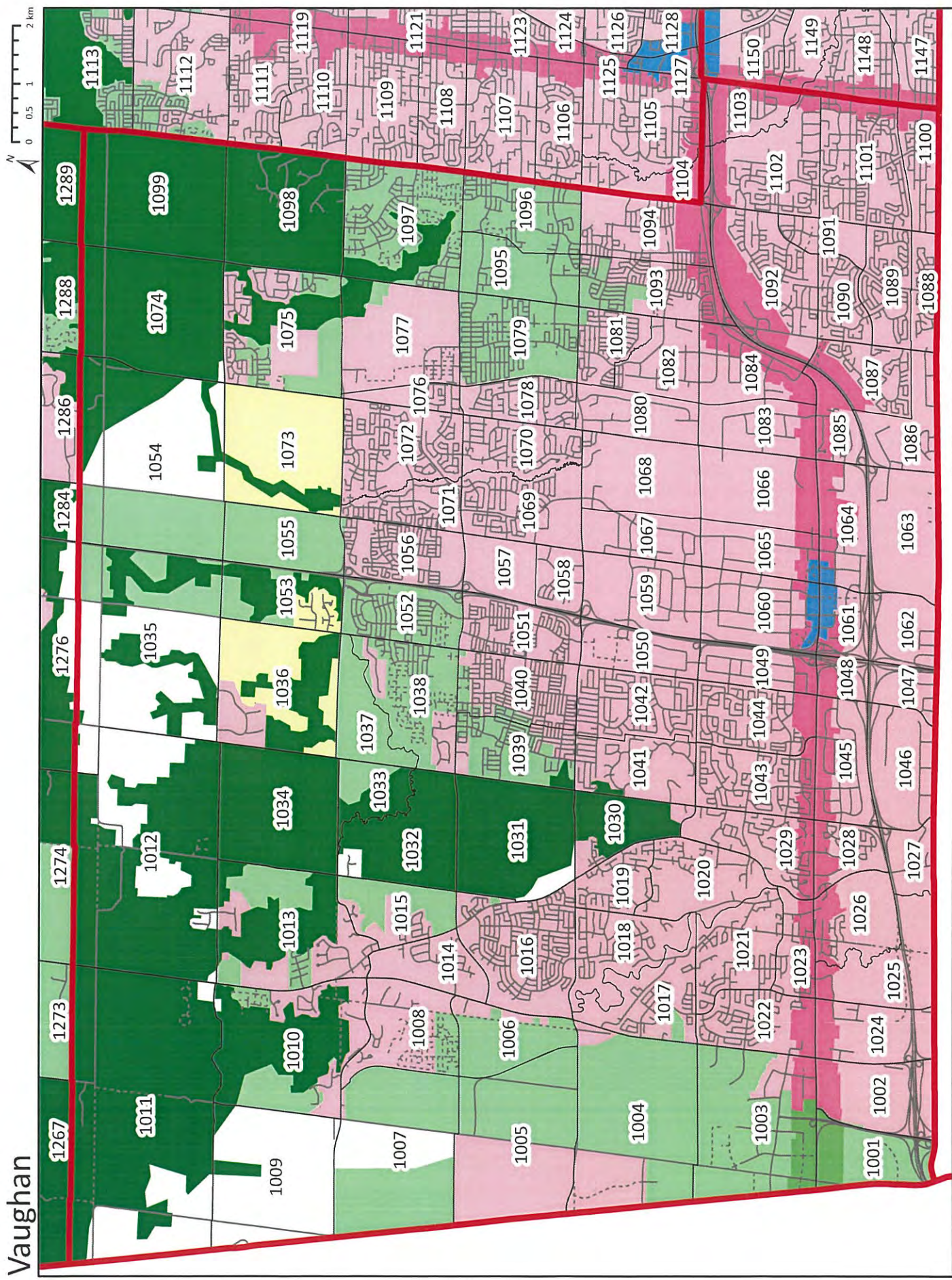
I look forward to further discussions regarding this matter and hope to be engaged throughout the process to work closely with all accountable city officials, the applicant and the community, to arrive at a mutually agreeable solution.

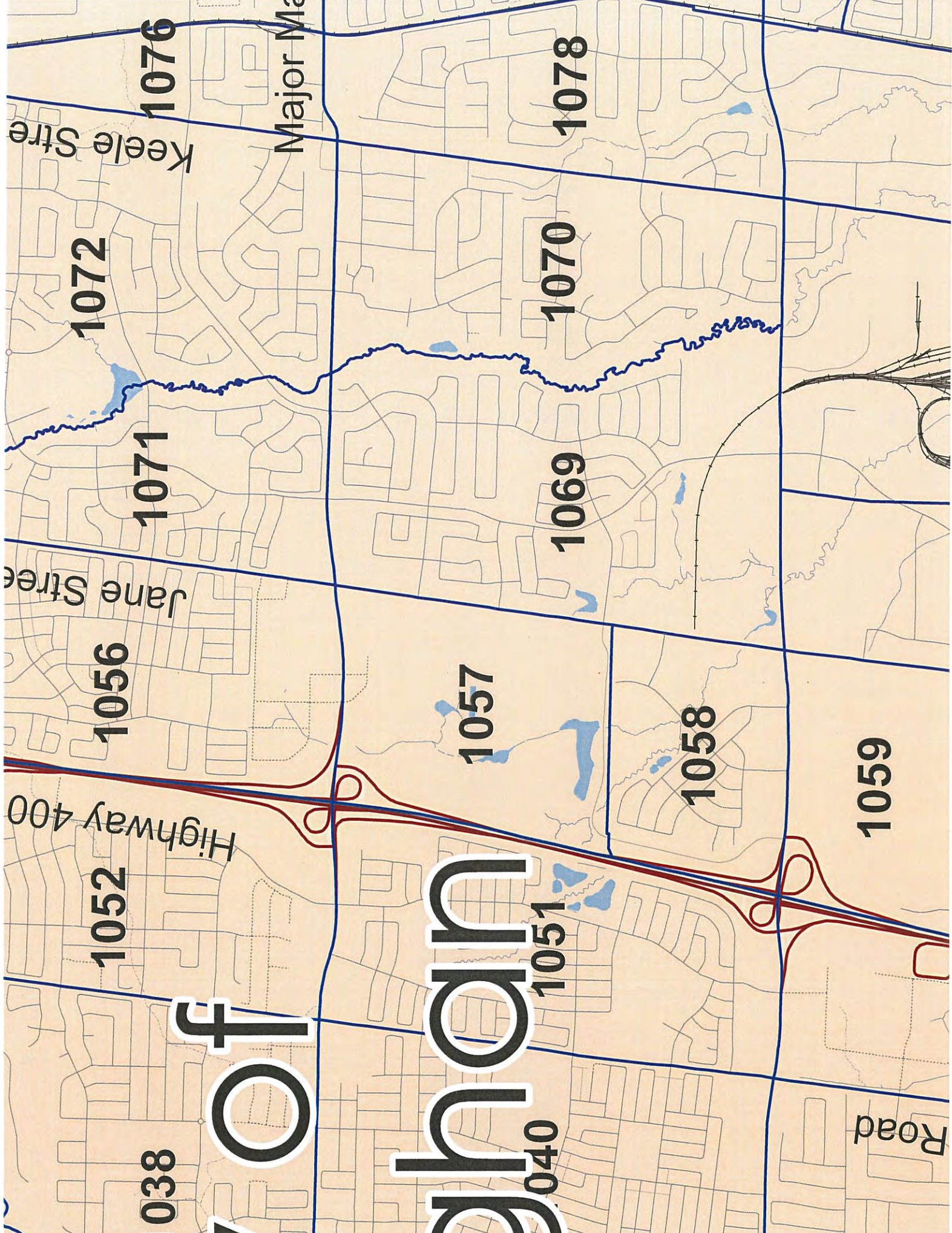
Yours truly,

Joe Collura

Proud citizen of Vaughan and advocate for responsible growth!

Vaughan





1038

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1051

1057

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1059

1069

1070

1078

Road

Keele Stre

Jane Stre

Highway 400

Major Ma

Subject: FW: Woodend Place Community Meeting - Attendance List
Attachments: sharp-council@vgn.cty_20160310_101837.pdf

Item - 4

From: DiGirolamo, Diana
Sent: Wednesday, April 13, 2016 11:04 AM
To: Clerks@vaughan.ca
Subject: FW: Woodend Place Community Meeting - Attendance List

REQUEST FOR NOTIFICATION - 11, 31, and 51 Woodend Place (files OP.16.003, Z.15.032 and 19T-15V011) – Public Hearing date May 3, 2016

See below. These residents were already captured by the polling completed by Enza Brusco for the Notice of a Public Meeting, however, can you please keep the below email for your records. Thanks.

From: Cugliari, Anne-Elise
Sent: March-10-16 10:26 AM
To: DiGirolamo, Diana
Cc: DeFrancesca, Rosanna; Tamburini, Nancy
Subject: Woodend Place Community Meeting - Attendance List

Hello Diana,

As per your request, please find attached a scanned copy of the attendance list from the above-noted meeting. In addition, here is the contact information for two other interested parties who were not present at said meeting.

Carmela Vescio
152 Via Borghese
416.856.7489

Lori Cellucci
47 Selvapiano Crescent
289.553.1158

Let me know if you need anything else.

Best,

Anne-Elise Cugliari
Support Staff
905-832-8585 x8339 | anne-elise.cugliari@vaughan.ca

City of Vaughan | Office of Ward 3 Councillor Rosanna DeFrancesca
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

To subscribe to Councillor DeFrancesca's
E-Newsletter click here.

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

From: sharp-council@vgn.cky [mailto:sharp-council@vgn.cky] On Behalf Of sharp-council@

Sent: Thursday, March 10, 2016 10:19 AM

To: Cugliari, Anne-Elise

Subject: Scanned image from Council Copier

Reply to: sharp-council@vgn.cky <sharp-council@vgn.cky> Device Name: Council Copier Device Model: MX-3640N

Location: City of Vaughan - 2141 Major Mackenzie Dr.W

File Format: PDF (High)

Resolution: 200dpi x 200dpi

Attached file is scanned image in PDF format.

Use Acrobat(R)Reader(R) or Adobe(R)Reader(R) of Adobe Systems Incorporated to view the document.

Adobe(R)Reader(R) can be downloaded from the following URL:

Adobe, the Adobe logo, Acrobat, the Adobe PDF logo, and Reader are registered trademarks or trademarks of Adobe Systems Incorporated in the United States and other countries.

<http://www.adobe.com/>



**COMMUNICATION C11
COMMITTEE OF THE WHOLE (PUBLIC HEARING)
MAY 3, 2016**

**RE: OFFICIAL PLAN AMENDMENT FILE OP.16.003
ZONING BY-LAW AMENDMENT FILE Z.15.032
DRAFT PLAN OF SUBDIVISION FILE 19T-15V011
COUNTRYWIDE HOMES WOODEND PLACE INC.
WARD 3 - VICINITY OF PINE VALLEY DRIVE AND MAJOR MACKENZIE DRIVE**

The City Clerk's Office has received a petition from area residents regarding the above noted application with the summary wording below.

The total number of signatures on the petition are: 48.

Wording:

"Countrywide Homes Woodend Place Proposal."

A copy of the entire petition document containing a total of 3 pages is on file in the office of the City Clerk.

From: Beauchamp, Alexandra
Sent: April-14-16 10:49 AM
To: Bellisario, Adelina
Subject: FW: Saberwood Homes - 19T-03v20
Attachments: letter to City of Vaughan et al Feb 12 2016 (2).pdf

Item - 4

From: DiGirolamo, Diana
Sent: Wednesday, April 13, 2016 11:08 AM
To: Clerks@vaughan.ca
Subject: FW: Saberwood Homes - 19T-03v20

Communication for 11, 31, and 51 Woodend Place (files OP.16.003, Z.15.032 and 19T-15V011) – Public Hearing date May 3, 2016

From: Peter Bartos [<mailto:pbartos8@gmail.com>]
Sent: March-09-16 9:54 AM
To: DiGirolamo, Diana
Subject: Saberwood Homes - 19T-03v20

Dear Ms. Digirolamo,

In February, my Solicitor sent you a letter pertaining to a subdivision we built in Block 39. I've attached the letter for your information. I just want to confirm you received it and ask if you have any further information on the timing of the development proposed immediately to the west of our Subdivision.

Thank you,

Peter Bartos
Saberwood Homes

DONALD B. GRAY
PROFESSIONAL CORPORATION
BARRISTER AND SOLICITOR

DONALD B. GRAY, B.A. (HONS.), LL.B.
E-MAIL: don@dongray.ca

TELEPHONE: (905) 265-0332
FAX: (905) 850-7050

7050 Weston Road, Suite 400
Woodbridge, Ontario
L4L 8G7

February 12, 2016

DELIVERED BY REGISTERED AND REGULAR MAIL

City of Vaughan
Planning and Development Department
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1
Attention: Diana DiGirolamo, Planner

Countrywide Homes
1500 Highway 7
Concord, ON L4K 5Y4

Block 39 (North-West) Developers Group Inc.
c/o Helen Mihailidi
7501 Keele Street, Suite 200
Vaughan, ON L4K 1Y2

Malone, Given Parsons Ltd.
140 Renfrew Drive, Suite 201
Markham, ON L3R 6B3

Dear Sir/Madam:

RE: draft plan of subdivision for 113 street townhouse dwelling units (freehold) within
22 blocks on an extension of the public road network and 2 open space buffer
blocks, City of Vaughan File No. OP.16.003, 19T-15V011 and Z.15.032,
being part of Lot 20, Concession 6, City of Vaughan
AND RE: Block 42, Plan 65M-4149, City of Vaughan, being all of PIN 70007-0018 (LT)

Please be advised that the writer acts as solicitor for 2032331 Ontario Inc., a division of
Saberwood Homes.

We are writing to you at this time, as our client developed the lands immediately to the east of this proposed draft plan of subdivision.

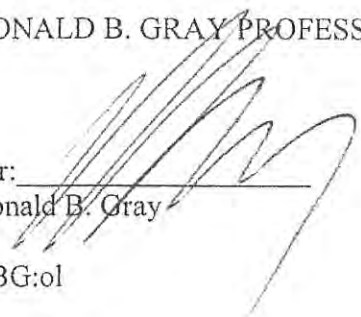
In addition to compensation for roads and other infrastructure completed by our client at the time of the completion of its development, we further note that our client entered into a Subdivision Agreement with The Corporation of the City of Vaughan, and pursuant to which it transferred Block 42, Plan 65M-4149, being all of PIN 70007-0018 (LT), and which lands now form part of this proposed subdivision to The Corporation of the City of Vaughan. In addition, and pursuant to Sub-Section 21.3.9 of the said Subdivision Agreement, a copy of which Sub-Section is enclosed, the City is required to re-convey this Block back to our client, at no cost, upon receipt of notice from the Trustee for the Block 39 (Northwest) Developers Group that both our client and Country Wide Homes Woodend Place Inc., being the owner of the lands to the west of these lands, and being the lands contained in this new draft plan of subdivision, have executed on to the appropriate developers group agreement, being the Block 39 (North-West) Developers Group Agreement, and are in good standing with respect to the terms and conditions of same.

Accordingly, we are writing to you at this time, as our client has become aware of this proposed draft plan of subdivision, and is writing to the addressees hereof to ensure that our client does receive the appropriate cost-sharing compensation, as well as a re-conveyance of Block 42 from The Corporation of the City of Vaughan, once The Corporation of the City of Vaughan receives the requisite confirmation from the said Land Owners Group, and generally in accordance with the terms of the Subdivision Agreement.

We trust that the foregoing is satisfactory and look forward to your confirmation of the foregoing and the compliance generally by The Corporation of the City of Vaughan with the provisions contained in the said Subdivision Agreement.

Yours truly,

DONALD B. GRAY PROFESSIONAL CORPORATION

Per: 
Donald B. Gray

DBG:ol

CC: client

- 21.3.3 No building permit shall be issued until the Owner has provided proof that a restriction has been registered that prevents the transfer of the lot or block without the consent of the City where such transfer is to be restricted by any other provision of this agreement.
- 21.3.4 Prior to the issuance of a building permit for the dwelling units on Lots 1 to 7 both inclusive, 17 to 22 both inclusive, and Blocks 39 to 41 both inclusive on Schedule "A", a noise consultant shall certify that the building plans are in accordance with the noise control features recommended by the approved Noise Report. Where wall, window and/or oversized forced air mechanical systems are required by the Noise Report, these features may be certified by a Professional Engineer. The Engineer's certificate must make reference to the Noise Report.
- 21.3.5 The dwelling units on Lots 1 to 5 both inclusive and Block 41 on Schedule "A" shall be designed and constructed with a forced air heating system which includes central air conditioning. The air cooled condenser unit shall have a maximum ARI rating of 7.6 bels, or shall emit noise not exceeding 61dBA at a distance of 4.57 metres or at the nearest point on the closest property line, whichever distance is greater. No building permit shall be issued for a unit on any of the said lots unless the building plans include central air conditioning.
- 21.3.6 The dwelling units on Lots 6, 7, 17 to 22 both inclusive and Blocks 39 and 40 on Schedule "A" shall be designed and constructed with a forced air heating system sized to accommodate the future installation of air conditioning. No building permits shall be issued for a unit on any of the said lots unless the building plans include heating systems sized to accommodate the future installation of air conditioning.
- 21.3.7 Prior to issuance of a building permit for any Lot or Block on Schedule "A", the control architect referred to in Subsection 21.2.9 shall have stamped and signed the drawings certifying compliance with the approved architectural guidelines.
- 21.3.8 Prior to the issuance of a building permit for any lot, the Owner's consulting engineer shall certify, to the satisfaction of the Engineering Department and the Building Standards Department that lot grading complies with City of Vaughan lot grading criteria and the driveway as shown on the plan submitted for the construction of the building on that particular lot, conforms in terms of location and geometry (i.e. width etc.) with the approved, or the amended and subsequently approved, Construction Drawings.
- 21.3.9 Part blocks shall be developed only in conjunction with the abutting lands:
- a) Blocks 33 to 41 both inclusive on Schedule "A" shall be developed only in conjunction with the abutting lands in Draft Plan 19T-97V23 immediately located to the east. The City shall not issue a building permit for the said Blocks on Schedule "A" until the lands are combined to the satisfaction of the City.

- b) Block 42 on Schedule "A" shall be developed only in conjunction with the abutting lands to the immediate west to the satisfaction of the City.

The Owner shall convey Block 42 on Schedule "A" to the City, free of encumbrances, without payment, and at no cost to the City as per Schedule K, to be held in trust until the Trustee for the Block 39 (North West) Developers' Group advises the City in writing that the Owner and the owner of the lands to the west have executed the Block 39 (North West) Developers' Group Agreement and are in good standing with respect to the terms and conditions of said Agreement with respect to the development of Block 42 on Schedule "A" in conjunction with the abutting lands. The City will convey Block 42 on Schedule "A" back to the Owner, at no cost to the City, upon receipt of the aforementioned notice from the Trustee and when the City is satisfied that Block 42 will be developed in accordance with the City's Official Plan and zoning by-law.

The City will not issue a building permit for Block 42 on Schedule "A" until the City is satisfied that the Block has been combined and developed in conjunction with the abutting lands.

Item - 4

Resident Name: David Campoli
Resident Address: 31 Via Borghese
Phone: 905-553-5198

April 14th, 2016

Mayor of Vaughan and Members of Council
Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

Attention: Committee of the Whole, Bill Kiru, Senior Manager of Development Planning, Diana DiGirolamo, Planner, Melissa Rossi, Manager Policy Planning, Kyle Fearon, Planner I, John MacKenzie, Deputy City Manager, Planning and Growth Management, Tony Iacobelli, Senior Environmental Planner

Re: Country wide Homes Woodend Place Inc.
11, 31, 51 Woodend Place
File name: Countrywide Homes Woodend Place Inc.
File numbers: Z.15.032, 19T-15V011 and DA.15078

This is to confirm my strong objection to the subject application(s). I have reviewed the attached findings and agree with the objective analysis that demonstrates the manner, in which the application(s) overwhelmingly contradicts and/or does not adhere to the many policies that exist to protect existing communities, encourage responsible growth and respect the natural environment.

Considering the glaring divergence from the existing policies, I am confident that upon review, the Committee of the Whole along with all accountable City Planning Officials will decline the proposal in its current form. In addition to the many findings a review of this submission will undoubtedly uncover, I agree that three common themes effectively summarize the significant issues with the subject proposal:

1. Urban Design- maintaining consistency - Significant contradiction to the Vaughan Official Plan
2. Land Use- compatibility with context - Unreasonable Intensification including unnecessary rezoning
3. Natural Environment- protection of core feature - Disregard for protected lands & vegetation identified within the Natural Heritage Network (tree removal, commitment to 30% Forest Cover from the existing 11%, compensation plan, etc...)

I trust the overwhelming findings will not only support the refusal of this application but draw attention to what appears to be questionable actions involving the subject lands. I care greatly about our fair City and will always support its progress when done so in a respectful and fair manner. ~~This is not about stopping development. Instead, this is more about supporting responsible growth!~~

Yours truly,



David Campoli

Proud citizen of Vaughan and advocate for responsible growth!

Resident Name: Marisa Campoli
Resident Address: 31 Via Borghese
Phone: 905-553-5198

April 14th, 2016

Mayor of Vaughan and Members of Council

Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

Attention: **Committee of the Whole**, **Bill Kiru**, Senior Manager of Development Planning, **Diana DiGirolamo**, Planner, **Melissa Rossi**, Manager Policy Planning, **Kyle Fearon**, Planner I, **John MacKenzie**, Deputy City Manager, Planning and Growth Management, **Tony Iacobelli**, Senior Environmental Planner

Re: **Country wide Homes Woodend Place Inc.**
11, 31, 51 Woodend Place
File name: Countrywide Homes Woodend Place Inc.
File numbers: Z.15.032, 19T-15V011 and DA.15078

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Yours truly,



Marisa Campoli

Proud citizen of Vaughan and advocate for responsible growth!

Subject: FW: Countrywide Homes Woodend Place Inc. - OBJECTION
Attachments: Document.pdf

From: DiGirolamo, Diana
Sent: Thursday, April 14, 2016 2:04 PM
To: 'Marisa I'
Cc: DeFrancesca, Rosanna; Clerks@vaughan.ca
Subject: RE: Countrywide Homes Woodend Place Inc. - OBJECTION

Communication for 11, 31, and 51 Woodend Place (files OP.16.003, Z.15.032 and 19T-15V011) – Public Hearing date May 3, 2016

Thank you Marisa. These objection letters have been forwarded to our Clerks Department for inclusion into the public record for the May 3, 2016 Public Hearing.

Best regards,

Diana DiGirolamo
Planner
905-832-8585 ext. 8860 | diana.digirolamo@vaughan.ca

City of Vaughan | Development Planning Department
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



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

From: Marisa I [mailto:maripossa_19@hotmail.com]
Sent: April-14-16 1:59 PM
To: DiGirolamo, Diana
Cc: DeFrancesca, Rosanna
Subject: Fwd: Countrywide Homes Woodend Place Inc. - OBJECTION

> Please find attached our strong objection to the proposed development as per attached.
>
> Kindly confirm receipt of our signed objection letter.
>
> Thank you,
> Marisa & David Campoli
>

C 14
Communication
CW (PH)
May 3, 2016

Subject: FW: Request for update on file number: Z.15.032

Item - 4

From: DiGirolamo, Diana
Sent: Monday, April 18, 2016 2:26 PM
To: 'F. Aykut Erdinc'
Cc: Clerks@vaughan.ca
Subject: RE: Request for update on file number: Z.15.032, 19T-15V011 & DA.15.078

REQUEST FOR NOTIFICATION - 11, 31, and 51 Woodend Place (files OP.16.003, Z.15.032 and 19T-15V011) – Public Hearing date May 3, 2016

Hi Aykut,

Thank you for your prompt response. Please note that your request for notification has been forwarded to our Clerks Department. For more information regarding the methods of communication/outreach please consult with them directly.

Thank you and have a nice day,

Diana DiGirolamo
Planner
905-832-8585 ext. 8860 | diana.digirolamo@vaughan.ca

City of Vaughan | Development Planning Department
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: F. Aykut Erdinc [<mailto:ferdinc@gmail.com>]
Sent: April-18-16 12:36 PM
To: DiGirolamo, Diana
Subject: Re: Request for update on file number: Z.15.032, 19T-15V011 & DA.15.078

Hi Diana,

Thank you for the quick response!

Since I will be moving to 43 Via Borghese street, Woodbridge in 10 days, it is best to send it to this address. If possible, email notification would be great as well. I will be at the public hearing and hoping that whatever is right for the City of Vaughan and our neighborhood will come out of it.

Thanks

Aykut

On Mon, Apr 18, 2016 at 9:27 AM, DiGirolamo, Diana <Diana.DiGirolamo@vaughan.ca> wrote:

Hi Aykut,

I am happy to put you on the notification list for the Official Plan Amendment (OP.16.003), Zoning By-law Amendment (Z.15.032), Draft Plan of Subdivision (91T-15V011) and Site Development (DA.15.078) applications by CountryWide Homes for 11, 31 and 51 Woodend Place. Can you please provide me the mailing address for which you would like future correspondence to be sent?

In the interim, please find attached the Notice of a Public Meeting for the subject applications. The Public Hearing is scheduled for May 3, 2016 at 7:00 pm in accordance with the attached notice.

Please note that at this time the proposed development does not have any approvals; at this stage in the development process the applicant's initial proposal (for 113 townhouses) is being presented to the public and to Council at the Council Public Hearing for feedback.

Best regards,

Diana DiGirolamo

Planner

905-832-8585 ext. 8860 | diana.digirolamo@vaughan.ca

City of Vaughan | Development Planning Department

2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1

vaughan.ca



From: F. Aykut Erdinc [<mailto:ferdinc@gmail.com>]

Sent: April-17-16 11:24 PM

To: DiGirolamo, Diana

Subject: Request for update on file number: Z.15.032, 19T-15V011 & DA.15.078

Dear Ms. Digirolamo,

My name is F. Aykut Erdinc. I recently bought a house on Via Borghese Street, Woodbridge (43 Via Borghese St.) and I will be assuming the ownership on 28th of April (my closing date).

After my sale agreement I learnt the unfortunate fact that CountryWidehomes has made a request for a plan change so that they can build over 100 townhomes in place of a couple detached homes nested on a treed street and open the Via Borghese street to connect those townhomes.

For obvious reasons I have serious concerns over this proposal and would like to closely follow up on this as well as attend any public hearing.

If possible, would you please include my email address or phone number in any communication regarding this matter?

Thank you very much for understanding, and I am hoping that this request ends with a mutually agreed resolution.

Best Regards,

F. Aykut Erdinc

416-567 9837

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

Millwood-Woodend Ratepayers Association

April 25, 2016

Diana Digirolamo

Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

C 15
Communication
CW (PH)
May 3, 2016

Item - 4

Attention: **Diana DiGirolamo**, Planner, **Bill Kiru**, Senior Manager of Development Planning, **Melissa Rossi**, Manager Policy Planning, **Grant Uyeyama**, Director of Development Planning, **Kyle Fearon**, Planner I, **John MacKenzie**, Deputy City Manager.

Re: **Country wide Homes Woodend Place Inc.**

11, 31, 51 Woodend Place

File name: Countrywide Homes Woodend Place Inc.

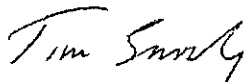
File numbers: Z.15.032, 19T-15V011 and DA.15078

This is to confirm our strong objection to the subject application which is proposed within our estate subdivision. This proposal contradicts and/or does not adhere to the many policies that exist to protect existing communities, encourage responsible growth and respect the natural environment. Our key comments are as follows:

1. Urban Design- no consistency with adjacent estate homes which are 1-2 storey homes on large lots;
2. Land Use - Unreasonable Intensification (existing 3 residential units to 113 units) including unnecessary rezoning;
3. Natural Environment- protection of core feature - Disregard for protected lands & vegetation identified within the Natural Heritage Network (tree removal, commitment to 30% Forest Cover from the existing 11%, compensation plan, etc...)

Our association cares greatly about our neighbourhood and our City and will always support its progress when done so in a respectful and fair manner. **This is not about stopping development. Instead, this is more about supporting responsible growth!**

Yours truly,



Tim Soroichinsky
President, Millwood-Woodend Ratepayers Association

Ghazala Baluch
207 Millwood Pkwy, Vaughan

C 16
Communication
CW (PH)
May 3, 2016

April 20, 2016

Diana DiGirolamo
Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

Item - 4

Attention: **Diana DiGirolamo**, Planner, **Bill Kiru**, Senior Manager of Development Planning, , **Melissa Rossi**, Manager Policy Planning, **Kyle Fearon**, Planner I, **John MacKenzie**, Deputy City Manager, Planning and Growth Management, **Tony Iacobelli**, Senior Environmental Planner

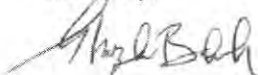
Re: **Country wide Homes Woodend Place Inc.**
11, 31, 51 Woodend Place
File name: Countrywide Homes Woodend Place Inc.
File numbers: Z.15.032, 19T-15V011 and DA.15078

This is to confirm my strong objection to the subject application. This proposal contradicts and/or does not adhere to the many policies that exist to protect existing communities, encourage responsible growth and respect the natural environment:

1. Urban Design- no consistency with adjacent estate homes
2. Land Use - Unreasonable Intensification (3 residential units to 113 units) including unnecessary rezoning
3. Natural Environment- protection of core feature - Disregard for protected lands & vegetation identified within the Natural Heritage Network (tree removal, commitment to 30% Forest Cover from the existing 11%, compensation plan, etc...)

I care greatly about our neighbourhood and our City and will always support its progress when done so in a respectful and fair manner. **This is not about stopping development. Instead, this is more about supporting responsible growth!**

Yours truly,



Ghazala Baluch

207 Millwood Pkwy,
Vaughan, L4L-1A6

Resident Name: Louie & Filomena Leonelli
Resident Address: 249 Millwood Parkway

April 21, 2016

Diana DiGirolamo
Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

C / 8
Communication
CW (PH)
May 3, 2016

Item - 4

Attention: **Diana DiGirolamo**, Planner, **Bill Kiru**, Senior Manager of Development Planning, , **Melissa Rossi**, Manager Policy Planning, **Kyle Fearon**, Planner I, **John MacKenzie**, Deputy City Manager, Planning and Growth Management, **Tony Iacobelli**, Senior Environmental Planner

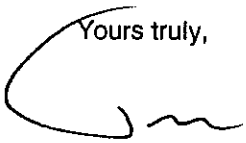
Re: **Country wide Homes Woodend Place Inc.**
11, 31, 51 Woodend Place
File name: Countrywide Homes Woodend Place Inc.
File numbers: Z.15.032, 19T-15V011 and DA.15078

This is to confirm my strong objection to the subject application. This proposal contradicts and/or does not adhere to the many policies that exist to protect existing communities, encourage responsible growth and respect the natural environment:

1. Urban Design- no consistency with adjacent estate homes
2. Land Use - Unreasonable Intensification (3 residential units to 113 units) including unnecessary rezoning
3. Natural Environment- protection of core feature - Disregard for protected lands & vegetation identified within the Natural Heritage Network (tree removal, commitment to 30% Forest Cover from the existing 11%, compensation plan, etc...)

I care greatly about our neighbourhood and our City and will always support its progress when done so in a respectful and fair manner. **This is not about stopping development. Instead, this is more about supporting responsible growth!**

Yours truly,



Louie Leonelli

Subject: FW: 113 Townhouses on Woodend Place
Attachments: Resident Louie Leonelli.pdf

From: DiGirolamo, Diana
Sent: Thursday, April 28, 2016 1:39 PM
To: 'leonelli@cherryhillpark.ca'
Cc: Clerks@vaughan.ca
Subject: FW: 113 Townhouses on Woodend Place

Communication for 11, 31, and 51 Woodend Place (files OP.16.003, Z.15.032 and 19T-15V011) – Public Hearing date May 3, 2016

Thank you Louie. Your objection letter has been forwarded to our Clerks Department for inclusion into the public record for the May 3, 2016 Public Hearing.

Best regards,

Diana DiGirolamo
Planner
905-832-8585 ext. 8860 | diana.digirolamo@vaughan.ca

City of Vaughan | Development Planning Department
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Louie Leonelli [<mailto:leonelli@cherryhillpark.ca>]
Sent: April-21-16 10:46 AM
To: DiGirolamo, Diana
Cc: DevelopmentPlanning@vaughan.ca
Subject: 113 Townhouses on Woodend Place

I am a resident in Vaughan adjacent to the proposed development of 113 townhouses and do not agree with this development. Please see the attached letter.

Regards
Louie Leonelli

Paul and Mary Montagner
330 Millwood Parkway
Woodbridge, ON L4L 1A6

C 19
Communication
CW (PH)
May 3, 2016

April 20, 2016

Item - 4

Diana DiGirolamo
Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

Attention: **Diana DiGirolamo**, Planner, **Bill Kiru**, Senior Manager of Development Planning, , **Melissa Rossi**, Manager Policy Planning, **Kyle Fearon**, Planner I, **John MacKenzie**, Deputy City Manager, Planning and Growth Management, **Tony Iacobelli**, Senior Environmental Planner

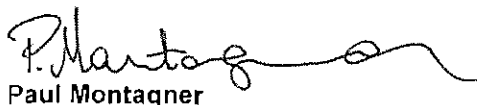
Re: **Country wide Homes Woodend Place Inc.**
11, 31, 51 Woodend Place
File name: Countrywide Homes Woodend Place Inc.
File numbers: Z.15.032, 19T-15V011 and DA.15078

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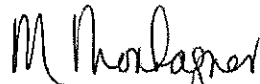
- 1 Urban Design- no consistency with adjacent estate homes
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- 3 Natural Environment- protection of core feature - Disregard for protected lands & vegetation identified within the Natural Heritage Network (tree removal, commitment to 30% Forest Cover from the existing 11%, compensation plan, etc...)

I care greatly about our neighbourhood and our City and will always support its progress when done so in a respectful and fair manner **This is not about stopping development. Instead, this is more about supporting responsible growth!**

Yours truly,



Paul Montagner



Mary Montagner

Subject: FW: Public Meeting - Country Wide Homes Woodend Place Inc.
Attachments: 20160421161331.pdf

From: DiGirolamo, Diana
Sent: Thursday, April 28, 2016 1:44 PM
To: 'Mary@foremontdrywall.com'
Cc: Clerks@vaughan.ca
Subject: FW: Public Meeting - Country Wide Homes Woodend Place Inc.

Communication for 11, 31, and 51 Woodend Place (files OP.16.003, Z.15.032 and 19T-15V011) – Public Hearing date May 3, 2016

Thank you Mary and Paul. Your objection letter has been forwarded to our Clerks Department for inclusion into the public record for the May 3, 2016 Public Hearing.

Best regards,

Diana DiGirolamo
Planner
905-832-8585 ext. 8860 | diana.digirolamo@vaughan.ca

City of Vaughan | Development Planning Department
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Mary Montagner [<mailto:Mary@foremontdrywall.com>]
Sent: April-21-16 5:21 PM
To: DiGirolamo, Diana
Cc: DevelopmentPlanning@vaughan.ca
Subject: Public Meeting - Country Wide Homes Woodend Place Inc.

Please see attached regarding our objection to the proposed application for the townhouse project.

Regards,

Mary & Paul Montagner
330 Millwood Parkway
Woodbridge, ON L4L 1A6

Resident Name: Peter & Eleanor Hunt
Resident Address: 188 Millwood Parkway, Woodbridge

April 20, 2016

Diana DiGirolamo
Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

C 20
Communication
CW (PH)
May 3, 2016
Item - 4

Attention: **Diana DiGirolamo**, Planner, **Bill Kiru**, Senior Manager of Development Planning, , **Melissa Rossi**, Manager Policy Planning, **Kyle Fearon**, Planner I, **John MacKenzie**, Deputy City Manager, Planning and Growth Management, **Tony Iacobelli**, Senior Environmental Planner

Re: **Country wide Homes Woodend Place Inc.**
11, 31, 51 Woodend Place
File name: Countrywide Homes Woodend Place Inc.
File numbers: Z.15.032, 19T-15V011 and DA.15078

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I care greatly about our neighbourhood and our City and will always support its progress when done so in a respectful and fair manner. **This is not about stopping development. Instead, this is more about supporting responsible growth!**

Yours truly,



Peter Hunt
905-832-5945

Subject: FW: Townhouses at Wooden Place
Attachments: Letter to Vaughan - PJH - 24Apr16.pdf

From: DiGirolamo, Diana
Sent: Thursday, April 28, 2016 1:52 PM
To: 'huntpj@gmail.com'
Cc: Clerks@vaughan.ca
Subject: FW: Townhouses at Wooden Place

Communication for 11, 31, and 51 Woodend Place (files OP.16.003, Z.15.032 and 19T-15V011) – Public Hearing date May 3, 2016

Thank you Peter. Your objection letter has been forwarded to our Clerks Department for inclusion into the public record for the May 3, 2016 Public Hearing.

Best regards,

Diana DiGirolamo
Planner
905-832-8585 ext. 8860 | diana.digirolamo@vaughan.ca

City of Vaughan | Development Planning Department
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Peter Hunt [<mailto:huntpj@gmail.com>]
Sent: April-24-16 11:23 PM
To: DiGirolamo, Diana
Cc: DevelopmentPlanning@vaughan.ca; Ellie Hunt; Tim Soroichinsky
Subject: Townhouses at Wooden Place

Hi Diana,
Please see the attached document... it is my "letter of objection" to the proposal to build 113 townhouses at Woodend Place... thanks

Regards, Peter

Peter Hunt
188 Millwood Parkway
Woodbridge

Ghazala Baluch
207 Millwood Pkwy, Vaughan

April 20, 2016

Diana DiGirolamo
Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

C 21
Communication
CW (PH)
May 3, 2016

Item - 4

Attention: **Diana DiGirolamo**, Planner, **Bill Kiru**, Senior Manager of Development Planning, , **Melissa Rossi**, Manager Policy Planning, **Kyle Fearon**, Planner I, **John MacKenzie**, Deputy City Manager, Planning and Growth Management, **Tony Iacobelli**, Senior Environmental Planner

Re: **Country wide Homes Woodend Place Inc.**
11, 31, 51 Woodend Place
File name: Countrywide Homes Woodend Place Inc.
File numbers: Z.15.032, 19T-15V011 and DA.15078

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Yours truly,



Ghazala Baluch

207 Millwood Pkwy,
Vaughan, L4L-1A6

Subject: FW: Country Wide Homes Woodend Place Inc.
Attachments: 1.pdf

From: DiGirolamo, Diana
Sent: Thursday, April 28, 2016 2:36 PM
To: 'print@mrprinter.ca'
Cc: Clerks@vaughan.ca
Subject: FW: Country Wide Homes Woodend Place Inc.

Communication for 11, 31, and 51 Woodend Place (files OP.16.003, Z.15.032 and 19T-15V011) – Public Hearing date May 3, 2016

Thank you Ghazala. Your objection letter has been forwarded to our Clerks Department for inclusion into the public record for the May 3, 2016 Public Hearing.

Best regards,

Diana DiGirolamo
Planner
905-832-8585 ext. 8860 | diana.digirolamo@vaughan.ca

City of Vaughan | Development Planning Department
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



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

From: Joan [<mailto:print@mrprinter.ca>]
Sent: April-25-16 2:12 PM
To: DiGirolamo, Diana; DevelopmentPlanning@vaughan.ca
Subject: Country Wide Homes Woodend Place Inc.

This email has been checked for viruses by Avast antivirus software.
<http://www.avast.com>

Resident Name: JOHN DALIMONTE
Resident Address: 171 MILLWOOD PARKWAY

April 20, 2016

Diana DiGirolamo
Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

C 22
Communication
CW (PH)
May 3, 2016

Item - 4

Attention: Diana DiGirolamo, Planner, Bill Kiru, Senior Manager of Development Planning, , Melissa Rossi, Manager Policy Planning, Kyle Fearon, Planner I, John MacKenzie, Deputy City Manager, Planning and Growth Management, Tony Iacobelli, Senior Environmental Planner

Re: Country wide Homes Woodend Place Inc.
11, 31, 51 Woodend Place
File name: Countrywide Homes Woodend Place Inc.
File numbers: Z.15.032, 19T-15V011 and DA.15078

This is to confirm my strong objection to the subject application. This proposal contradicts and/or does not adhere to the many policies that exist to protect existing communities, encourage responsible growth and respect the natural environment:

1. Urban Design- no consistency with adjacent estate homes
2. Land Use - Unreasonable Intensification (3 residential units to 113 units) including unnecessary rezoning
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I care greatly about our neighbourhood and our City and will always support its progress when done so in a respectful and fair manner. **This is not about stopping development. Instead, this is more about supporting responsible growth!**

Yours truly,



Resident Name

JOHN DALIMONTE

Subject: FW: 11, 31, and 51 Woodend Place
Attachments: subdivision.pdf

From: DiGirolamo, Diana
Sent: Thursday, April 28, 2016 2:39 PM
To: 'dartauto@rogers.com'
Cc: Clerks@vaughan.ca
Subject: 11, 31, and 51 Woodend Place

Communication for 11, 31, and 51 Woodend Place (files OP.16.003, Z.15.032 and 19T-15V011) – Public Hearing date May 3, 2016

Thank you John. Your objection letter has been forwarded to our Clerks Department for inclusion into the public record for the May 3, 2016 Public Hearing.

Best regards,

Diana DiGirolamo
Planner
905-832-8585 ext. 8860 | diana.digirolamo@vaughan.ca

City of Vaughan | Development Planning Department
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Dart Auto Service [<mailto:dartauto@rogers.com>]
Sent: April-25-16 4:33 PM
To: DiGirolamo, Diana
Subject:

Please see attachment,

Thank You,

John Dalimnte
171 Millwood Parkway

C 23
Communication
CW (PH)
May 3, 2016

Item - 4

Joe Collura
118 Via Borghese
Woodbridge, Ontario
L4H0Y7
Email: joe.collura@gmail.com
Phone: 416-566-0640

May 3rd, 2016

Mayor of Vaughan and Members of Council
Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

Attention: **Committee of the Whole**, **Bill Kiru**, Senior Manager of Development Planning, **Diana DiGirolamo**, Planner, **Melissa Rossi**, Manager Policy Planning, **Kyle Fearon**, Planner I, **John MacKenzie**, Deputy City Manager, Planning and Growth Management, **Tony Iacobelli**, Senior Environmental Planner

Re: **Country wide Homes Woodend Place Inc.**
11, 31, 51 Woodend Place
File name: Countrywide Homes Woodend Place Inc.
File numbers: Z.15.032, 19T-15V011 and DA.15078

I am writing in response to the aforementioned development proposal recently submitted by Countrywide Homes located at Woodend Place in Vaughan. I (along with many of my fellow neighbours) am strongly opposed to the recommendations contained within all associated applications. In reviewing the details which are significantly contrary to many existing policies, an objective approach was undertaken that took into consideration the **Application Evaluation Process** including:

- Infrastructure- storm, water and sewer
- Transportation- traffic and connections
- Land Use- compatibility with context
- Urban Design- maintaining consistency
- Natural Environment- protection of core feature

Also, in the interest of presenting relevant data to support this position, extensive analysis was completed and involved factual contributions from many levels of government (i.e. Provincial, Regional and Municipal) as well as other accountable entities including:

- Ontario Municipal Board (OMB)
- Ontario Ministry of Natural Resources and Forestry (Aurora District)
- Toronto and Regional Conservation Authority (TRCA)
- York Region Land Registry Office (Aurora)
- Taranet Express <https://www.teranetexpress.ca/csp/> (title search)
- OnCorp <https://www.oncorp.com/oncorphome/pages/business-searches-and-reports.aspx> (corporate search)

I feel compelled to preface this response by adding that I have been a resident of Vaughan for more than 24yrs and care deeply about our city. I have supported, participated in and actively raised funds for many local causes including City hosted events like Winterfest & Concerts in the Park, organized family skate events, helped a local U11 girls soccer team capture national attention by winning a bank sponsored competition that included a \$125,000 contribution to improving Vaughan soccer fields and many other grass roots fund raising in support of the Vaughan Hospital including the Run for Vaughan. I am proud to see our City grow and am extremely grateful to both our municipal and corporate leadership for their contributions. I am equally mindful of the important role the community plays in this process and the valuable input it offers in balancing growth in a responsible way. In completing this analysis, the subject lands were not reviewed in isolation but rather in the context of what our local community has contributed in terms of the greater needs of Vaughan and what we can reasonably add going forward. In all cases, a collaborative approach is one that leads to meaningful partnerships and progress everyone can be proud of.

While the Planning Act does require that all submissions be reviewed which, I trust will be the case for this application, considering the glaring divergence from the existing policies, **I am confident that upon review, the Committee of the Whole along with all accountable City Planning Officials will decline the proposal in its current form.** In addition to the many findings a review of this submission will undoubtedly uncover, our analysis may be summarized into three common themes:

1. Urban Design- maintaining consistency - Significant contradiction to the Vaughan Official Plan
2. Land Use- compatibility with context - Unreasonable Intensification including unnecessary rezoning
3. Natural Environment- protection of core feature - Disregard for protected lands & vegetation identified within the Natural Heritage Network (tree removal, commitment to 30% Forest Cover from the existing 11%, compensation plan, etc...)

We trust the overwhelming findings will not only support the refusal of this application but draw attention to what appears to be questionable actions involving the subject lands. As mentioned, I care greatly about our fair City and will always support its progress when done so in a respectful and fair manner. **This is not about stopping development. Instead, this is more about supporting responsible growth!**

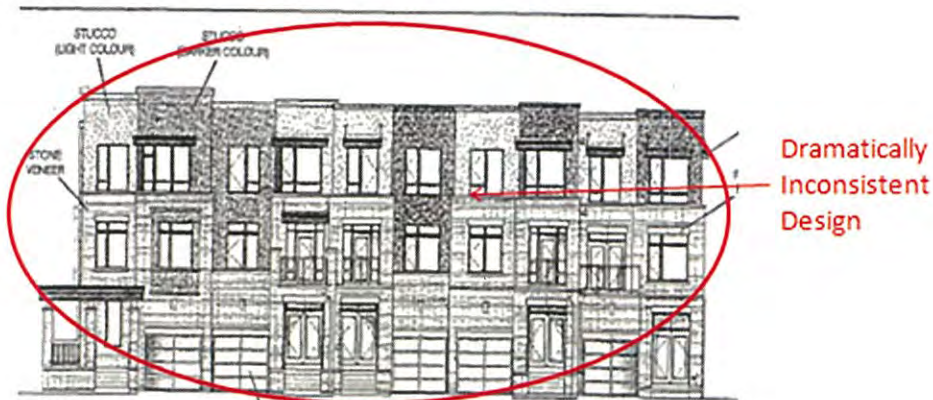
Urban Design- maintaining consistency - Significant contradiction to the Vaughan Official Plan

Having reviewed the VOP in its entirety, it is apparent that there are a significant number of contradictions contained within the subject proposal. In reviewing two additional reports, "A Vision for Transformation," and "Where and How We Grow," again, there is dramatic separation from what is contained within those documents and the recommendations put forth with the subject application. It stands to reason that this disregard of existing policies are directly contributing to the sizable community outrage and rightly so! Please refer to the below images for further confirmation:

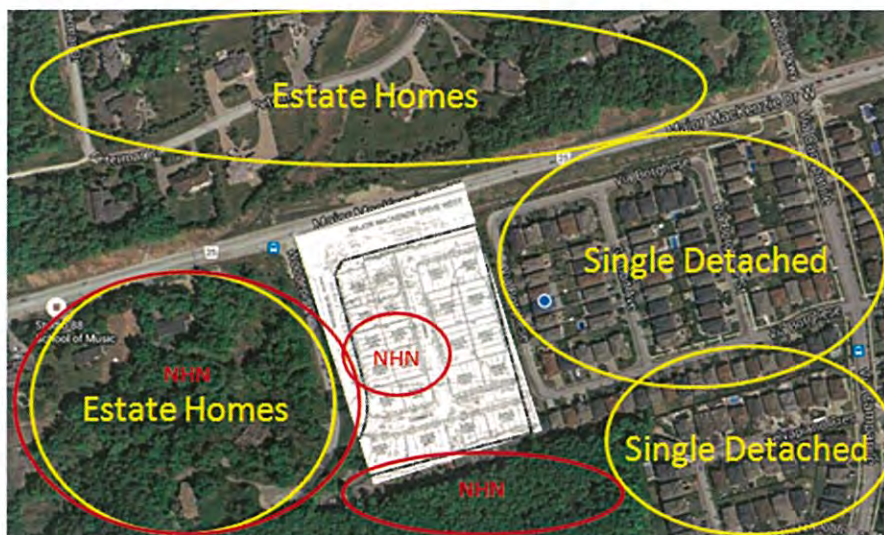
Homes within immediate community (all single detached)



Rendering of proposal (three story townhome inconsistent with community and surrounding neighbourhoods; completed towns within immediate area have increased over 284% since 2006 (per York Region Traffic Zone data) adding adequate inventory, intensification and diversity (does not include additional towns &/or apartments that have been approved or are currently under construction; further, proposal does not protect existing NHN)



Aerial view of surrounding area (does not maintain consistency...at all!)



Referring to the Vaughan Official Plan, here is a list of the policies this proposal is either directly in contrast to &/or does not adhere to (not exhaustive):

- **Chapter 1**
 - 1.5
 - Goal 1 (...This Official Plan seeks to maintain the stability of existing residential communities,...)
 - Goal 8 (...Intensification Areas have been limited to 3% of the overall land base to protect existing Community Areas and Natural Areas.)
- **Chapter 2**
 - 2.1.3.2 e.
 - 2.1.3.2 l.
 - 2.2.3
 - 2.2.3.2
 - 2.2.3.3
 - 2.2.3.4
 - 2.2.5 (per York Region Traffic Zone (TZ) data, subject area (TZ 1039) has experience amongst the highest density growth in Vaughan since 2006 for a non-identified Intensification Area &/or Intensification Corridor (i.e. currently 54.03, an increase of 40.18 jobs/employment per hectare)
- **Chapter 3**
 - 3.1.1.2
 - 3.1.1.3
 - 3.2.1.2
 - 3.2.1.3
 - 3.2.2.1 ("maintain" the natural heritage inventory per schedule 2)
 - 3.2.3.1 a. i. & iii., b., c. d
 - 3.2.3.4 c. (considers that Vaughan has only 11% woodland cover and there is emphasis in the policy to not only maintain woodland cover, but work towards woodland enhancements and restoration.
 - 3.2.3.7 (does not meet any of the exceptions)
 - 3.2.3.8
 - 3.2.3.9 (...in the case of a development application, the application will not proceed until restoration works have been undertaken...")
 - 3.2.3.10
 - 3.2.3.11 (...minor modifications...)
 - 3.3.3.1 a. & b.
 - 3.3.3.2.a. & b. (we have not been privy to the environmental study however, how has the tree removal been factored)
 - 3.3.3.3 d. (what process was followed to address the tree removal within the NHN and how will a compensation plan be now be presented?)
 - 3.7.2
 - 3.8.1.5 (including how has tree removal been factored)
 - 3.9.2.1 (including how has tree removal been factored)
 - 3.9.2.2 (including how has tree removal been factored)
- **Chapter 9**
 - 9.1.1.8 a.
 - 9.1.1.10
 - 9.1.2.1 a. & b.
 - 9.1.2.2. a.thru g.
 - 9.1.2.3. a thru g.
 - 9.1.2.5 e.
 - 9.2.1.1
 - 9.2.1.2
 - 3.2.1.4
- **Chapter 10**
 - 10.1.2.37
 - 10.1.2.46 a. i thru vii

As evidenced by the sheer amount of policy contradictions, this proposal should be declined swiftly. An amended recommendation that respects the VOP, the environment and the surrounding community would be welcomed and a more collaborative approach would be prudent.

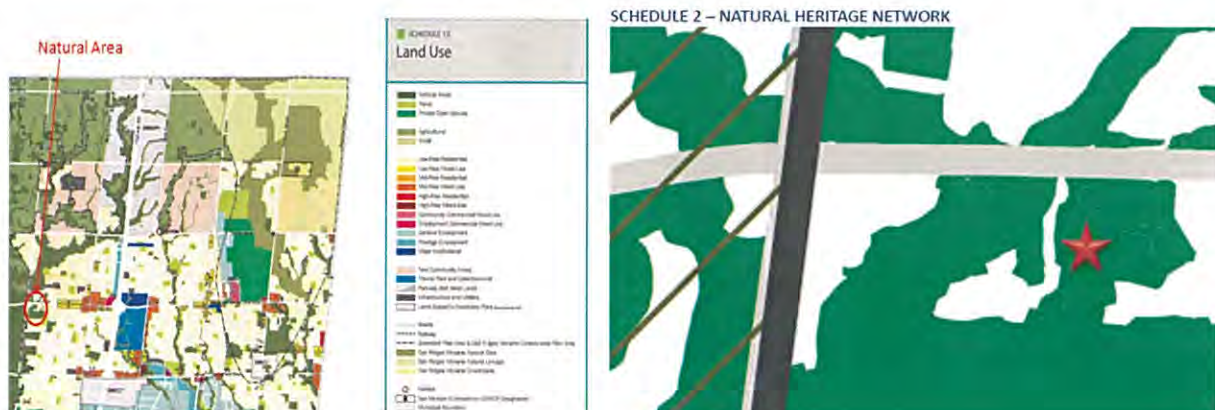
http://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW0301_16_14.pdf

"...the intent of VOP 2010 is for new development to respect and reinforce the established pattern and character of the area."

"...proposed new policy recognizes that townhouse developments, as well as semidetached houses, are not common in most of Vaughan's long established neighbourhoods in Community Areas and if introduced would mark a significant physical change, which would be contrary to Policy 2.2.3.2.... The criteria in the proposed policy are intended to ensure that townhouse developments respect the physical character of the established neighbourhood and achieve compatibility."

1. *Infill development should reflect the existing neighbourhood pattern of development in terms of front, rear and side yard setbacks, building height and the location and treatment of primary entrances, to both the dwelling and the street. (Policy 9.1.2.2 / 9.1.2.3)*
2. *Development should reflect the desirable aspects of the established streetscape character. Where the streetscape needs improvement, infill development should contribute through high-quality building design, landscape architecture, and tree planting. (Policy 9.1.1.2 / 9.1.1.3)*
3. *The prevailing pattern of lot widths, lot depths and lot area in a neighbourhood should be maintained. The subdivision of a lot to create two or more lots should only occur if the width of the resulting lots is the same as or greater than the narrowest lot fronting the same street on the same block or the narrowest lot fronting the same street on the block across the street. (Policy 9.1.2.2 / 9.1.2.3)*
4. *An existing dwelling should only be replaced by a dwelling, or dwellings, of the same type (detached or semi-detached house or townhouse). (Policy 9.1.2.2 / 9.1.2.3)"*

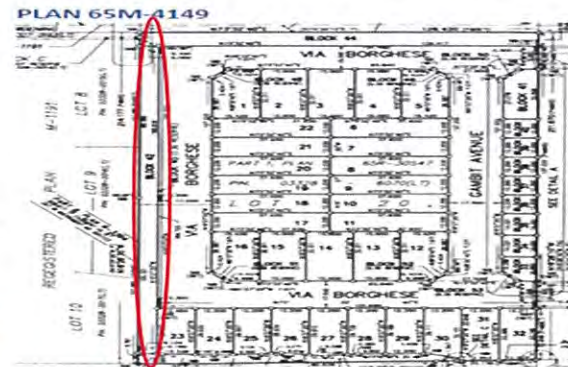
In reviewing the VOP and various schedules, the subsection applications include unnecessary rezoning, unreasonable intensification and encroachment on Natural Areas including Core Features:



The subject lands (11, 31 and 51 Woodend Place) are zoned **RR Rural Residential Zone** by Zoning By-law 1-88. Section 4.2 clearly defines uses permitted as **Single Family Detached Dwelling**.

Block 42, Plan 65M-4149, are zoned **RD2(H) Residential Detached Zone Two** (with a Holding Symbol "H" subject to Exception 9(1281) by Zoning By-law 1-88). Section 4.24 clearly defines uses permitted as **Single Family Detached Dwelling**.

ZONING MAP FOR CONTEXT :



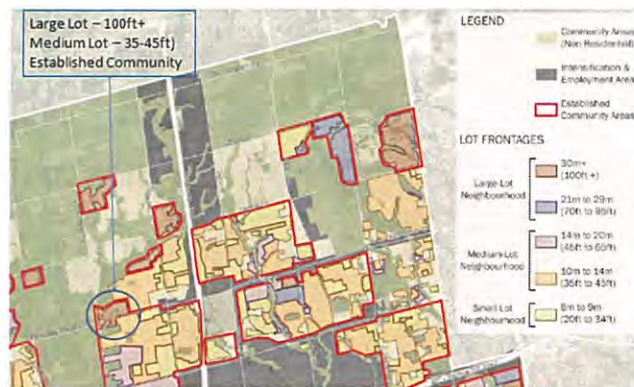
The conditions related to the "H" are as follows:

"Lands zoned with the Holding Symbol "(H)" shall be used only for the production of field crops or a use legally existing as of the date of enactment of this By-law. The Holding Symbol "(H)" shall not be removed until such time that the City approves the adjoining lands to the west for development and identifies and allocates sewage capacity sufficient to service the lands."

Again, this is further supported by the recent Implementation Options Community Area Policy Review for Low-Rise Residential Designations that suggests:

"...compatibility in low-rise residential areas along arterial streets can be achieved by respecting and maintaining the prevailing pattern of building orientation, setbacks and landscaping; and can fit compatibly within each distinct type of neighbourhood in the City."

"Policy 9.2.3.2(b): The proposed amendment clarifies that the policy is intended to apply to proposed new development in established neighbourhoods and ensure new townhouses are only introduced where they already exist."



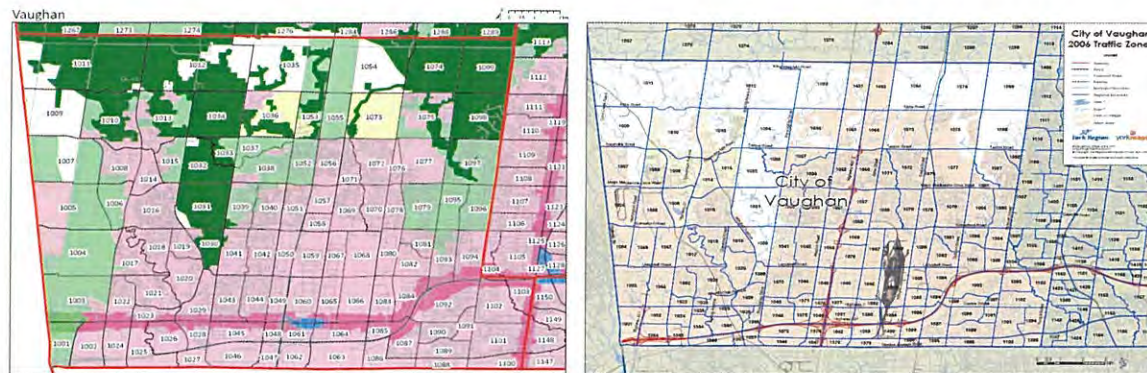
Turning to Intensification, I note:

- York Region's anticipated growth between 2006-2031 includes:
 - 1,507,480 population
 - 780,270 jobs
 - 90,720 intensification units (234,110 total units)

(Region totals currently being revised to 2036 include 1.7MM pop, 840M jobs, 105M Intensification Units (119M to 2041))

- Vaughan's anticipated growth between 2006-2031 includes:
 - 167,300 population
 - 103,900 jobs
 - 29,300 intensification units (66,180 total units; 27M add'l from 2011-2036; 31M add'l to 2041)

In reviewing the above targets and working closely with City and Regional officials, extensive analysis was completed to understand the progress that has been made including where this growth has come from geographically. York Region provided the below Traffic Zone (TZ) views (2001 & 2006 included as methodology changed over this period) along with 2006 & 2011 Census Data, Unit Completions, Employment and Developable Areas to inform these directional findings (which will be conservative as all land types were factored based on TZ views).

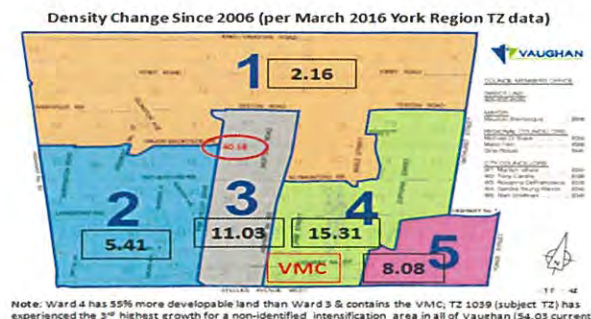


Per the below analysis, and with the exception of Ward 4 which has an additional 1400 hectares of developable area (55% more) and home to the Vaughan Metropolitan Centre, Ward 3 has contributed the most density growth since 2006. Furthermore, TZs 1039 (subject area) and 1040 reveal significant intensification as compared to peer areas. It should also be noted that both TZs are not classified as Primary Intensification Centres or Primary Intensification Corridors yet have experienced growth well in excess of those areas categorized as such. Finally, TZ 1039 represents the third largest density increase in all of Vaughan since 2006 (40.18) for non intensification areas.

2006 Census Base														
Ward	Traffic Zone 2001	Intensification Area	Units						Population	% of Population	2006 Employment	Developable Area (Ha)	Job / Employment per Ha	
			Singles	Semis	Rows	Apartments	Duplex	Total						% of Total
Ward 1 Totals			10922	1893	1850	498	743	15906	23%	58302	23%	14559	7188	10.14
Ward 2 Totals			10862	1158	516	1063	811	14410	20.72%	52341	20.99%	20754	3581	20.41
Ward 3 Totals			9722	1360	1299	147	717	13245	19.05%	49192	19.73%	32484	2498	32.70
Ward 4 Totals			3774	1140	1342		278	6534	9.40%	23983	9.62%	81362	3880	27.15
Ward 5 Total			12674	120	1659	3987	1003	19443	27.96%	65524	26.28%	12999	1542	50.93
3	1039		370	76	2	2	28	478	3.61%	1800	3.66%	58	134.1	13.85
3	1040		2008	658	373		151	3190	24.08%	11836	24.06%	1,063	229.0	56.33

2016 Forecast by Traffic Zone (per 2011 Census Base)															
Ward	Traffic Zone 2001	Traffic Zone	Intensification Area	Units						Population	% of Population	2016 Employment	Developable Area (Ha)	Job / Employment per Ha	
				Singles	Semis	Rows	Apartment	Duplex	Total						% of Total
Ward 1 Totals				13396	2084	2460	1719	784	20443	21%	70324	22%	18075	7188	12.30
Ward 2 Totals				11543	1788	844	1889	718	16782	17%	57449	18%	35013	3581	25.82
Ward 3 Totals				13957	2034	2509	110	396	19006	20%	68060	21%	41159	2498	43.72
Ward 4 Totals				10794	1721	2882	515	170	16082	17%	56466	17%	108294	3880	42.46
Ward 5 Totals				12759	145	2279	7053	1359	23595	25%	72469	22%	18504	1542	59.01
3	1039	1039		1,762	85	10	0	2	1,859	10%	6,833	10%	415	134.1	54.03
3	1040	1040		2,111	873	661	0	26	3,671	19%	13,022	19%	1,597	229.0	63.84

Change From 2006					
Ward	Traffic Zone 2001	Traffic Zone 2006	Total Units	Total Population	Job / Employment per Ha
Ward 1 Totals			4537	12022	2.16
Ward 2 Totals			2372	5108	5.41
Ward 3 Totals			5761	18868	11.03
Ward 4 Totals			9548	32483	26932
Ward 5 Totals			4152	6945	5505



It should also be noted that according to data provided by York Region, the City of Vaughan is well positioned for intensification including an additional 9,080 in known applications within the Built-Up Area and 24,800 in Designated Greenfield Area. Also, Vaughan is well funded in terms of existing units to the tune of a 14 year supply (vs. Province requirement of 10yrs) and 4 years of supply for approved units (vs. Province requirement of 3yrs)

Years of Supply in Vaughan

Residential Unit Supply in Vaughan

	Single	Semi	Row	Apartment	Total
Built Up Area ¹	360	220	780	7,720	9,080
Designated Greenfield Area ²	10,970	1,660	4,720	7,450	24,800
Total	11,330	1,880	5,500	15,170	33,880

1. Supply in **known development applications** in plans of subdivision, condominium and site plan within the Built-Up Area.

2. Supply located outside the built up area (both in applications and unit assumptions for lands designated for growth but with no current planning applications) - most of these units are in the Designated Greenfield Area (including ROPA 2) but a small number of units in the Greenbelt or with rural designations.

Vaughan CMHC Completions 2005-2014

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014		10-year Avg
Singles	1,009	1,227	2,314	1,723	1,349	2,224	1,279	1,095	542	765	Singles	1,353
Semis	182	208	484	292	268	278	256	70	14	42	Semis	209
Rows	191	188	593	456	125	513	401	333	312	185	Rows	330
Apts	633	177	785	473	356	967	356	565	345	776	Apts	543
TOTAL	2,015	1,800	4,176	2,944	2,098	3,982	2,292	2,063	1,213	1,768	Total	2,435

Estimate of Years of Supply in Vaughan

Years of Supply	14
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Estimated Registered and Draft Approved Years of Supply in Vaughan

Total Reg and Draft Approved Units in Vaughan	10,300
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Years of Supply	4
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Further, according to the March 2016 York Region TZ data, Vaughan has added:

- over 75,000 in population growth, ahead of its annual target of ~6,700 (167,300 2031 target)
- ~59,000 in job growth, ahead of its annual target of ~4,100 (103,900 2031 target)
- over 26,000 units since 2006, well ahead of its 2031 target (29,300)

In summary, rezoning the subject lands and allowing for further intensification would be to the detriment of the community and Vaughan at large. Instead, development that adheres to and respects the spirit of the VOP as well as all associated policies is what should be encouraged. In addition, developments that are currently being built or have been approved (per below), will only add to the abundant intensification this area has already contributed as well as provide an extremely diverse inventory within the immediate community. The objective details provided including relevant commentary offered by Vaughan's very own Planning and Environmental leaders per the Implementation Options Community Area Policy Review for Low-Rise Residential Designations, should cast no doubt as to the merits of the subject proposal and contribute to a respectful decline.



Natural Environment- protection of core feature - Disregard for protected lands & vegetation identified within the Natural Heritage Network

Another important consideration in completing this analysis was the care, or lack thereof, given to the natural environment. Accordingly, the Ontario Ministry of Natural Resources and Forestry (Aurora District) was engaged to speak to how the subject proposal impacts **Areas of Natural and Scientific Interest (ANSI)**. The below image was provided and outlines the categorized lands. While not directly impacted, it is expected any eventual development will adequately account for maintaining its environmental importance.



The Toronto and Regional Conservation Authority (TRCA) was also engaged to speak to **Environmentally Significant Areas (ESAs)** and offered the follow image and response:

"The orange hatched area represents TRCA's Regulated Area. Any development or site alteration within TRCA's Regulated Area requires a permit pursuant to Ontario 166/06. The reason why this area is regulated is because there is a watercourse (which is a tributary to the East Humber River) and associated valley corridor."

As prescribed in TRCA's Living City Policies, development within a regulated area must be setback 10 m from the greater of the following: (a) long term stable top of slope; (b) stable toe of slope; (c) Regulatory Flood Plain; (d) meander belt; (e) any contiguous natural features and areas that contribute to the conservation of land."



Finally, City of Vaughan Planning and Environmental services officials were engaged to validate the **Natural Heritage Network** implications including any existing **Core features**. The following images confirm the proposed development does in fact impact the existing features including the removal of an entire woodlot that remains under investigation:

EXISTING SCHEDULE 2 – NATURAL HERITAGE NETWORK



PROPOSED SCHEDULE 2B – NATURAL HERITAGE NETWORK



What is of particular interest, aside from the questionable manner an entire woodlot was removed, is the fact that during the current review of the Natural Heritage Network, the subject woodlot was reaffirmed as a Core Feature and as such every effort should be made to preserve the inherent value, ecological features, biodiversity & connectivity of these natural features. Through the course of our ongoing investigation into this matter, via the Municipal Freedom of Information and Protection of Privacy Act, we are continuing to review the details of this claim including the timing, the manner in which it was dealt with and approved & any applicable documentation &/or arborists report. In addition, a compensation plan for any trees found to have been removed negligently will be expected and any proposed development halted per Chapter 3, section 3.2.3.9 of the VOP.

The leveling of the subject woodlot, also identified as a Core Feature, has significantly impacted the environmental benefits of the area where it previously served to complement the Natural Heritage Network. It was explained to many residents during the Feb 17th residents meeting at city hall that Forestry Services did grant approval to remove some damaged trees caused by the 2013 ice storm. We were told this was validated by a "photo" that was provided by the owner. It was explained that the amount of damage caused by the storm placed a significant strain on city resources which, contributed to some lack of follow up. While I can certainly appreciate the extenuating circumstances, I believe there is a reasonable limit that should apply.

Living directly across from the subject lands, we immediately contacted the city for assistance when activity began. When the tree removal began, it was clear this would not be targeted to "damaged trees" considering the large machinery that was being used to essentially flatten this area! When we did speak with the city, on several occasions, we were told the trees were damaged. This, despite our making the calls while standing directly in front of the subject lands and pleading for the city to come observe for themselves as the extent of the apparent "damage" was not nearly as extensive. We also witnessed a city by-law official finally attend the site, albeit very briefly, only to be told there is nothing we can do because the trees were already cut. Per by-law 185-2007, this action was a direct violation. We have obtained files related to the city's handling of this matter which raises more questions. For example, on one hand we have a By-Law Compliance Officer confirming on March 18th, 2014, no knowledge of the extent of damage:

```
-----
03/18/2014      11:43:00      STERRITT      23 Eastern Time (US &
Canada)
Assignee Change -From:      To: 901335 STERRITT, NICOLE
-----
March 18, 2014 (NS).
```

At time of attendance no ability to tell if all the tree were damaged or not.
There is no way to

This was followed by a complete contradiction on March 19th, 2014 where the same representative explains to a resident that the city was fully aware:

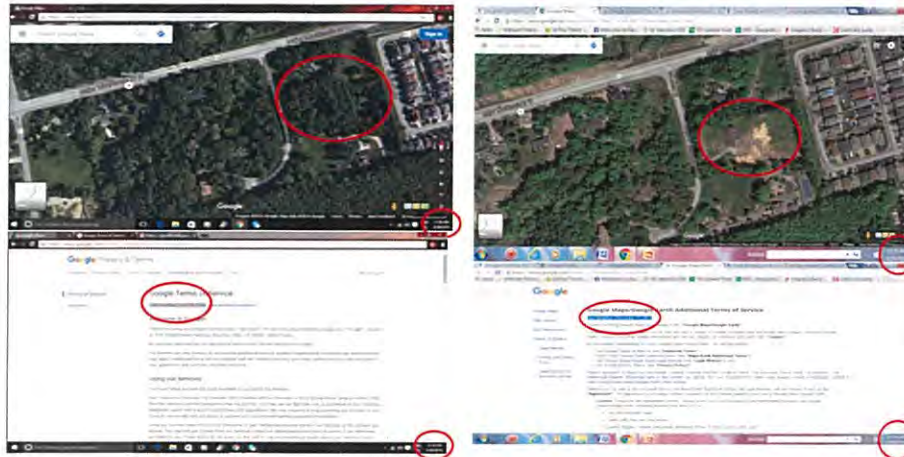
March 19, 2014 (NS).

Received a call from the complainant. Informed her that parks and forestry had approved the trees where being cut down due to damage from the ice storm. The complainant said

Furthermore, the photos provided are inconclusive, appear to be taken after the fact in most cases & certainly would not justify the extent of devastation that followed.

I draw your attention to the subject lands and the woodlot in question. The first photo, according to Google Earths Terms of Service, was updated after April 30, 2014. I have provided screen shot to validate this information and when it was captured (i.e. Feb 20, 2016). Per below, these trees appear to be thriving which would directly contradict the supposed damage caused by the 2013 ice storm.

The second photo reveals the same area however, that has now been decimated! According to Google Maps Terms of Service, it was updated after Dec 17, 2015. I have provided screen shot to validate this information & when it was captured (i.e. Feb 20, 2016).



Putting aside the manner in which these actions were executed or the timing in which it happened, another curious inquiry would be how all the surrounding greenery could have possibly escaped the same level of damage that supposedly befell the subject woodlot? Also, it is extremely interesting that this same woodlot has been & continues to be the focus of an appeal (as recent as February 2nd 2016) to re-categorize the subject lands from its current designation as a Core Feature within the NHN.

PROPOSED SCHEDULE 2B – NATURAL HERITAGE NETWORK



I am familiar with the City's commitment to improve our forest cover from the 11% current state to a desired 30%. Aside from the subject tree removal being suspect, these actions are also starkly contrary to this effort.

Table 4: Vaughan's Natural Environment Compared to Ideal Ecosystem Targets

Ideal Ecosystem Target	Vaughan Conditions
30% forest cover	11%
10% wetland	1.9%
75% of streams with forest cover within 3 m of stream banks cover	30 %

As mentioned earlier, I have been a resident of Vaughan for many years and care very much about the state of our city. The manner in which this incident has been and continues to be dealt with, is simply not consistent with what I know is a thoughtful and dedicated city. I know, first hand, the quality of leadership we are privileged to have representing us and felt it was important to draw attention to this matter specifically as it related to the commitments made (per below) within the **Vaughan Accord**.

"Ensure that our behaviour is at all times consistent with the City's core values of Respect, Accountability and Dedication;"

"Remember our history and heritage by protecting and preserving important landmarks;"

"And that by signing this Accord, we the elected Members of Council pledge to keep this commitment, and to serve the City of Vaughan in a manner that will reflect a positive image of the City and instill civic pride."

"Dated at Vaughan, Ontario, on this 20th day of January, 2015."

Recommendation

In summary, there is overwhelming information to support the declining of the subject proposal and related applications. There is simply too much that is contrary to the many policies set forth by the City of Vaughan. That said, I believe a more collaborative and thoughtful approach may produce a desirable outcome for all stakeholder. Accordingly, it is recommended:

- The subject application be declined
- That future applications adhere to the spirit of the VOP with specific emphasis on respecting and maintaining consistency our surrounding communities
- That no unnecessary rezoning be granted and instead any future development adhere to or does not deviate greatly from the existing uses permitted (i.e. single family detached)
- That reasonable density be accounted for, considering the significant growth that has been demonstrated within the immediate and surrounding communities since 2006.
- That any future development be contained to Woodend Place along with adequate density that would allow entry from Major Mackenzie alone and not infringe on Via Borghese
- That any future development respect the surrounding environment, protect all areas that have been identified, strengthen and connect protected areas and return the subject lands to its previous state or provide an agreeable compensation plan

Considering the vast lands available within the subject area, the below image demonstrates how potential development may be considered. If the City of Vaughan's Intensification target of 45% is applied to the existing community (i.e. 3 homes), it would only require one single detached home be added. That said, and with the greater needs of Vaughan in perspective including supporting reasonable growth, **a community of 80' (foot) lots can be effectively developed** which would add reasonable density and would not adversely impact the immediate area. This would maintain consistency of the surrounding communities, would not require significant zoning deviation, address environmental issues and would be closely aligned with the spirit of the VOP.



In closing, please find attached a number of resident responses that both share the views provided within this document as well as offer their own unique feedback. I trust the combination of the information provided including objective data along with the overwhelming community response, will support the decision to decline the subject proposal and encourage a recommendation that both respects the surrounding community and environment and is more aligned with the spirit of responsible growth.

I look forward to further discussions regarding this matter and hope to be engaged throughout the process to work closely with all accountable city officials, the applicant and the community, to arrive at a mutually agreeable solution.

Yours truly,

Joe Collura

Proud citizen of Vaughan and advocate for responsible growth!

Young Chul and Kei Chun Kim
39 Via Borghese St
Woodbridge, ON

March 29, 2016

Mayor of Vaughan and Members of Council
Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

Attention: Committee of the Whole, Bill Kiru, Senior Manager of Development Planning, Diana DiGirolamo, Planner, Melissa Rossi, Manager Policy Planning, Kyle Fearon, Planner I, John MacKenzie, Deputy City Manager, Planning and Growth Management, Tony Iacobelli, Senior Environmental Planner

Re: Country wide Homes Woodend Place Inc.
11, 31, 51 Woodend Place
File name: Countrywide Homes Woodend Place Inc.
File numbers: Z.15.032, 19T-15V011 and DA.15078

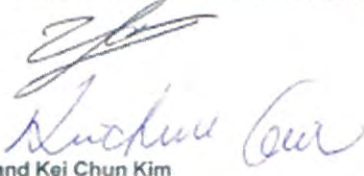
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Considering the glaring divergence from the existing policies, I am confident that upon review, the Committee of the Whole along with all accountable City Planning Officials will decline the proposal in its current form. In addition to the many findings a review of this submission will undoubtedly uncover, I agree that three common themes effectively summarize the significant issues with the subject proposal:

1. Urban Design- maintaining consistency - Significant contradiction to the Vaughan Official Plan
2. Land Use- compatibility with context - Unreasonable Intensification including unnecessary rezoning
3. Natural Environment- protection of core feature - Disregard for protected lands & vegetation identified within the Natural Heritage Network (tree removal, commitment to 30% Forest Cover from the existing 11%, compensation plan, etc...)

I trust the overwhelming findings will not only support the refusal of this application but draw attention to what appears to be questionable actions involving the subject lands. I care greatly about our fair City and will always support its progress when done so in a respectful and fair manner. This is not about stopping development. Instead, this is more about supporting responsible growth!

Yours truly,



Young Chul Kim and Kei Chun Kim

Proud citizen of Vaughan and advocate for responsible growth!

Lester and Lilli Chan
43 Via Borghese St
Woodbridge, ON

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Yours truly,



Lester Chan and Lilli Chan

Proud citizen of Vaughan and advocate for responsible growth!

Resident Name: Miroslav Tkachenko
Resident Address: 80 Via Bergare, ON, L4H 0Y6
Phone: 905-2570-7640
Email: miroslavt@hotmail.com

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Yours truly,

Resident Name

Miroslav Tkachenko

Proud citizen of Vaughan and advocate for responsible growth!

Resident Name: Ahmed Tahir
Resident Address: 110 Via Benghese St
Phone: 416 253 2502
Email: ahmed.tahir@the.ca

March 29, 2016

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Yours truly,

Resident Name

Proud citizen of Vaughan and advocate for responsible growth!

24 Mar 2016

Resident Name: Teff and Katie DeBartolo
Resident Address: 204 V. G. Rossese
Phone: 416-890-2818
Email: kdebartolo@hotmail.com

March 29, 2016

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Considering the glaring divergence from the existing policies, I am confident that upon review, the Committee of the Whole along with all accountable City Planning Officials will decline the proposal in its current form. In addition to the many findings a review of this submission will undoubtedly uncover, I agree that three common themes effectively summarize the significant issues with the subject proposal:

1. Urban Design- maintaining consistency - Significant contradiction to the Vaughan Official Plan
2. Land Use- compatibility with context - Unreasonable Intensification including unnecessary rezoning
3. Natural Environment- protection of core feature - Disregard for protected lands & vegetation identified within the Natural Heritage Network (tree removal, commitment to 30% Forest Cover from the existing 11%, compensation plan, etc...)

I trust the overwhelming findings will not only support the refusal of this application but draw attention to what appears to be questionable actions involving the subject lands. I care greatly about our fair City and will always support its progress when done so in a respectful and fair manner. This is not about stopping development. Instead, this is more about supporting responsible growth!

Yours truly,


Resident Name

Proud citizen of Vaughan and advocate for responsible growth!

Katie DeBartolo.

Resident Name: Kenneth Gouda
Resident Address: 45 Ledbury Drive L6A 3S5
Phone: 416-527-0221
Email: Ken.gouda@rogers.com

March 29, 2016

Mayor of Vaughan and Members of Council
Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

Attention: Committee of the Whole, Bill Kiru, Senior Manager of Development Planning, Diana DiGirolamo, Planner, Melissa Rossi, Manager Policy Planning, Kyle Fearon, Planner I, John MacKenzie, Deputy City Manager, Planning and Growth Management, Tony Iacobelli, Senior Environmental Planner

Re: Countrywide Homes Woodend Place Inc.
11, 31, 51 Woodend Place
File name: Countrywide Homes Woodend Place Inc.
File numbers: Z.15.032, 19T-15V011 and DA.15078

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Yours truly,



Proud citizen of Vaughan and advocate for responsible growth!

Resident Name: _____
Resident Address: _____
Phone: _____
Email: _____

March 29, 2016

Mayor of Vaughan and Members of Council
Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

Attention: **Committee of the Whole**, **Bill Kiru**, Senior Manager of Development Planning, **Diana DiGirolamo**, Planner, **Melissa Rossi**, Manager Policy Planning, **Kyle Fearon**, Planner I, **John MacKenzie**, Deputy City Manager, Planning and Growth Management, **Tony Iacobelli**, Senior Environmental Planner

Re: **Country wide Homes Woodend Place Inc.**
11, 31, 51 Woodend Place
File name: Countrywide Homes Woodend Place Inc.
File numbers: Z.15.032, 19T-15V011 and DA.15078

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Yours truly,

Resident Name

Proud citizen of Vaughan and advocate for responsible growth!

Subject: FW: Countrywide Woodend Place Application
Attachments: Countrywide Woodend Place Resident Response.docx

From: DiGirolamo, Diana
Sent: Thursday, April 28, 2016 2:48 PM
To: 'Joe Collura'
Cc: Clerks@vaughan.ca
Subject: FW: Countrywide Woodend Place Application

Communication for 11, 31, and 51 Woodend Place (files OP.16.003, Z.15.032 and 19T-15V011) – Public Hearing date May 3, 2016

Thank you for your updated letter Joe. These objection letters has been forwarded to our Clerks Department for inclusion into the public record for the May 3, 2016 Public Hearing.

Best regards,

Diana DiGirolamo
Planner
905-832-8585 ext. 8860 | diana.digirolamo@vaughan.ca

City of Vaughan | Development Planning Department
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Joe Collura [<mailto:joe.collura@gmail.com>]
Sent: April-25-16 7:33 PM
To: DiGirolamo, Diana; Kiru, Bill; DeFrancesca, Rosanna
Cc: Tamburini, Nancy; Rossi, Melissa; Fearon, Kyle; Iacobelli, Tony; MacKenzie, John
Subject: Re: Countrywide Woodend Place Application

Good evening,

I am attaching a slightly revised version of our Resident Response including some resident signatures of those who indicated they may not be able to attend the May 3rd meeting (by no means exhaustive).

Thank you once more for your assistance through this process. We are eager to engage in the meaningful conversation with the hope a collaborative solution will be the end result.

Take care.

On 31 March 2016 at 19:10, Joe Collura <joe.collura@gmail.com> wrote:
Good evening,

Firstly, allow me to express my gratitude for your expertise & responsiveness. Over the past several weeks I have engaged you (& many others) in completing this analysis & directional response. Your guidance has been more than helpful & I am extremely appreciative.

As committed, & in advance of the pending Community Meeting concerning the subject application, tentatively scheduled for May 3rd, 2016, please find attached a comprehensive response. The approach was objective & balanced & I trust you will agree, a reasonable recommendation. While the attached contains additional details, in summary:

...there is overwhelming information to support the declining of the subject proposal and related applications. There is simply too much that is contrary to the many policies set forth by the City of Vaughan. That said, I believe a more collaborative and thoughtful approach may produce a desirable outcome for all stakeholder. Accordingly, it is recommended:

- The subject application be declined
- That future applications adhere to the spirit of the VOP with specific emphasis on respecting and maintaining consistency our surrounding communities
- That no unnecessary rezoning be granted and instead any future development adhere to or does not deviate greatly from the existing uses permitted (i.e. single family detached)
- That reasonable density be accounted for, considering the significant growth that has been demonstrated within the immediate and surrounding communities since 2006.
- That any future development be contained to Woodend Place along with adequate density that would allow entry from Major Mackenzie alone and not infringe on Via Borghese
- That any future development respect the surrounding environment, protect all areas that have been identified, strengthen and connect protected areas and return the subject lands to its previous state or provide an agreeable compensation plan

Considering the vast lands available within the subject area, the below image demonstrates how potential development may be considered. If the City of Vaughan's Intensification target of 45% is applied to the existing community (i.e. 3 homes), it would only require one single detached home be added. That said, and with the greater needs of Vaughan in perspective including supporting reasonable growth, **a community of 80' (foot) lots can be effectively developed** which would add reasonable density and would not adversely impact the immediate area. This would maintain consistency of the surrounding communities, would not require significant zoning deviation, address environmental issues and would be closely aligned with the spirit of the VOP.



I may add to the attached response as I continue to collect & assess relevant information however, felt it was important to share early on in this process to support discussions that may be ongoing.

Finally, & in an effort to return the kindness you have afforded me & with the idea of wanting to do all we can to support Vaughan, I thought I would share some of the analysis I have completed. Among the many entities I engaged during the course of this work, York Region provided some unit, density & traffic zone (TZ) information. While much of this detail required extensive work to account for the TZ changes since 2006 & to align with the various wards, I believe it was time well spent as it helps to clearly demonstrate how growth has been allocated across Vaughan. It should be noted that the figures are very conservative as the TZ view takes into account ALL land (e.g. including Designated Greenfields) vs. what is truly developable. Acknowledging it is not perfectly aligned, it does provide health directional details. I am happy to discuss these finding as needed.

I hope this will form part of the City's review & will support a respectful decline of the subject application (in its current form). I, & I can safely say my fellow neighbours, are eagerly awaiting the pending Community Meeting at City Hall.

Thank you all once again for your attention.

A Responsible



Residents Opposed to Countrywide Homes Woodend Place Inc. Applications

May 3rd, 2016

C 24
Communication
CW (PH)
May 3, 2016

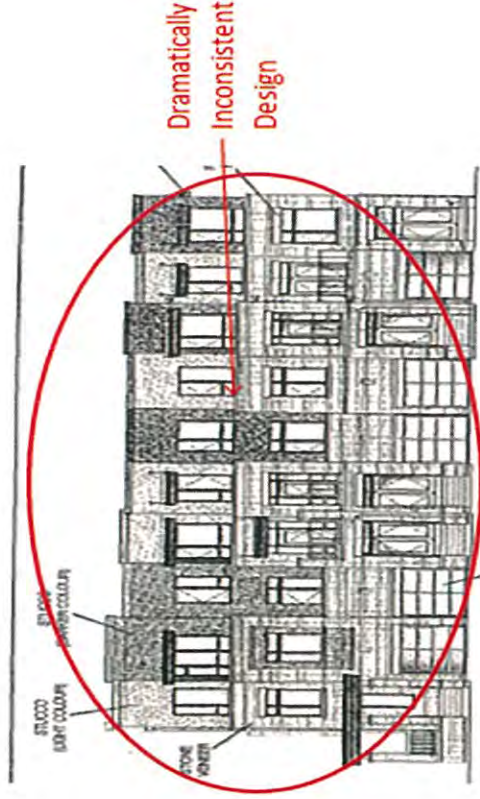
Item - 4

Application Evaluation Process Uncovers Significant Inconsistencies with Existing Policies

Existing Street View



Proposed Development



Per the City of Vaughan Planning Process, the subject applications submitted by Countrywide Homes Woodend Place Inc.:

- Official Plan Amendment File OP.16.003 (incomplete)
- Zoning By-law Amendment File Z.15.032 (complete)
- Draft Plan of Subdivision File 19T-15V011 (complete)
- Site Development File DA.15.078 (incomplete)

Demonstrates dramatic contradiction and/or does not adhere to many aspects of the City of Vaughan Official Plan and other city planning policies including a disregard for the important benefits offered by the Natural Heritage Network.

In addition to the many findings a review of this submission will undoubtedly uncover, our analysis included three common themes:

- **Urban Design- maintaining consistency**
 - Significant contradiction
- **Land Use- compatibility with context**
 - Unreasonable Intensification & unnecessary rezoning
- **Natural Environment- protection of core feature**
 - Disregard for protected lands within the Natural Heritage

Many aspects of the Vaughan Official Plan Not Being Respected...

3.2.1.4 3.2.3.10 10.1.2.46
3.2.3.11 3.2.1.3 3.2.2.1
3.9.2.2 3.2.3.8 3.3.3.1 9.1.2.5
3.2.3.1 3.8.1.5 9.1.1.10 3.2.3.7
2.2.2.3 3.1.1.2 9.2.1.2 1.5 2.1.3.2
2.2.5 3.7.2 9.1.1.8 3.3.3.3
9.1.2.3. 3.1.1.3 10.1.2.37
9.1.2.2. 3.2.1.2 9.1.2.1 9.2.1.1
3.9.2.1 3.2.3.4 3.3.3.2. 3.2.3.9
2.2.3.4 2.2.3.2 2.2.3.3

REMEMBER THE VAUGHAN ACCORD...

"Ensure that our behaviour is at all times consistent with the City's core values of Respect, Accountability and Dedication;"

"Remember our history and heritage by protecting and preserving important landmarks;"

"And that by signing this Accord, we the elected Members of Council pledge to keep this commitment, and to serve the City of Vaughan in a manner that will reflect a positive image of the City and instill civic pride."

Dated at Vaughan, Ontario, on this 20th day of January, 2015.

Urban Design – Maintaining Consistency “...the intent of VOP 2010 is for new development to respect and reinforce the established pattern and character of the area.”

On **March 1st, 2016**, the City Manager, Planning and Growth Management and Director of Policy Planning and Environmental Sustainability submitted a report, IMPLEMENTATION OPTIONS COMMUNITY AREA POLICY REVIEW FOR LOW-RISE RESIDENTIAL DESIGNATIONS FILE 15.120 WARDS 1 TO 5, that speaks to opportunities to improve the planning process and discourage applications that are contrary to the spirit of the VOP

Existing Community and Environment



“There have been an increasing number of applications that seemingly counter the vision and intent for the stable community areas provided in VOP 2010. The intent of VOP 2010 is to ensure development respects, reinforces and is compatible with, the existing scale, lot pattern, character and form of established neighbourhoods.”

“...proposed new policy recognizes that townhouse developments, as well as semidetached houses, are not common in most of Vaughan’s long established neighbourhoods in Community Areas and if introduced would mark a significant physical change, which would be contrary to Policy 2.2.3.2.... The criteria in the proposed policy are intended to ensure that townhouse developments respect the physical character of the established neighbourhood and achieve compatibility.”

“...development should be in keeping with the general form and character of existing development and streetscapes in the surrounding neighbourhood:

“The prevailing pattern of lot widths, lot depths and lot area in a neighbourhood should be maintained.”

“An existing dwelling should only be replaced by a dwelling, or dwellings, of the same type...”

Urban Design – Maintaining Consistency “...findings determined the development proposals for townhomes...weren’t compliant with the city’s official plan...”

- There are many external, unbiased opinions that continue to call out how recent development is not compliant with the city’s official plan, adding undue intensification, ignoring designated heritage areas and simply destroying the character of existing communities
- Recently, certain Council Members voted “to terminate both the development freeze (along Keele St) and the (infill) study” suggesting “that if the city implements restrictive policies that obstruct developers looking to build townhomes...that could lead to even greater intensification, if the matter winds up before the Ontario Municipal Board (OMB).” Is it Vaughan’s policy to:
 - Accept all development despite glaring inconsistencies and the lack of respect they demonstrate for local/existing communities?
 - Do nothing because of what “might” happen?
- Think about all the examples of how Council, developers and the community working together, improved proposed development and respected the surrounding communities. As leaders, **WE NEED YOU TO LEAD!**



Vaughan's infill implications: surge in townhouse applications has residents concerned

“The compatibility policies say you have to think about character, design, setbacks all these things that make sense,” MacKenzie explained. “The rationale was to support opportunities for modest intensification, but the compatibility measures and the compatibility policies are there to give the municipality some teeth in making sure it’s respectful.”

The city hired a consultant and spent \$50,000 to help with the review.

Initial findings determined the development proposals for townhomes in Maple weren’t compliant with the city’s official plan, or the Maple Heritage District Conservation Plan (MHDCP), developed in 2007.

“Each proposal represents significant intensification that does not respect and reinforce the village character of Maple described in the MHDCP or the character of the larger existing neighbourhoods on either side of Keele St.,” the report found, adding that the proposals were “four to 10 times denser than the oldest neighbourhoods in the area.”

Is Vaughan’s heritage losing out to development?

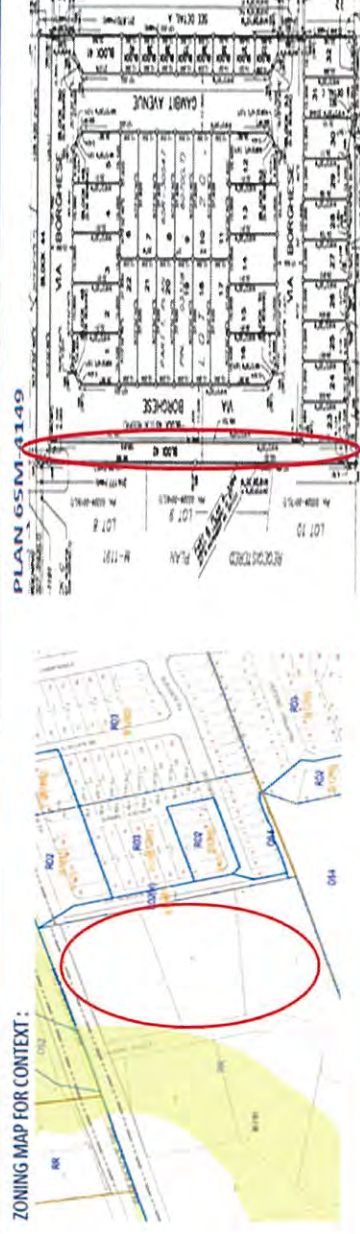
Heritage village of Maple facing half a dozen development proposals residents fear will change the neighbourhood.



Land Use – Compatibility with Context: Unnecessary Rezoning

The subject lands (11, 31 and 51 Woodend Place) are zoned RR Rural Residential Zone by Zoning By-law 1-88. Section 4.2 clearly defines uses permitted as **Single Family Detached Dwelling**.

Block 42, Plan 65M-4149, are zoned RD2(H) **Residential Detached Zone Two** (with a Holding Symbol “H” subject to Exception 9(1281) by Zoning By-law 1-88). Section 4.24 clearly defines uses permitted as **Single Family Detached Dwelling**.



“...compatibility in low-rise residential areas along arterial streets can be achieved by respecting and maintaining the prevailing pattern of building orientation, setbacks and landscaping; and can fit compatibly within each distinct type of neighbourhood in the City.”



Natural Environment – Disregard for Protected Lands Within Natural Heritage Network (NHN)

EXISTING SCHEDULE 2 – NATURAL HERITAGE NETWORK



PROPOSED SCHEDULE 2B – NATURAL HERITAGE NETWORK



DEVELOPMENT DOES NOT RESPECT NHN



- The subject application infringes upon the Natural Heritage Network and as such every effort should be made to preserve the inherent value, ecological features, biodiversity and connectivity of these natural features.
- As part of the ongoing Natural Heritage Network Study, the subject lands have been reaffirmed as a Core Feature and an important Natural Area
- The questionable leveling of the subject woodlot identified as a Core Feature (currently being investigated), has:
 - significantly impacted the environmental benefits of the area where it previously served to complement/strengthen the NHN
 - adversely impacted the efforts of achieving the 30% Forest Cover contained within the Ideal Ecosystem Targets

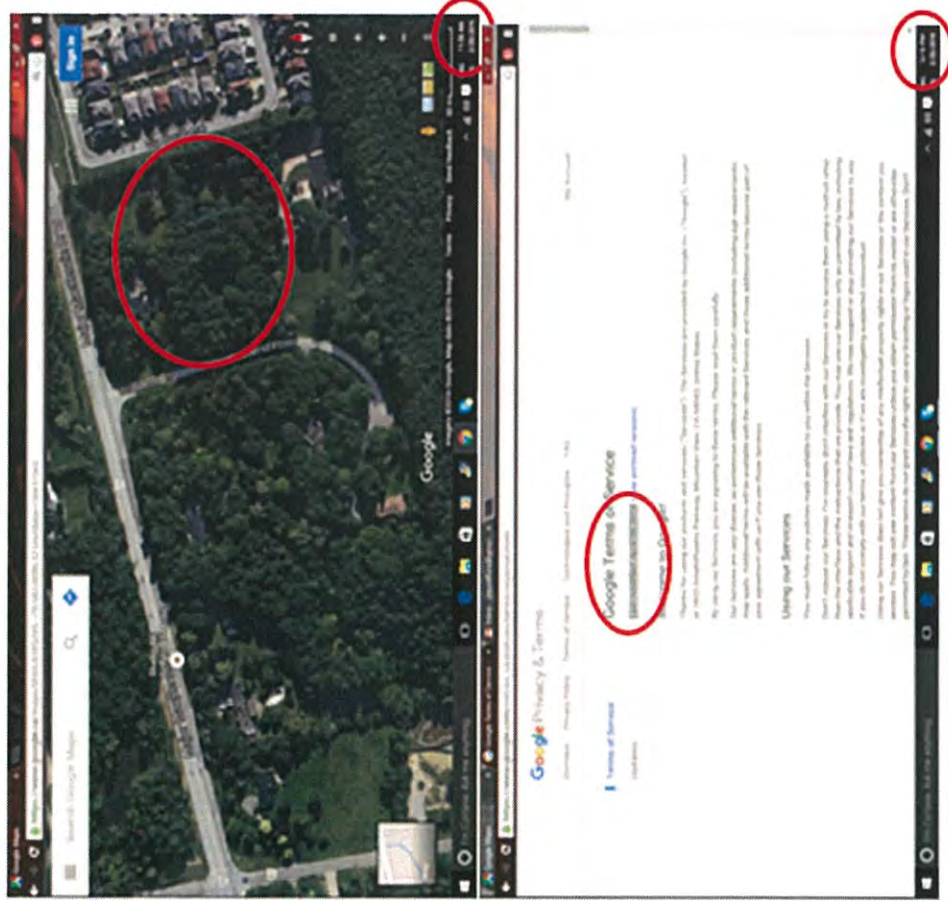
Table 4: Vaughan's Natural Environment Compared to Ideal Ecosystem Targets

Ideal Ecosystem Target	Vaughan Conditions
30% forest cover	11%
10% wetland	1.9%
75% of streams with forest cover within 3 m of stream banks cover	30 %

Natural Environment – Questionable Leveling of Entire Core Feature Within NHN

- Investigation is ongoing including a review of any supposed claim, the timing of the report, how it was dealt with/approved and all supporting documents including any applicable arborists report.
- A compensation plan for any trees found to have been removed negligently will be expected and any proposed development halted per Chapter 3, section 3.2.3.9 of the VOP.

Subject Lands & NHN Core Feature – after April 2014 (post December 2013 Ice Storm)



Subject Lands & NHN Core Features – after December 2015



Natural Environment – Are You Content This Matter Was Dealt With Effectively?

- How did all the surrounding greenery escape the same level of damage that supposedly befell the subject woodlot?
- It is coincidental that the woodlot in question has been and continues to be the focus of an appeal (as recent as February 2nd 2016) to re-categorize the subject lands from its current designation as a Core Feature within the NHN?
- Did we do enough as a City to protect our environment and what can we do now to make it right?

March 18, 2014 - City By-Law Officer Comments: Confirms in ability to assess damaged tree

03/18/2014 11:43:00 STERRITN 23 Eastern Time (US & Canada)
Assignee Change -From: To: 901335 STERRITT, NICOLE
March 18, 2014 (NS).
At time of attendance no ability to tell if all the tree were damaged or not.



March 19, 2014 - City By-Law Officer Comments: Advises that damaged tree were approved to be cut???

March 19, 2014 (NS).

Received a call from the complainant. Informed her that parks and forestry had approved the trees where being cut down due to damage from the ice storm. The complainant said...



Recommendation

Considering the overwhelming details that are contrary to the many policies set forth by the City of Vaughan, it is recommended:

- The subject applications be declined
- That future applications adhere to the spirit of the VOP with specific emphasis on respecting and maintaining consistency our surrounding communities
- That no unnecessary rezoning be granted and instead any future development adhere to or does not deviate greatly from the existing uses permitted (i.e. single family detached)
- That reasonable density be accounted for, considering the significant growth that has been demonstrated within the immediate and surrounding communities since 2006.
- That any future development be contained to Woodend Place along with adequate density that would allow entry from Major Mackenzie alone and not infringe on Via Borghese
- That any future development respect the surrounding environment, protect all areas that have been identified, strengthen and connect protected areas and return the subject lands to its previous state or provide an agreeable compensation plan

This is Not About Stopping Development, This is About Supporting Responsible Growth!

- If the City of Vaughan's Intensification target of 45% is applied to the existing community (i.e. 3 homes), it would only require one single detached home be added.
- That said, and with the greater needs of Vaughan in perspective including supporting reasonable growth, a **community of 80' (foot) lots can be effectively developed** which would add reasonable density and would not adversely impact the immediate area.
- This would maintain consistency of the surrounding communities, would not require significant zoning deviation, address environmental issues and would be closely aligned with the spirit of the VOP.



THANK YOU!

QUESTIONS?

A Responsible



Subject: FW: Communication for 11, 31, and 51 Woodend Place (files OP.16.003, Z.15.032 and 19T-15V011) – Public Hearing date May 3, 2016
Attachments: Vellore for a Responsible Vaughan1.pptx; May 3rd Meeting Notice.pdf
Importance: High

From: Collura, Joe [<mailto:Joe.Collura@meridiancu.ca>]
Sent: Monday, May 02, 2016 8:36 AM
To: Clerks@vaughan.ca
Cc: 'joe.collura@gmail.com'; DiGirolamo, Diana
Subject: FW: Communication for 11, 31, and 51 Woodend Place (files OP.16.003, Z.15.032 and 19T-15V011) – Public Hearing date May 3, 2016
Importance: High

Good morning,

In advance of upcoming Public Meeting re: the subject applications, please find attached a PowerPoint presentation I would like to accompany my deputation.

Please confirm equipment will be available in Council Chambers to display the material & what process I would need to follow to ensure it aligns with my deputation. Thank you for your attention.

This email and any files transmitted within it may be privileged and/or confidential. If you are not the intended recipient, do not disseminate, disclose or copy this email. Instead, please notify the sender of their mistake and delete this email from your system. Meridian Credit Union will never ask you for personal information, including passwords in an email. If you ever receive an email purporting to be from Meridian and asking for personal information, please report it immediately to our contact centre at 1.866.592.2226. If you wish to unsubscribe from future emails, please forward the email you received from us with your full name and the word 'unsubscribe' in the subject line to unsubscribe@meridiancu.ca

DONALD B. GRAY PROFESSIONAL CORPORATION
BARRISTER AND SOLICITOR

DONALD B. GRAY, B.A. (HONS.), LL.B
E-MAIL: don@dongray.ca

TELEPHONE: (905) 265-0332
FAX: (905) 850-7050

7050 Weston Road, Suite 400
Woodbridge, Ontario
L4L 8G7

May 2, 2016

VIA E-MAIL: DevelopmentPlanning@vaughan.ca

City of Vaughan
Planning and Development Department
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Attention: Development Planning Department

Dear Sir/Madam:

RE: Planning Application for CountryWide Homes Woodend Place Inc.
File No: OP.16.003., Z.15.032 and 19T-15V011
Property: 11, 31 and 51 Woodend Place, (east of Pine Valley Drive, south of
Major Mackenzie Drive), City of Vaughan, Ontario

Please be advised that the writer acts as solicitor for 2032331 Ontario Inc., a division of Saberwood Homes, and which entity, pursuant to a Development Agreement entered into by our client with the City of Vaughan which is registered on title to these lands, is the beneficial owner of certain lands abutting these lands, being Block 42, Plan 65M-4149, in the City of Vaughan.

We are writing to you at this time to confirm that our client is in support of the captioned Planning Application, and that our client's lands are currently outside of the proposed plan, that our client was directed to build a one-sided road adjacent to this Block at the request of both the City of Vaughan and the adjacent landowners at the time of its development, for purposes of the future redevelopment of this Block in conjunction with these adjoining lands. Accordingly, we expect that this Block will be developed as part of this proposed development, and note that this Block has a residential designation already for such purposes.

Please note that a representative of our client will also be attending the Public Meeting.

Yours truly,

DONALD B. GRAY PROFESSIONAL CORPORATION

Per: _____

Donald B. Gray

DBG:km

CC: Client

Countrywide Homes

Block 39 (North-West) Developers Group Inc.
c/o Helen Mihailidi

Malone, Given Parsons Ltd.

Subject:
Attachments:

FW: Committee of the Whole Public Hearing (May 3rd) - Presentation for Item #4
2016 05 03 FINAL Woodend Place Inc Public Hearing Presentation.pptx

C 32
Communication
CW (PH)
May 3, 2016

From: Emily Grant [mailto:egrant@mgp.ca]

Sent: May-03-16 3:45 PM

To: DiGirolamo, Diana; Clerks@vaughan.ca

Cc: Sam Balsamo

Subject: Committee of the Whole Public Hearing (May 3rd) - Presentation for Item #4

Item - 4

Diana,

Please find attached the presentation for tonight's CoW Public Hearing, Item #4: *OFFICIAL PLAN AMENDMENT FILE OP.16.003 ZONING BY-LAW AMENDMENT FILE Z.15.032 DRAFT PLAN OF SUBDIVISION FILE 19T-15V011 COUNTRYWIDE HOMES WOODEND PLACE INC. WARD 3 - VICINITY OF PINE VALLEY DRIVE AND MAJOR MACKENZIE DRIVE*

Regards,
Emily

Emily Grant
Associate

MALONE GIVEN PARSONS LTD.

140 Renfrew Drive, Suite 201, Markham, ON, L3R 6B3 Canada www.mgp.ca
T: 1.905.513.0170 x145 M: 1.647.929.4028

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Please consider the environment before printing this e-mail.

11, 31 & 51 WOODEND PLACE

PUBLIC MEETING: May 3, 2016

Official Plan Amendment, Zoning By-law Amendment and
Draft Plan of Subdivision Applications



WOODEND PLACE INC | MALONE GIVEN PARSONS LTD

CONTEXT

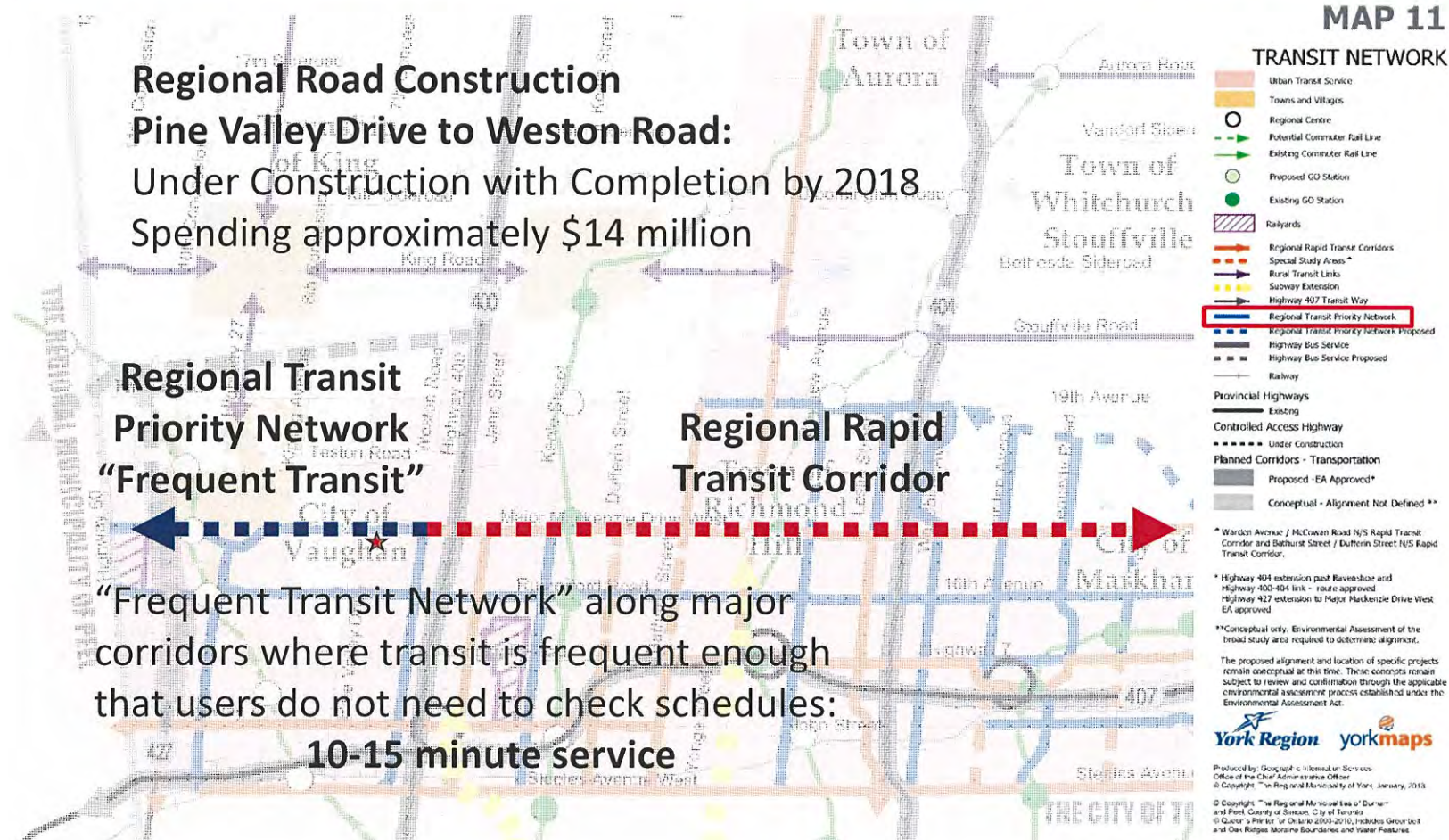


Woodend Place Inc.
acquired property:
Mid-2015

Application Date:
November 2015

- Official Plan Amendment
- Zoning By-law Amendment
- Draft Plan of Subdivision

REGIONAL OFFICIAL PLAN - TRANSIT



TRANSIT-SUPPORTIVE POLICIES

- Planning for Health, Prosperity and Growth in the Greater Golden Horseshoe: 2015 - 2041

Transit Service Type	Suggested Minimum Density
Basic Transit Service (one bus every 20-30 minutes)	22 units per ha / 50 residents & jobs combined per ha
Frequent Transit Service (one bus every 10-15 minutes)	37 units per ha / 80 residents & jobs combined per ha
Very Frequent Bus Service (one bus every five minutes with potential for Light Rail Transit or Bus Rapid Transit)	45 units per ha / 100 residents & jobs combined per ha
Dedicated Rapid Transit (Light Rail Transit / Bus Rapid Transit)	72 units per ha / 160 residents & jobs combined per ha
Subway	90 units per ha / 200 residents & jobs combined per ha

The table above illustrates suggested minimum density thresholds for areas within a 5-10 minute walk of transit capable of supporting different types and levels of transit service. The thresholds presented are a guide and not to be applied as standards. Other factors such as the design of streets and open spaces, building characteristics, levels of feeder service, travel time, range of densities across the network and mix of uses can also have a significant impact on transit ridership. Mobility hubs and major transit station areas may require higher minimum densities.

“Minimum density thresholds for areas within a 5 – 10 minute walk of transit...”

Source: Ministry of Transportation's
Transit Supported Guidelines.

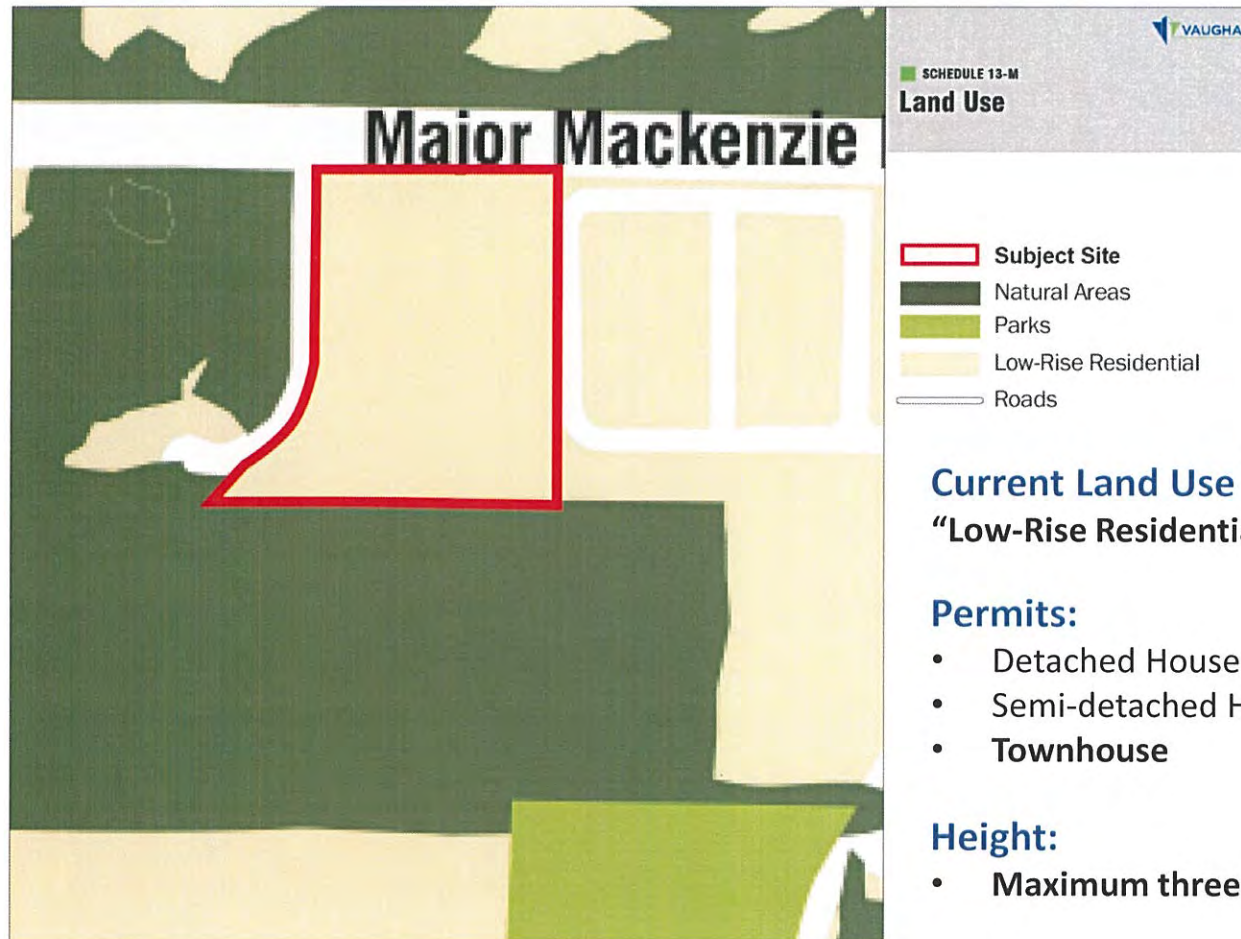


SCHEDULE 13-M - Land Use

Vaughan Official Plan 2010

Adopted by Council on September 7, 2010.

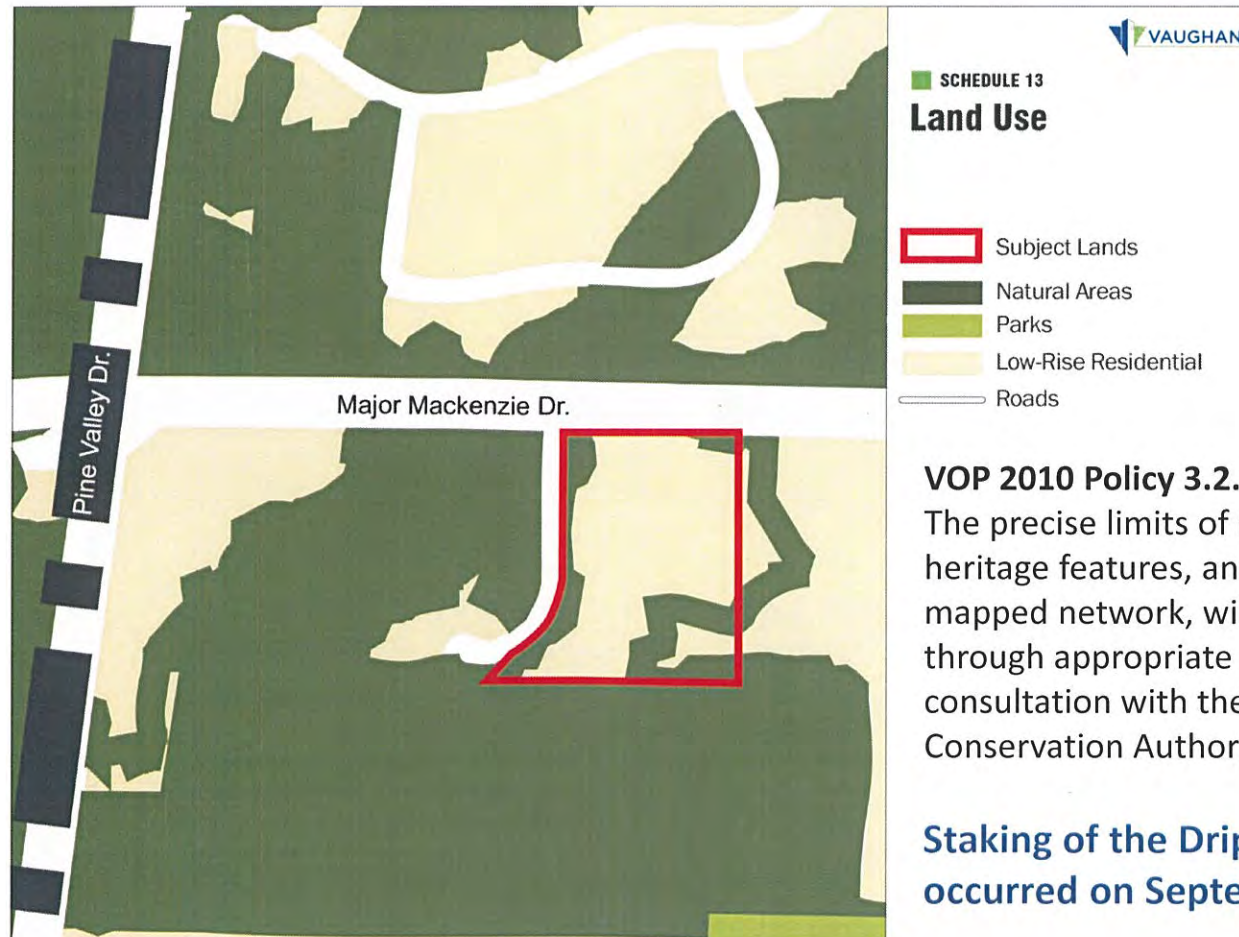
Modified and endorsed by Regional Council on June 28, 2012.



SCHEDULE 13 - Land Use

July 2015 Office Consolidation

Where there is an outstanding appeal in an area, VOP 2010 schedules may not be in effect in respect of those lands.

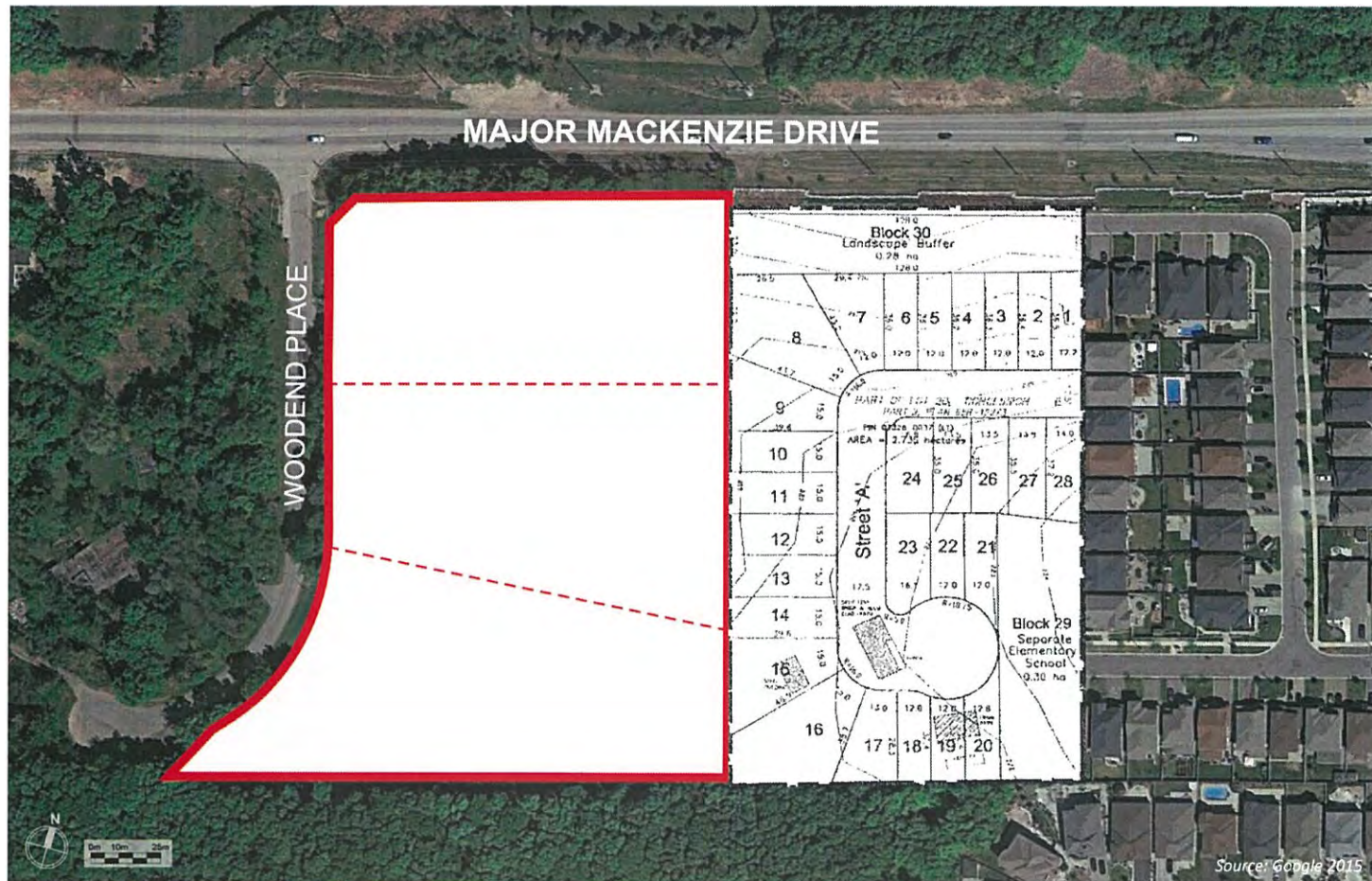


VAUGHAN OFFICIAL PLAN POLICIES

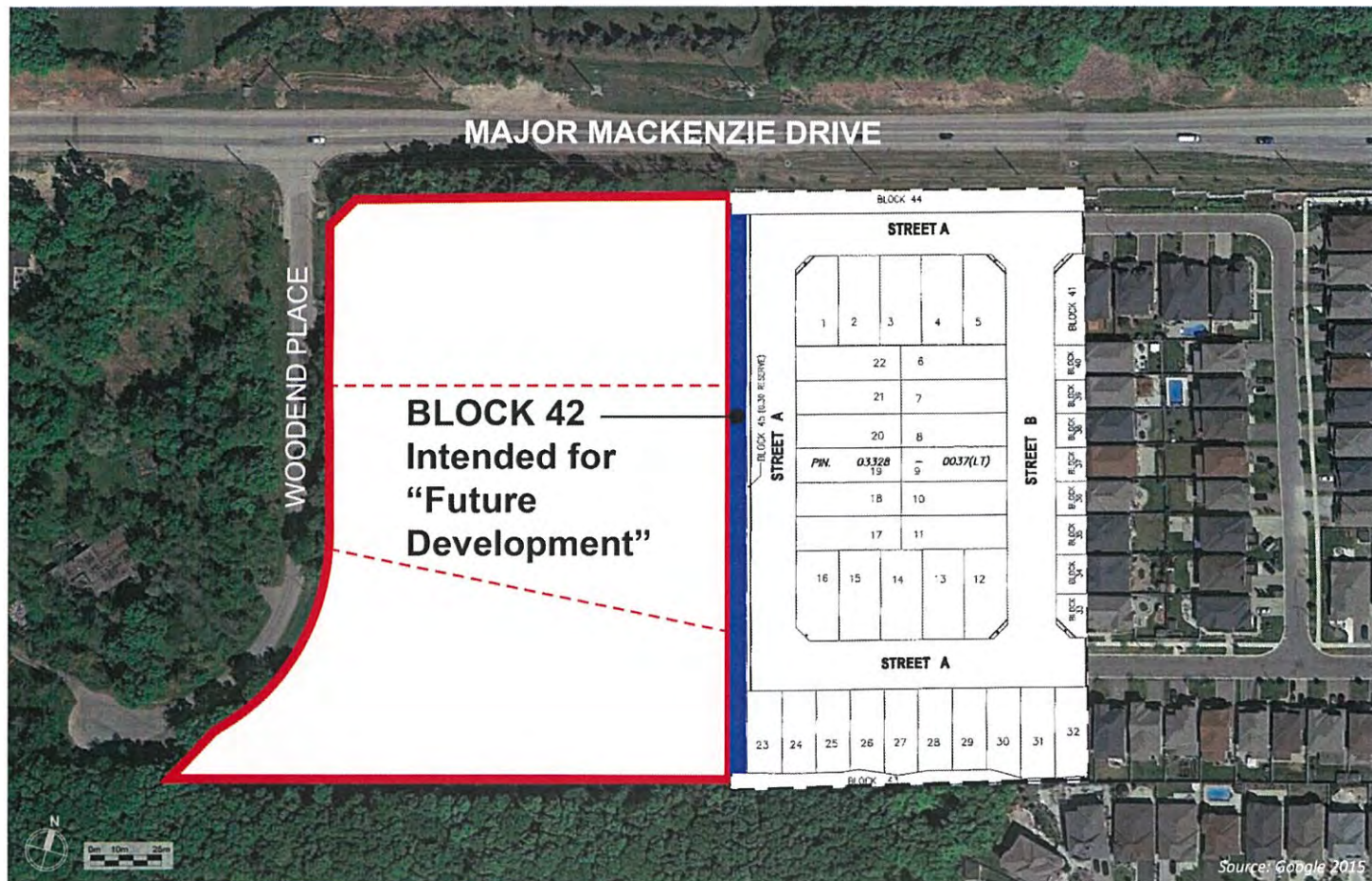
- Policy 2.2.3.2 - New development to respect and reinforce the existing scale, height, massing, lot pattern, building type, character, form and planned function.
- Policy 9.1.2.2 – New development be designed to respect and reinforce the existing physical character and uses of the surrounding area with the following elements:
 - Pattern of lots, streets and blocks;
 - Size and configuration of lots;
 - Building type of nearby residential properties;
 - Heights and scale of nearby residential;
 - Setback of buildings from the streets;
 - Pattern of road and side yard setbacks.
- Policy 9.2.3.2 - Townhouses shall follow the following development criteria:
 - Situated on a single parcel and part of a row of at least three but not more than six attached residential units;
 - Compatible with scale, massing, setbacks and orientation of other Townhouses in the immediate area;
 - Front onto a public street.



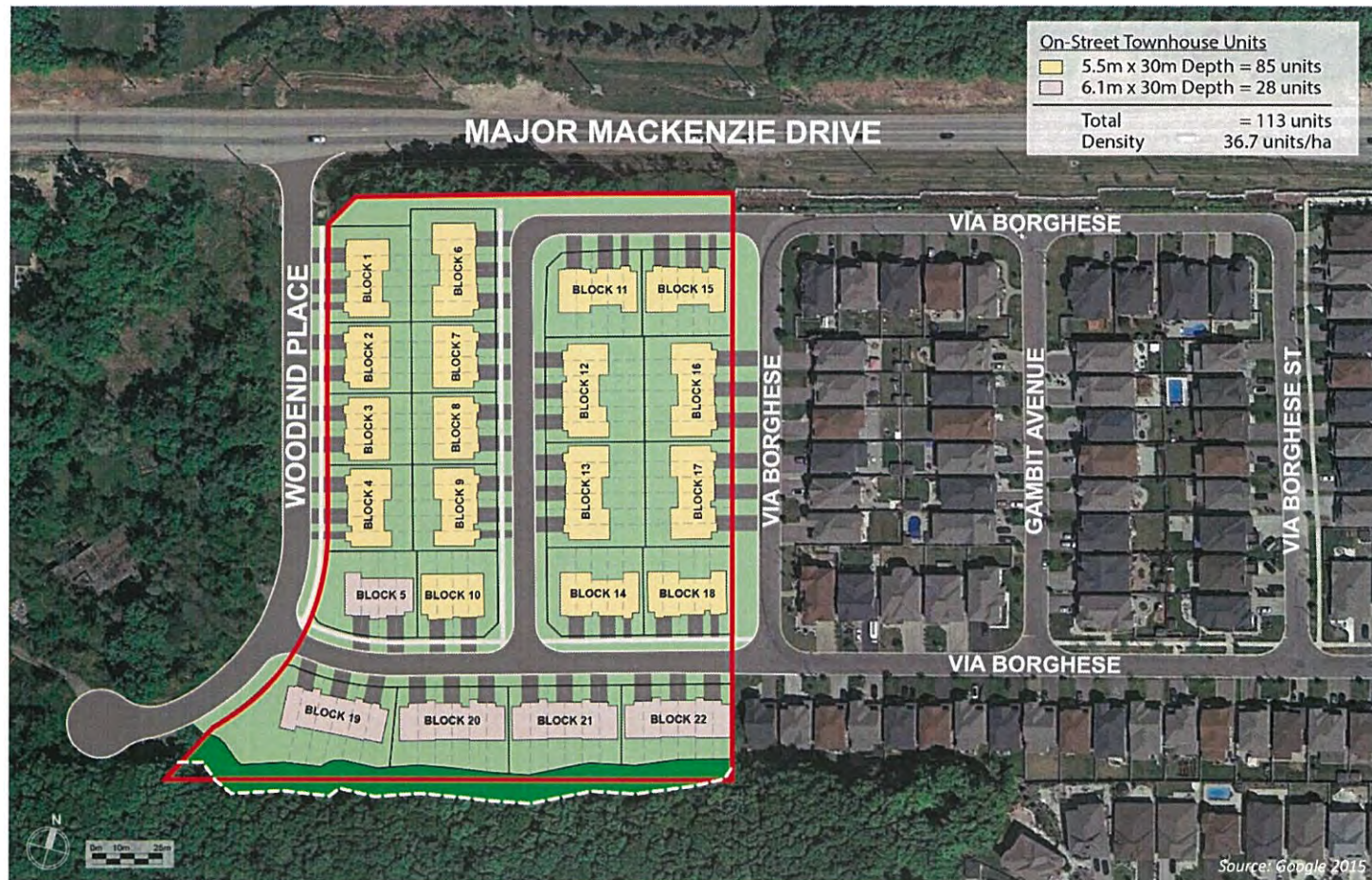
PLANNING HISTORY – PROPOSED 2004



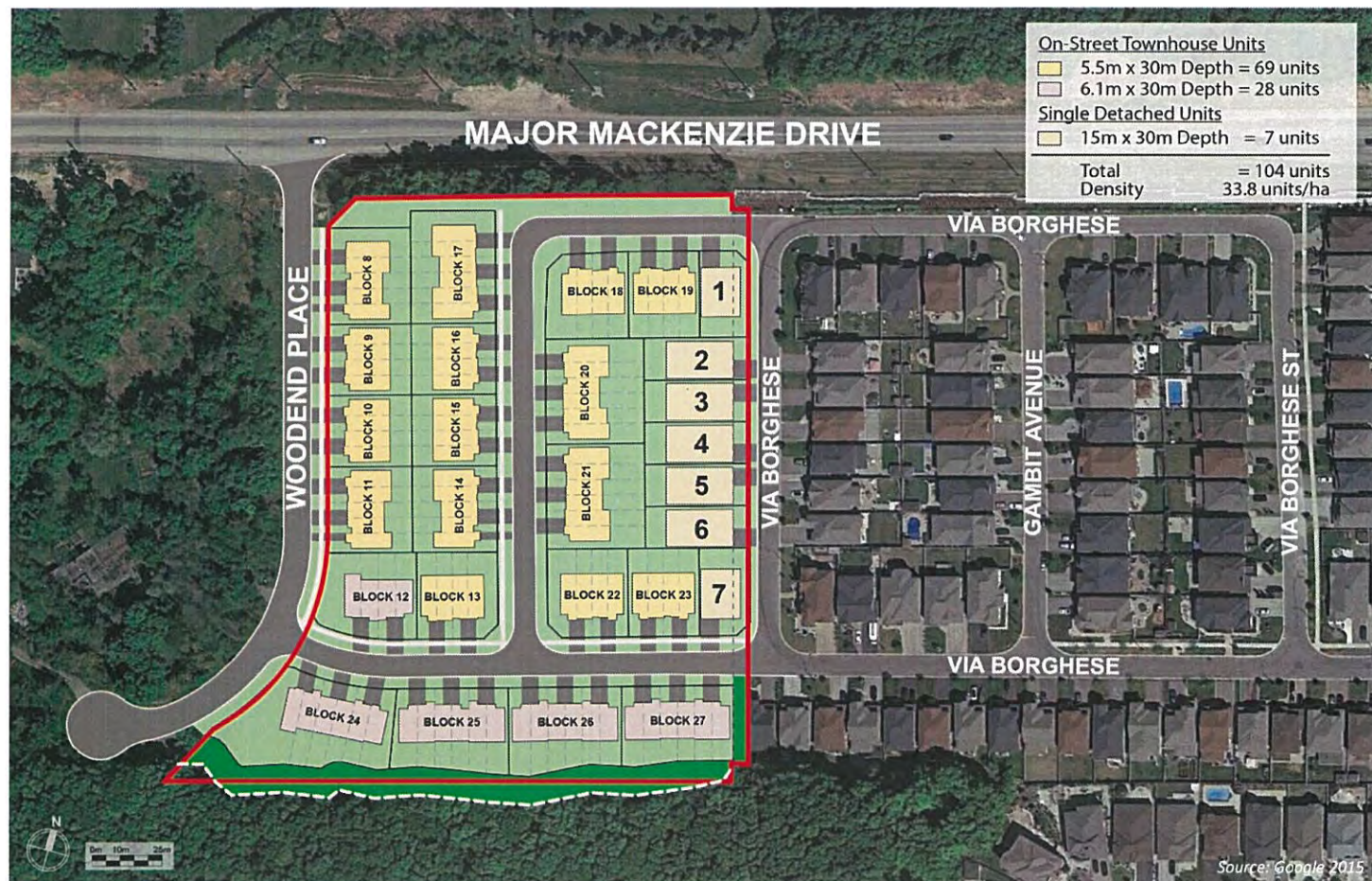
PLANNING HISTORY – APPROVED 2006



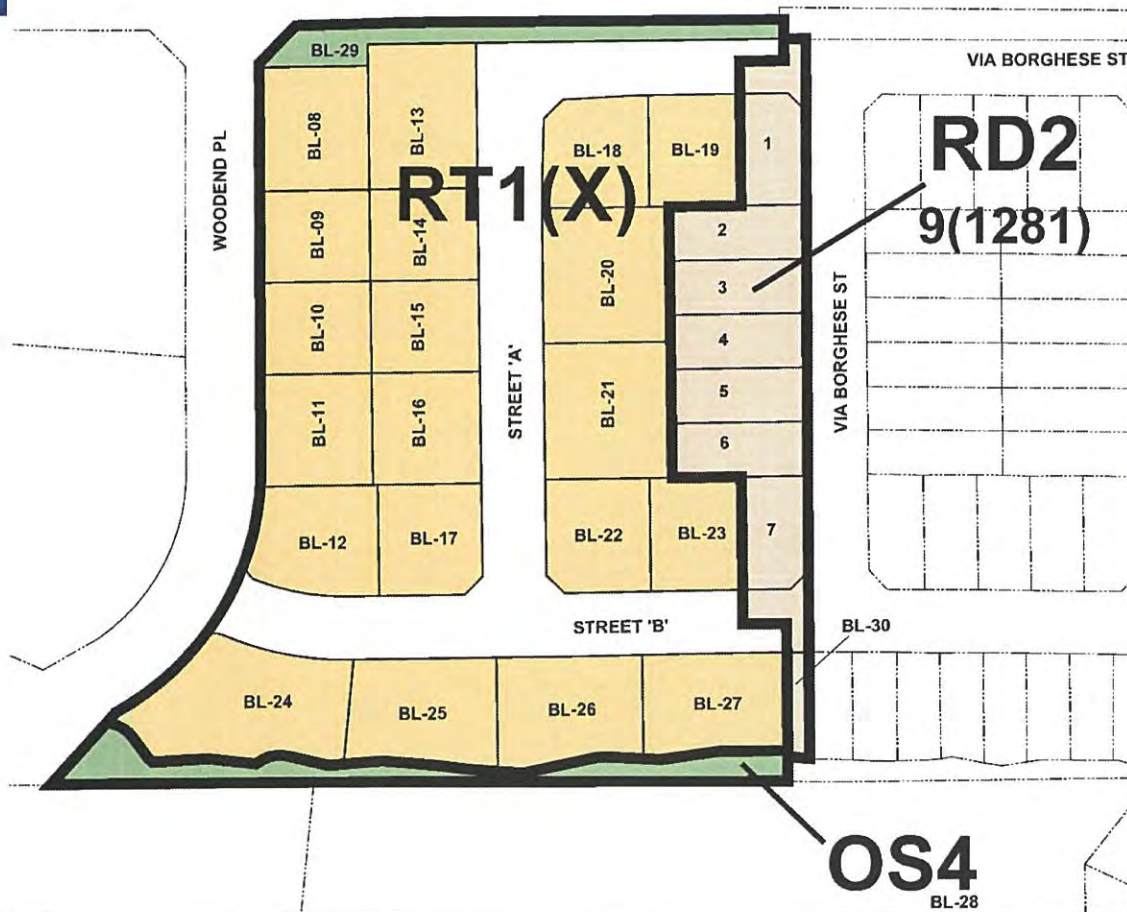
ORIGINAL PLAN - NOVEMBER 2015



REVISED PLAN - APRIL 2016



PROPOSED ZONING FOR REVISED PLAN



Current Zoning for Block 42 RD2 (H)(1281):

- 15m minimum frontage
- 4.5m front yard setback
- 7.5m rear yard setback
- 3.5m exterior side yard setback

Proposed Zoning RT1 (X) for Blocks 8 to 27: for lots backing onto Woodlot

- Reduced rear yard setback
- 4.5m front yard setback
- 7.5m rear yard setback
- 5.5m minimum frontage

OS4

- Open Space Woodlot Zone
- 10m buffer



DRAFT PLAN OF SUBDIVISION



PRELIMINARY ELEVATIONS



TOWNHOUSE BLOCK 'A' ELEVATIONS



PRELIMINARY PERSPECTIVE VIEW





QUESTIONS/COMMENTS?



MALONE GIVEN PARSONS LTD | WOODEND PLACE INC

BLOCK 39 VELLORE VILLAGE DEVELOPERS GROUP INC.

40 Vogell Road, Unit 48

Richmond Hill, Ontario

L4B 3N6

Tel: (905) 770-3330 Fax: (905) 770-3530

May 3, 2016

Via email: DevelopmentPlanning@vaughan.ca

Ms. Diana DiGirolamo
The Corporation of the City of Vaughan
Development Planning Department
2141 Major Mackenzie Drive
Vaughan, Ont.
L6A 1T1

C 33
Communication
CW (PH)
May 3, 2016

Item - 4

Dear Ms. DiGirolamo,

Re: CountryWide Homes Woodend Place Inc.
11, 31 abd 51 Woodend Place
(East of Pine Valley Drive, South of Major Mackenzie Drive)
File Numbers: OP.16.003, Z.15.032 and 19T-15V011

It is our understanding that CountryWide Homes Woodend Place Inc. has submitted development applications to the City of Vaughan as noted above and a Committee of the Whole Public Hearing is scheduled for tonight, May 3, 2016.

The subject lands are located within the Block 39 Vellore Village community and as Trustee of the Block 39 Vellore Village Developers Group, we are writing to request the City to ensure that all development approvals incorporate the requirement of a Trustee release as part of the approval process, thereby ensuring that the owner fulfills any outstanding cost sharing obligations that may be associated with the above noted development in accordance with the Developers Cost Sharing Agreement.

Furthermore, we would like to be added to the circulation list and be notified of all future decisions regarding the subject applications.

Yours Very Truly,

BLOCK 39 VELLORE VILLAGE DEVELOPERS GROUP INC.


Tanya M. Roman, A.S.O.

Millwood-Woodend Rate Payers Association Presentation

Applicant: Countrywide Homes Woodend Place Inc.
Official Plan Amendment File: OP.16.003
Rezoning By-Law Amendment File Z.15.032
Subdivision Plan File: 19T-15V011

May 3, 2016

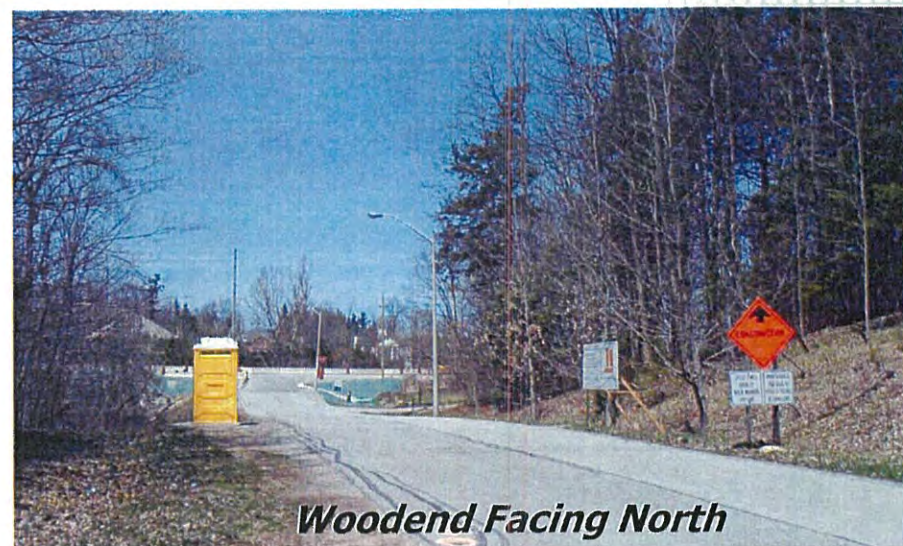
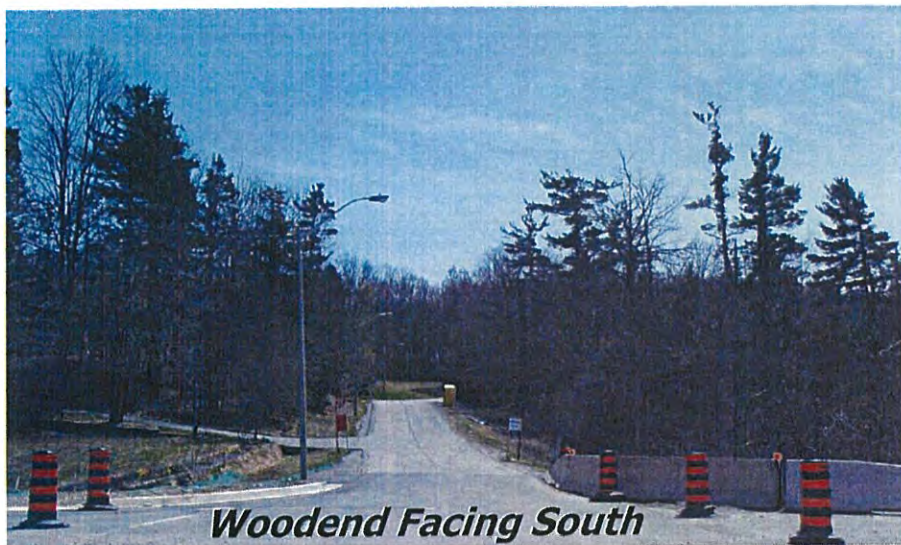


Woodend Facing South



Woodend Facing North

Woodend Place – Existing Conditions



Proposed Townhouses Along the East Side of Woodend Place

Major Mackenzie Dr



East Side of Woodend Place



East Side of Woodend Place

Street 'B'



Guidelines for Infill Development Recognize our Neighbourhood as an Established Community Area

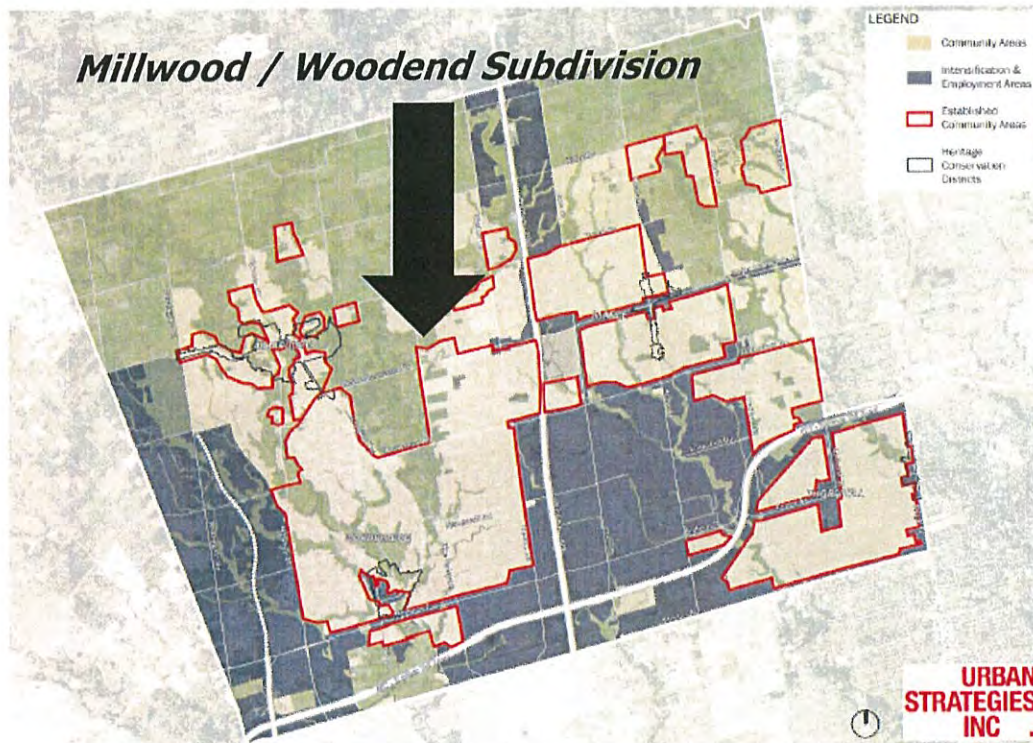
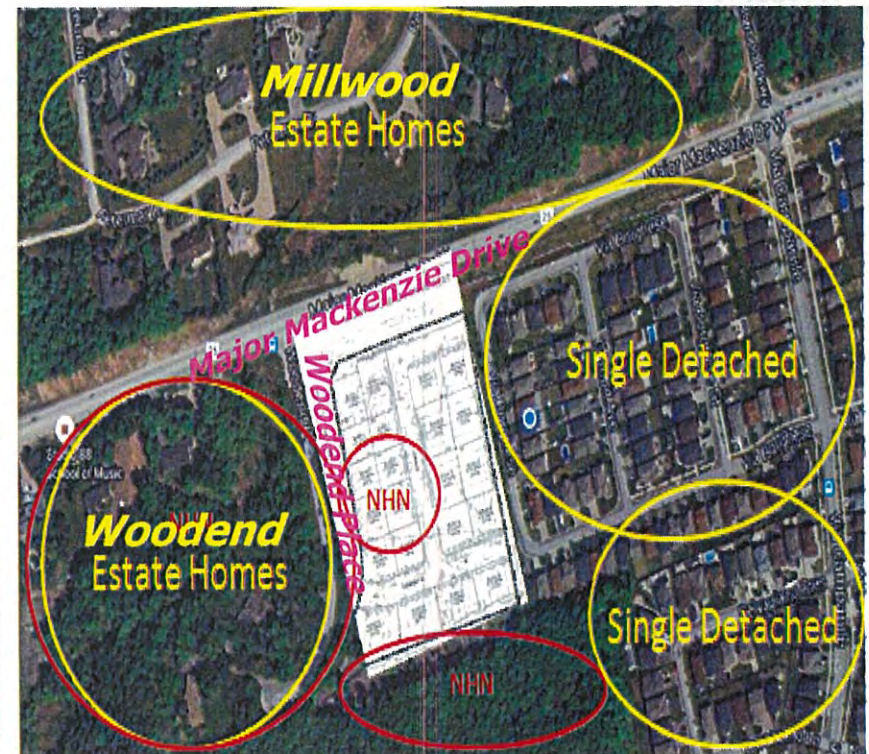


Figure 4: Vaughan's Established Community Areas

Vaughan's Established Community Areas (Figure 4 from Guidelines)

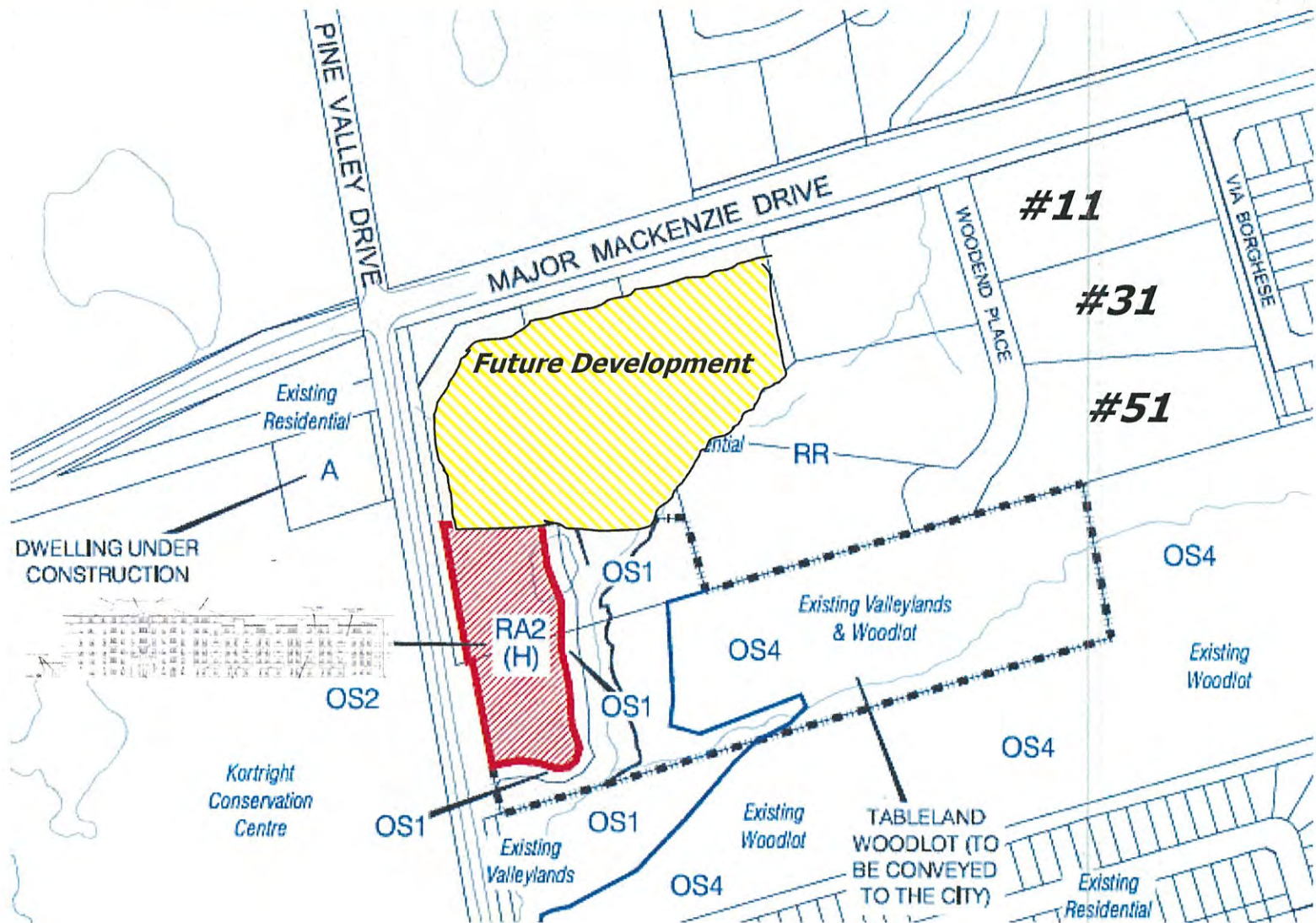


Existing Land Use Surrounding Woodend Application

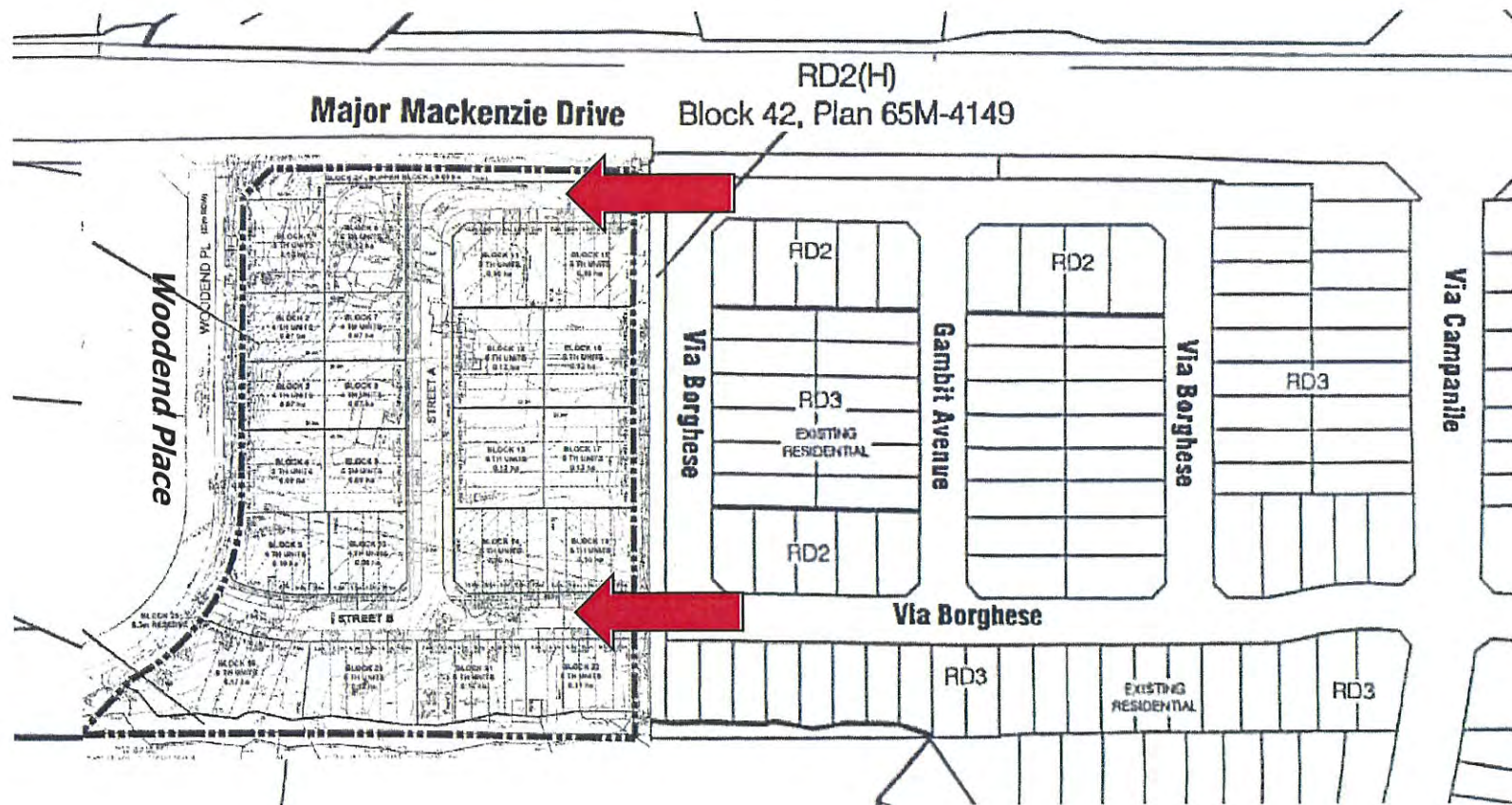
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Integrated Plan Required Along Major Mackenzie

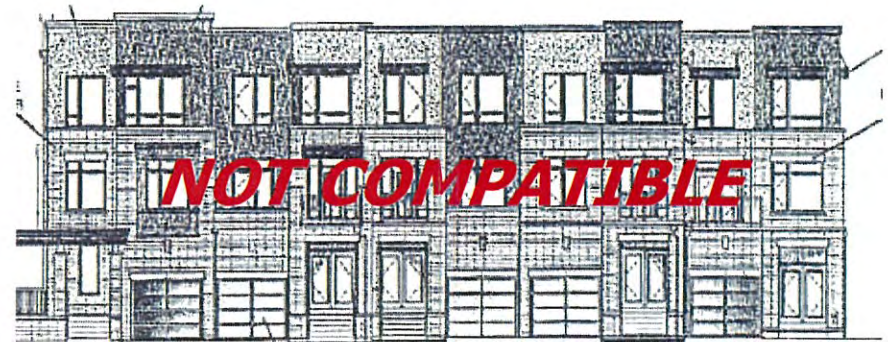
Woodend Application (#11,31,51) Should Not be Considered in Isolation



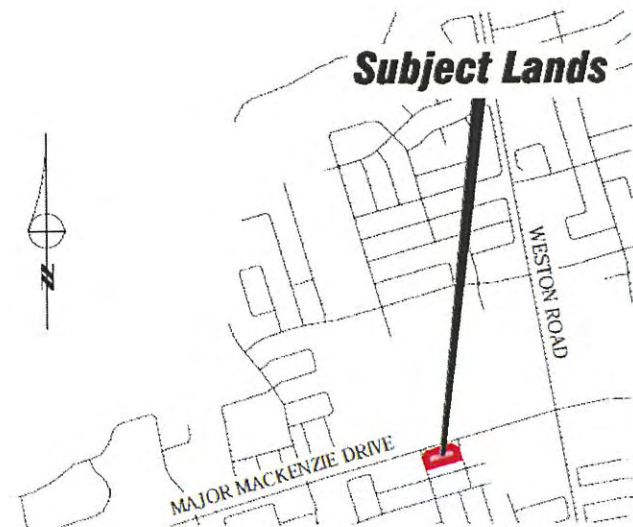
Both Connecting Roads Between Woodend Place and Via Borghese Should Be Removed



Examples of Existing Residential and Commercial Along Major Mackenzie Near Woodend Place

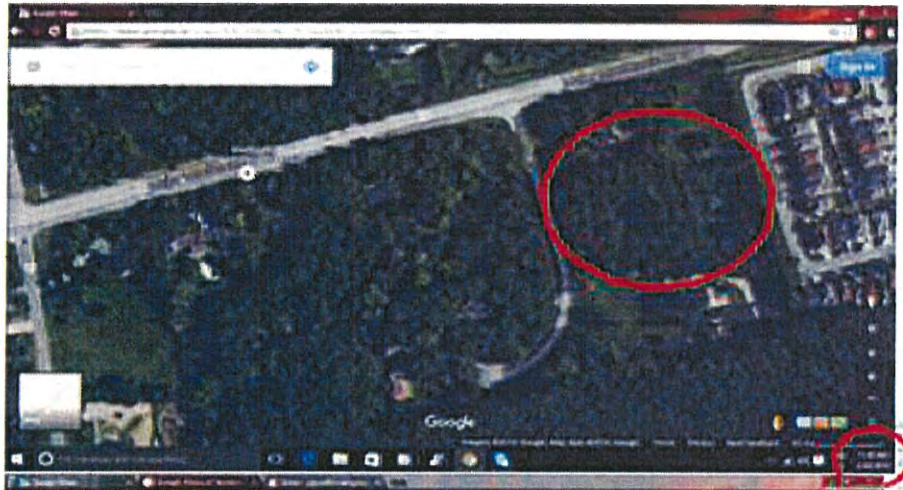


Gabriele and Sons Development – Initial Submission vs Final ‘Negotiated’ Submission

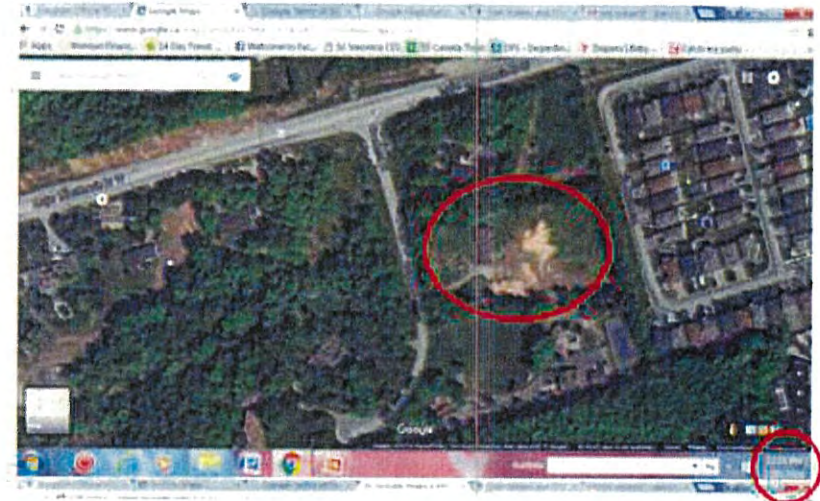


Clear Cutting of Woodlot at 31 Woodend Place Proposed Demolition of 51 Woodend Place

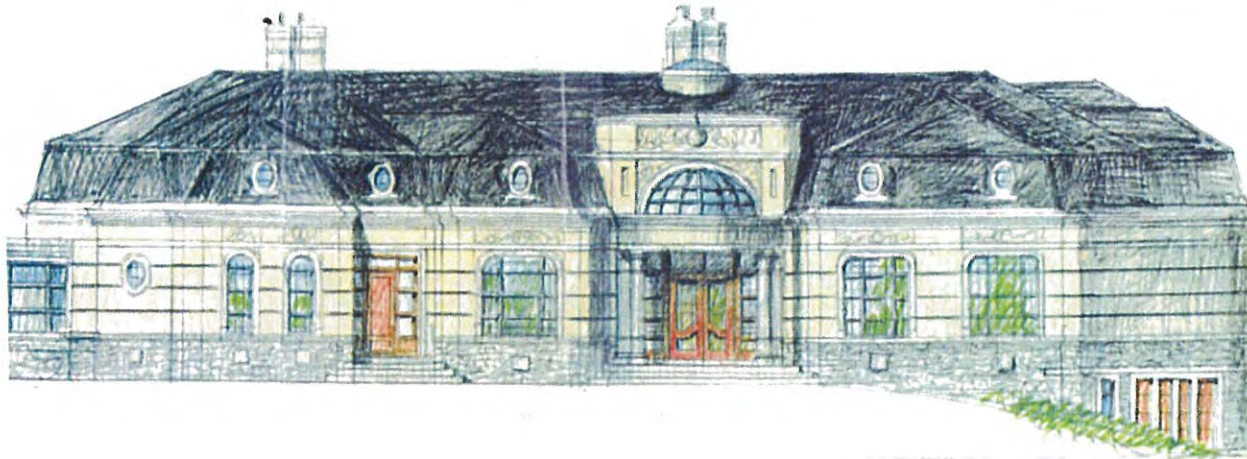
Subject Lands & NHN Core Feature – after April 2014 (post December 2013 Ice Storm)



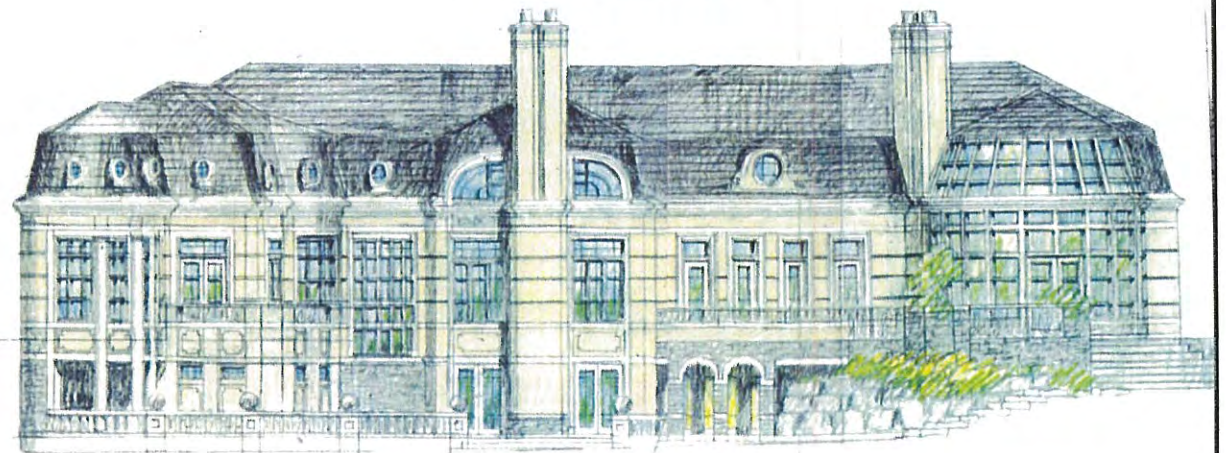
Subject Lands & NHN Core Features – after December 2015



Building Permit APPROVED for New Custom Home at 80 Woodend Place



FRONT EAST ELEVATION



GARDEN WEST ELEVATION



C 37
Communication
CW (PH)
May 3, 2016

Item - 4

**COMMUNICATION C37
COMMITTEE OF THE WHOLE (PUBLIC HEARING)
MAY 3, 2016**

**RE: OFFICIAL PLAN AMENDMENT FILE OP.16.003
ZONING BY-LAW AMENDMENT FILE Z.15.032
DRAFT PLAN OF SUBDIVISION FILE 19T-15V011
COUNTRYWIDE HOMES WOODEND PLACE INC.
WARD 3 - VICINITY OF PINE VALLEY DRIVE AND MAJOR MACKENZIE DRIVE**

The City Clerk's Office has received a petition from area residents regarding the above noted application with the summary wording below.

The total number of signatures on the petition are: 57.

Wording:

"This is to confirm our strong objection to the subject application(s). As a community we have reviewed the attached findings and agree with the objective analysis that demonstrates the manner, in which the application(s) overwhelmingly contradicts and/or does not adhere to the many policies that exist to protect existing communities, encourage responsible growth and respect the natural environment.

Considering the glaring divergence from the existing policies, we are confident that upon review, the Committee of the Whole along with all accountable City Planning Officials will decline the proposal in its current form. In addition to the many findings a review of this submission will undoubtedly uncover, we agree that three common themes effectively summarize the significant issues with the subject proposal:

- 1. Urban Design- maintaining consistency - Significant contradiction to the Vaughan Official Plan*
- 2. Land Use- compatibility with context- Unreasonable Intensification including unnecessary rezoning*
- 3. Natural Environment- protection of core feature - Disregard for protected lands & vegetation identified within the Natural Heritage Network (tree removal, commitment to 30% Forest Cover from the existing 11%, compensation plan, etc ...)*

We trust the overwhelming findings will not only support the refusal of this application but draw attention to what appears to be questionable actions involving the subject lands. We care greatly about our fair City and will always support its progress when done so in a respectful and fair manner. This is not about stopping development. Instead, this is more about supporting responsible growth."

A copy of the entire petition document containing a total of 5 pages is on file in the office of the City Clerk.

VELLORE WOODS RATEPAYERS ASSOCIATION

LETTER OF SUPPORT - Millwood-Woodend Rate Payers Association
Public Hearing
May 3rd, 2016

Applicant: Countrywide Homes Woodend Place Inc.
Official Plan Amendment File: OP.16.003
Rezoning By-Law Amendment File Z.15.032
Subdivision Plan File: 19T-15V011

On behalf of the Vellore Woods Ratepayers Association, please be advised that we oppose the current plan before you this evening that will see the construction of 113 townhouses on 3 Estate Lots in the Millwood-Woodend R.A. area.

Once again, this application is indicative of poor planning, specifically to what is not 'compatible' with the current and existing neighbourhood. Moreover, it is a precedent setting application which speaks to present and future 'in-fill' projects that are being handled in a 'piece-meal' manner.

We strongly agree with the MWRA's arguments and key points, including but not limited to the following:

- That this plan does not follow the basic principles set out in Vaughan's Official Plan 2010. Specifically, Chapter 1 of the Plan I states: 'This Official Plan seeks to maintain the stability of existing residential communities, Intensification Areas have been limited to 3% of the overall land base to protect existing Community Areas and Natural Areas. Woodend Place is clearly NOT identified as an area of intensification.
- That, a draft Policy Review for Infill Development has been submitted to the City and is currently undergoing public consultation, and while doing so,

has flagged 'established areas' such as Millwood-Woodend, 'are not intended to experience significant physical change that would alter the general character of established neighborhoods. New development that respects and reinforces the existing scale, height, massing, lot pattern, building type and orientation, character, form and planned function of the immediate local area is permitted, as set out in the policies of Chapter 9 of OPA2012. Clearly, this application is not in keeping with these guidelines.

We also support the other arguments that the MWRA have put forth here tonight, including Urban Design of the site is not consistent with the adjacent Estate homes in the area and the Via Borghese subdivision.

We ask that Council turn down this application, and strongly urge the developer to meet with the local ratepayers association(s), with Ward 3 Councillor Rosanna DeFrancesca so that a mutually agreeable, much more sustainable project be created, which will respect existing residential, while still creating a future project that both the developer and local community can be proud of.

We look forward to working with the MWRA, City Staff, Council and Country Wide Homes. Until then, turn down this application.

Elvira Caria

Chair

Vellore Woods Ratepayers Association

Elviracaria@aol.com

Millwood-Woodend Rate Payers Association - Deputation

Public Hearing

May 3rd, 2016

Applicant: Countrywide Homes Woodend Place Inc.

Official Plan Amendment File: OP.16.003

Rezoning By-Law Amendment File Z.15.032

Subdivision Plan File: 19T-15V011

C 39
Communication
CW (PH)
May 3, 2016

Item - 4

My name is Tim Sorochinsky and I am the President of the Millwood-Woodend Ratepayers Association. Our association represents all of the estate properties in the vicinity of Major Mackenzie and Pine Valley, and includes the 3 subject estate lots on Woodend Place.

Our residents are unanimously opposed to the current plan for constructing 113 Townhouses on 3 of our Estate Lots. Residents of our association as well as those in the newer 'Villa Borghese' subdivision immediately east and adjacent to the proposed redevelopment properties have written letters opposing the application, signed a petition, and many are in attendance tonight to personally express their opposition. All agree that this application is clearly not compatible with the existing subdivisions and Natural Lands character of our neighbourhood, and is being proposed in disregard to a number of Vaughan's policies.

I have seven key points that I would like to bring to your attention regarding this application.

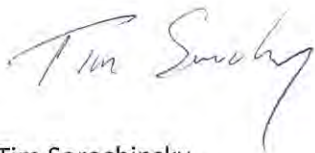
1. We note that this plan does not follow the basic principles set out in Vaughan's Official Plan 2010. Chapter 1 of the Plan states: 'This Official Plan seeks to maintain the stability of existing residential communities.' It notes 'Intensification Areas have been limited to 3% of the overall land base to protect existing Community Areas and Natural Areas'. Woodend Place is clearly NOT identified as an area of intensification.
2. As you are all aware, a draft Policy Review for Infill Development has been submitted to the City and is currently undergoing public consultation. It clearly reaffirms that established areas, which include Vaughan's large lot neighbourhoods such as Millwood-Woodend, are not intended to experience significant physical change that would alter the general character of established neighbourhoods. New development that respects and reinforces the existing scale, height, massing, lot pattern, building type and orientation, character, form and planned function of the immediate local area is permitted, as set out in the policies of Chapter 9 of OPA2012. Under these Council policies, the proposed 113 Townhouses should not be recommended or approved. These proposed Best Practices are not unique to Vaughan. They are used in many other jurisdictions such as Toronto, Mississauga, Markham and Oakville. We fully expect that the City will abide by the plan and not support this application.

6. Approval of the subject development contradicts Vaughan's policy of sustainability. One of the three properties proposed for townhouses is 31 Woodend Place. This property included a woodlot which was identified as a significant woodlot and/or core feature of the Natural Heritage Network. This woodlot was inexplicably cleared by the new owners in the past 2 years. Our investigation revealed that damage from the 2013 ice storm was justification for the removal of the woodlot. I'm not aware of any entire woodlots that needed to be removed due to the ice storm. The woodlot in my backyard and just south of Woodend Place are doing just fine. Rewarding developers with 113 townhouses on these properties undermines City policies of sustainability.

City of Vaughan issued a building permit just over 10 years ago for construction of a large estate home at 51 Woodend Place. Allot of resources have gone into the building of that large estate home which according to the proposed application, will need to be demolished. How can Vaughan deem itself to be sustainable by approving this application on lands which were irresponsibly cleared, and contribute to demolition of a large estate home which it approved just over 10 years ago?

7. The resident at 80 Woodend Place on the cul-de-sac is planning to construct a new single custom home on his 2.5 acre lot. The City of Vaughan recently demonstrated its support for estate homes on Woodend Place since it **recently approved a building permit for a custom home at 80 Woodend Place**. How could the City consider simultaneously approving an application with Townhouses on the east side of Woodend Place right after approving a building permit for a custom home on the west side of the same street? A well planned City includes diversified types of housing: estate, single, semi, towns, condos. Estate lots are shrinking rapidly at the expense of others.

Although we are adamantly against what is proposed in this application, we would not be opposed to development with substantially less density which respects and reinforces our existing community. The current application does not fit or compliment our neighbourhood in any shape or form.



Tim Sorochinsky
President, Millwood-Woodend RPA

OPPOSING:

Countrywide Homes Woodend Place Inc. Files Number OP.16003, Z.15.032 & 19T15V011

[Plate 1 overhead]

Good Evening.

C 40
Communication
CW (PH)
May 3, 2016

My name is Richard Rodaro. My family lives at 50 Woodend Place.

Item - 4

We built in this subdivision 48 years ago. My family was very particular in choosing this subdivision,

- for the lot sizes, and privacy,
- natural features, amenities and the opportunities they offer, within and around our own property;
- the coherent connection with nature surrounding us – serenity and solitude - away from urban pollution, traffic, noise and people.
- This proposal would place almost 20 driveways across the street from us and over 200 cars coming and going everyday.

We chose this lot because it was buffered from beyond the subdivision, by the other lots in the subdivision. We recognized that Vaughan would not remain rural for ever, and we have participated in the planning of growth and urbanization in our City around us but always stating our reasonable expectation, and receiving assurances, that the integrity of the character and dynamics of our neighbourhood would be respected and supported and continue. A decision from the OMB denying an application to further subdivide one of the lots in our subdivision supports this expectation.

[Change picture to: area overview if available]

This neighbourhood is distinctive by virtue of:

- its location, at the western limit of urban development from the east;
- its connection to the East Humber River valley conservation lands to the west, and traversed by Marigold Creek, a Humber tributary;
- the inclusion of more 'estate residential' subdivisions to the north;
- the A.N.S.I. protected Woodlot #9 to its south;
- its inextricable integration into the Core Features designation of the Natural Heritage Network.
- the wide range of lot size, from 1 to 2-1/2 acres, and unique range of distinctive natural features; and
- self-sufficient, sustainable reliance on independent wells and septic systems.

Within the Woodend subdivision,

- the topography varies uniquely from lot to lot, with a stream corridor, ravine and wetlands, and a variety of wildlife regularly trailing and migrating through;
- large lots feature deep yard setbacks, curved and winding driveways, and unobtrusive or detached garages,;
- expansive front and rear yards afford extensive landscaping opportunities, and support a significant tree canopy; and
- lot coverage occupies only a small fraction of the property, an important feature of

OPPOSING:

Countrywide Homes Woodend Place Inc. Files Number OP.16003, Z.15.032 & 19T15V011
environmental sustainability for natural rainfall absorption.

[Change picture Plate 2 overhead]

This is designated Community Area and more importantly is a Natural Heritage area of the City.

The Official Plan is crystal-clear regarding the design of new development in this established neighbourhood – that it respect and reinforce the physical character. Council Policies 9.1.2.1, and 9.1.2.2, and particularly 9.1.2.3 further define this. The recent Low-Rise Residential Designation Study, unanimously requested by counsel to provide “clarity of interpretation” and the “ability to ensure compatibility” for infill applications exactly like this one both includes our subdivision and confirms the stated intent of Section 9 policies, with examples and recommendations that in no way support this application.

Furthermore, Council Policy 2.2.1.1 “restricts urban uses from encroaching Natural Lands and Countryside ... to protect these areas.”

These policies of Council preclude recommendation or approval of this application. If approved it would irreparably and irretrievably eclipse a now irreplaceable subdivision in a unique neighbourhood in favour of development and intensification much better suited, and allocated elsewhere in Vaughan.

Here's the problem: "why would an experienced developer tie up millions in available credit, land assembly and consultant reports and plans, to bring this application to the public without favourable feedback or assurances from the City? This doesn't makes sense. And the word on the street is that this project has the green light – it WILL be approved. We have also heard that infill intensification applications like this are being looked favourably at by the City as an important component of general revenues – which is not a land use planning issue and is prejudicial to a specific subset of the citizens. “The Developer needs these densities to recover the high land costs” – is the City here to guarantee private – and speculative – investment return or stand by its residents? What exactly will be driving consideration to approve this application? It cannot be Planning policy.

And, what are we supposed to do? If we want integrity, stability, consistency and continuity of the character of our neighbourhoods – do we have to move out of Vaughan?

There are three words I wish to impress upon you tonight:

INTENT.

The INTENT of Council's policies in the Official Plan, circulated and represented to the public.

The INTENT of the Planning Act, that planning be a PUBLIC process, with opportunities for MEANINGFUL input by the public ON the issues on which planning recommendations and decisions will be made. Our appeal rights are restricted to the O.M.B.; if City decisions are made on the basis of matters outside the planning issues presented or the scope of residents' rights to appeal, then the public

OPPOSING:

Countrywide Homes Woodend Place Inc. Files Number OP.16003, Z.15.032 & 19T15V011

hearing process fails to comply with its intended purpose and our rights are rendered null and void.

TRANSPARENCY.

Residents expect that planning recommendations and decisions will be made according to the INTENT of policies in the Official Plan.

- If other City policies, guidelines or directions conflict with or contradict the intent of those policies:
 - they and the affected OP policies must be identified to the public;
 - their alternative benefit must be explained and the corresponding impact from rejecting Official Plan policies must be assessed, as well as how that burden will be borne and by which residents; and
 - the impact and the burden must also be shown to justify why the O.P. policy should be compromised.

Without transparency, the Official Plan risks misrepresenting residents' reasonable expectations and planning issues and the public planning process are becoming a mere phantom to distract residents and engage them instead only to validate a process that controls decision-making, effectively outside of their reach.

ACCOUNTABILITY.

Without meaningful accountability, then sound policy, competent observance and even the most well-meaning intentions soon mean nothing. They will exist only because people continue to believe they exist.

So what can residents of our existing neighbourhoods reasonably expect of Planning staff and Council?

In light of the nature of Council's request for the Low-Rise Residential Study and the draft final report received confirming Council's policies and their intent, among other issues of this proposal, to recommend or approve this application would seriously call into question the planning review process in Vaughan and shatter the credibility of our Council. This is an issue affecting residents in every ward across the City. I cannot appeal to you strongly enough to oppose recommendation and approval of this application.

Deputation to City of Vaughan Committee of the Whole (Public Meeting) May 3, 2016, OPPOSING
Countrywide Homes Woodend Place Inc. Files Number OP.16003, Z.15.032 & 19T15V011



View of front yard and elevation, 50 Woodend Place.



View from driveway of 50 Woodend Place, of facing #51 on east side.

2016 photographs illustrating natural, rural, physical character of lots in the Woodend Subdivision and Neighbourhood - INCOMPATIBLE WITH PROPOSED INTENSIFIED URBAN USES.



A.N.S.I. Woodlot #9, Cul-de-sac on Woodend Place (above)



Backyard view of Nataural Lands and stream corridor ravine, Woodend Subdivision



(Above) Lower backyard, Marigold Stream corridor



Rear yard, 50 Woodend Place



White-tail deer in Marigiold Cxreek wetlands, opposite 11 Woodend

C 41
Communication
CW (PH)
May 3, 2016

Item - 4

Resident Name: BALWINDER K
Resident Address: 158 VIA BORGHESE ST WOODBRIDGE
Phone: 416 930-4353
Email: bilko5975@yahoo.ca

March 29, 2016

Mayor of Vaughan and Members of Council
Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

Attention: **Committee of the Whole**, **Bill Kiru**, Senior Manager of Development Planning, **Diana DiGirolamo**, Planner, **Melissa Rossi**, Manager Policy Planning, **Kyle Fearon**, Planner I, **John MacKenzie**, Deputy City Manager, Planning and Growth Management, **Tony Iacobelli**, Senior Environmental Planner

Re: **Country wide Homes Woodend Place Inc.**
11, 31, 51 Woodend Place
File name: **Countrywide Homes Woodend Place Inc.**
File numbers: **Z.15.032, 19T-15V011 and DA.15078**

This is to confirm my strong objection to the subject application(s). I have reviewed the attached findings and agree with the objective analysis that demonstrates the manner, in which the application(s) overwhelmingly contradicts and/or does not adhere to the many policies that exist to protect existing communities, encourage responsible growth and respect the natural environment.

Considering the glaring divergence from the existing policies, **I am confident that upon review, the Committee of the Whole along with all accountable City Planning Officials will decline the proposal in its current form.** In addition to the many findings a review of this submission will undoubtedly uncover, I agree that three common themes effectively summarize the significant issues with the subject proposal:

1. Urban Design- maintaining consistency - Significant contradiction to the Vaughan Official Plan
2. Land Use- compatibility with context - Unreasonable Intensification including unnecessary rezoning
3. Natural Environment- protection of core feature - Disregard for protected lands & vegetation identified within the Natural Heritage Network (tree removal, commitment to 30% Forest Cover from the existing 11%, compensation plan, etc .)

I trust the overwhelming findings will not only support the refusal of this application but draw attention to what appears to be questionable actions involving the subject lands. I care greatly about our fair City and will always support its progress when done so in a respectful and fair manner. **This is not about stopping development. Instead, this is more about supporting responsible growth!**

Yours truly,

BALWINDER KAUR

Resident Name

Proud citizen of Vaughan and advocate for responsible growth!

C 42
Communication
CW (PH)
May 3, 2016

Nicole Barberi
23 Via Borghese
416-274-2732
nkybarberi@hotmail.com

Item - 4

March 29, 2016

Mayor of Vaughan and Members of Council
Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

Attention: **Committee of the Whole**, **Bill Kiru**, Senior Manager of Development Planning, **Diana DiGirolamo**, Planner, **Melissa Rossi**, Manager Policy Planning, **Kyle Fearon**, Planner I, **John MacKenzie**, Deputy City Manager, Planning and Growth Management, **Tony Iacobelli**, Senior Environmental Planner

Re: **Country wide Homes Woodend Place Inc.**
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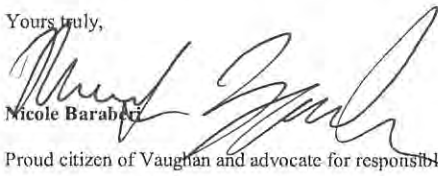
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Yours truly,



Nicole Barberi

Proud citizen of Vaughan and advocate for responsible growth!

C 43
Communication
CW (PH)
May 3, 2016

Resident Name: Nancy Barbiero
Resident Address: 205 Via Borghese St.
Phone: 416-553-0750
Email: barbones24@sympatico.ca

Item - 4

May 3rd, 2016

Mayor of Vaughan and Members of Council
Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

Attention: **Committee of the Whole**, Bill Kiru, Senior Manager of Development Planning, **Diana DiGirolamo**, Planner, **Melissa Rossi**, Manager Policy Planning, **Kyle Fearon**, Planner I, **John MacKenzie**, Deputy City Manager, Planning and Growth Management, **Tony Iacobelli**, Senior Environmental Planner

Re: **Country wide Homes Woodend Place Inc.**
11, 31, 51 Woodend Place
File name: **Countrywide Homes Woodend Place Inc.**
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Yours truly,



Nancy Barbiero

Proud citizen of Vaughan and advocate for responsible growth!

C 44
Communication
CW (PH)
May 3, 2016

Item - 4

Gerard & Lea Biasutto
9 Via Borghese, Woodbridge, ON, L4H0Y8
Phone: 905-303-7714
Email: biasuttoG@gmail.com;
biasuttoL@gmail.com

March 29, 2016

Mayor of Vaughan and Members of Council
Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

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Yours truly,



Gerard & Lea Biasutto

Proud citizen of Vaughan and advocate for responsible growth!

C 45
Communication
CW (PH)
May 3, 2016

Item - 4

Resident Name: Vizier Chand
Resident Address: 66 Via Bingham St
Phone: 289-553-2500
Email:

March 29, 2016

Mayor of Vaughan and Members of Council
Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

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Yours truly,

Resident Name

Vizier Chand

Proud citizen of Vaughan and advocate for responsible growth!

C 46
Communication
CW (PH)
May 3, 2016

Item - 4

Daniele Chiarlitti
23 Via Borghese
416-473-0173
dan4730173@hotmail.com

March 29, 2016

Mayor of Vaughan and Members of Council
Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

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Yours truly,



Daniele Chiarlitti

Proud citizen of Vaughan and advocate for responsible growth!

C 47
Communication
CW (PH)
May 3, 2016
Item - 4

Resident Name: Irina Chirokova
Resident Address: 75 VIA BODABE SE
Phone: 289 553 0372
Email: ishirokova19@gmail.com

March 29, 2016

Mayor of Vaughan and Members of Council
Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

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Yours truly,

Resident Name

Irina Chirokova

Proud citizen of Vaughan and advocate for responsible growth!

C 48
Communication
CW (PH)
May 3, 2016

Item - 4

Resident Name: Dino D'Ascanio
Resident Address: 122 Via Borghese, Woodbridge, ON
Phone: 289-236-2064
Email: dino.dascanio@bell.net

May 3rd, 2016

Mayor of Vaughan and Members of Council

Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

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Yours truly,



Dino D'Ascanio

Proud citizen of Vaughan and advocate for responsible growth!

C 49
Communication
CW (PH)
May 3, 2016
Item - 4

Resident Name: Maddalena D'Ascanio
Resident Address: 122 Via Borghese, Woodbridge, ON
Phone: 289-236-2064
Email: lena.dascanio@bell.net

May 3rd, 2016

Mayor of Vaughan and Members of Council

Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

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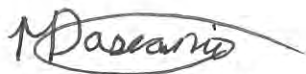
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Yours truly,



Maddalena D'Ascanio

Proud citizen of Vaughan and advocate for responsible growth!

C 50
Communication
CW (PH)
May 3, 2016
Item - 4

Resident Name: JORGE DANTIN
Resident Address: 12 VIA BRGHOUSE
Phone: 289-304-9716
Email: dantinsere@sympatico.ca

May 3rd, 2016

Mayor of Vaughan and Members of Council
Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

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Yours truly,

Resident Name


JORGE DANTIN

Proud citizen of Vaughan and advocate for responsible growth!

C 51
Communication
CW (PH)
May 3, 2016

Item - 4

Resident Name: PATRICIA DANTIN
Resident Address: 12 VIA BURGESS
Phone: 288-304-9716
Email: _____

May 3rd, 2016

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Yours truly,

Patricia Dantin P. Dantin
Resident Name

Proud citizen of Vaughan and advocate for responsible growth!

C 52
Communication
CW (PH)
May 3, 2016

Item - 4

Resident Name: LISA GAGLIARDI
Resident Address: 215 VIA BORGHESE
Phone: 905-653-9444
Email: lisagagliardi@rogers.com

May 3rd, 2016

Mayor of Vaughan and Members of Council
Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

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Yours truly,



Resident Name
LISA GAGLIARDI

Proud citizen of Vaughan and advocate for responsible growth!

C 53
Communication
CW (PH)
May 3, 2016

Item -

4

Resident Name: Domenic Gagliardi
Resident Address: 91 Selwyn Road Cres
Phone: 647-237-2201
Email: _____

March 29, 2016

Mayor of Vaughan and Members of Council
Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

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Yours truly,



Resident Name

Proud citizen of Vaughan and advocate for responsible growth!

C 54
Communication
CW (PH)
May 3, 2016
Item - 4

Mr. & Mrs. Steve & Nicolina Grisolia
114 Via Borghese Street
Woodbridge, Ontario
L4H 0Y7
(905) 832-8150 / (647) 242-8353
ngriz@rogers.com

May 3rd, 2016

Mayor of Vaughan and Members of Council

Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

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Yours truly,

Nicole and Steve Grisolia

Proud citizens of Vaughan and advocates for responsible growth!

C 55
Communication
CW (PH)
May 3, 2016

Item -

4

Resident Name: ALBERT LOMBARDI
Resident Address: 220 VIA BORGHESE ST
Phone: 289-304-7540
Email: ALBERT.LOMBARDI@RBC.COM

March 29, 2016

Mayor of Vaughan and Members of Council
Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

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Yours truly,

Resident Name

Proud citizen of Vaughan and advocate for responsible growth!

Antonio & Frances Manocchio
71 Via Borghese
Vaughan, ON L4H0Y6
289-553-2100
amanocchio@averton.ca

C 56
Communication
CW (PH)
May 3, 2016

Item - 4

May 3, 2016

Mayor of Vaughan and Members of Council

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Antonio & Frances Manocchio

Proud citizen of Vaughan and advocate for responsible growth!

C 57
Communication
CW (PH)
May 3, 2016

Resident Name: Behzad Mashadi
Resident Address: 55 Via Borghese
Phone: 289-5530104
Email: bm57@rogers.com

Item - 4

March 29, 2016

Mayor of Vaughan and Members of Council
Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

Attention: **Committee of the Whole**, **Bill Kiru**, Senior Manager of Development Planning, **Diana DiGirolamo**, Planner, **Melissa Rossi**, Manager Policy Planning, **Kyle Fearon**, Planner I, **John MacKenzie**, Deputy City Manager, Planning and Growth Management, **Tony Iacobelli**, Senior Environmental Planner

Re: **Country wide Homes Woodend Place Inc.**
11, 31, 51 Woodend Place
File name: Countrywide Homes Woodend Place Inc.
File numbers: Z.15.032, 19T-15V011 and DA.15078

This is to confirm my strong objection to the subject application(s). I have reviewed the attached findings and agree with the objective analysis that demonstrates the manner, in which the application(s) overwhelmingly contradicts and/or does not adhere to the many policies that exist to protect existing communities, encourage responsible growth and respect the natural environment.

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Yours truly,
Behzad Mashadi

Resident Name

Proud citizen of Vaughan and advocate for responsible growth!

C 58
Communication
CW (PH)
May 3, 2016
Item - 4

Resident Name: ZAEEM MASOOD
Resident Address: 146 VIA BORGHESE
Phone: 647 328 3505
Email: zmasood@gmail.com

March 29, 2016

Mayor of Vaughan and Members of Council
Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

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Yours truly,


Resident Name **ZAEEM MASOOD**

Proud citizen of Vaughan and advocate for responsible growth!

C 59
Communication
CW (PH)
May 3, 2016
Item - 4

Resident Name: Carmine G. + Cristina Montemarano
Resident Address: 83 Via Borghese St.
Phone: _____
Email: _____

March 29, 2016

Mayor of Vaughan and Members of Council
Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

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Yours truly,



Carmine G. Montemarano

Proud citizen of Vaughan and advocate for responsible growth!

C 620
Communication
CW (PH)
May 3, 2016
Item - 4

Resident Name: Nicoleta & Roberto Panait
Resident Address: 63 Via Borghese
Phone: 647-428-3099
Email: Roberto.panait@gmail.com

May 3, 2016

Mayor of Vaughan and Members of Council

Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

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Yours truly,



Nicoleta & Roberto Panait

Proud citizens of Vaughan and advocate for responsible growth!

C 61
Communication
CW (PH)
May 3, 2016

Item - 4

Resident Name: CHIRAG PATEL
Resident Address: 34 Gambit Ave,
Phone: 647-268-0886
Email: CHIRAG199@OUTLOOK.COM

March 29, 2016

Mayor of Vaughan and Members of Council
Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

Attention: Committee of the Whole, Bill Kiru, Senior Manager of Development Planning, Diana DiGirolamo, Planner, Melissa Rossi, Manager Policy Planning, Kyle Fearon, Planner I, John MacKenzie, Deputy City Manager, Planning and Growth Management, Tony Iacobelli, Senior Environmental Planner

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Yours truly,



Resident Name - CHIRAG PATEL

Proud citizen of Vaughan and advocate for responsible growth!

34 Gambit Ave
Woodbridge,
ON. L4N 0Y7
647-268-0886

In closing, please find attached a number of resident responses that both share the views provided within this document as well as offer their own unique feedback. I trust the combination of the information provided including objective data along with the overwhelming community response, will support the decision to decline the subject proposal and encourage a recommendation that both respects the surrounding community and environment and is more aligned with the spirit of responsible growth.

I look forward to further discussions regarding this matter and hope to be engaged throughout the process to work closely with all accountable city officials, the applicant and the community, to arrive at a mutually agreeable solution.

Yours truly,

Joe Collura

Proud citizen of Vaughan and advocate for responsible growth!

C 62
Communication
CW (PH)
May 3, 2016
Item - 4

Resident Name: Walter & Franca Pellegrini
Resident Address: 216 Via Borghese St.
Phone: 647-545-2654
Email: w.pellegrini@rogers.com

March 29, 2016

Mayor of Vaughan and Members of Council
Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

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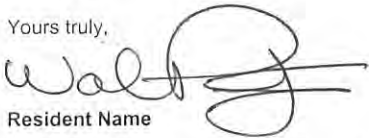
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Yours truly,


Resident Name

Proud citizen of Vaughan and advocate for responsible growth!

C 63
Communication
CW (PH)
May 3, 2016

Item - 4

Resident Name: Adelaide Pinto
Resident Address: 234 Vta. Borghese St
Phone: (905) 303-4998
Email: _____

March 29, 2016

Mayor of Vaughan and Members of Council
Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

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Yours truly,

Resident Name

Adelaide Pinto

Proud citizen of Vaughan and advocate for responsible growth!

C 64
Communication
CW (PH)
May 3, 2016

Item - 4

Resident Name: Ingrid Rathgeb-Rodriguez
Resident Address: 27 VIA BORGHESE
Phone: 647-287-1397
Email: irathgeb@rogers.com

March 29, 2016

Mayor of Vaughan and Members of Council
Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

Attention: Committee of the Whole, Bill Kiru, Senior Manager of Development Planning, Diana DiGirolamo, Planner, Melissa Rossi, Manager Policy Planning, Kyle Fearon, Planner I, John MacKenzie, Deputy City Manager, Planning and Growth Management, Tony Iacobelli, Senior Environmental Planner

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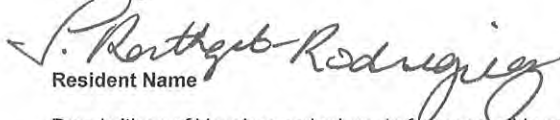
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Yours truly,


Resident Name

Proud citizen of Vaughan and advocate for responsible growth!

C 65
Communication
CW (PH)
May 3, 2016

Item - 4

Resident Name: Robert Di Persio and Antonella Risi

Resident Address: 62 Via Borghese

Phone: 905-553-0988

Email: Robert_dipersio@rogers.com; risi_antonella@rogers.com

May 3rd, 2016

Mayor of Vaughan and Members of Council
Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

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This is to confirm our objection to the subject application(s).

We have reviewed the application and believe that the application(s) overwhelmingly contradicts and/or does not adhere to the many policies that exist to protect existing communities, encourage responsible growth and respect the natural environment. For example, the application:

1. contradicts with the Vaughan Official plan to maintain consistency in urban design; and
2. disregards protected land and vegetation identified within the Natural Heritage Network (tree removal, commitment to 30% Forest Cover from the existing 11%, compensation plan, etc...).

Our objection is not about stopping development. Instead, it is more about supporting responsible growth! We care greatly about our fair City and will always support its progress when done so in a respectful and fair manner.

Yours truly,

 
Robert Di Persio and Antonella Risi

Proud citizens of Vaughan and advocate for responsible growth!

C 66
Communication
CW (PH)
May 3, 2016
Item - 4

Mr. Sushil Madhusudan Shah
Mrs. Amitaben Sushil Shah
11 Gambit Avenue,
Woodbridge, On L4H 0Y6

Phone: 905-303-4259
Email: sconcrete@yahoo.ca

May 03, 2016

Mayor of Vaughan and Members of Council

Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

Attention: Committee of the Whole, Bill Kiru, Senior Manager of Development Planning,
Diana DiGirolamo, Planner, Melissa Rossi, Manager Policy Planning,
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Yours truly,



Sushil Shah

Proud citizen of Vaughan and advocate for responsible growth!

C 67
Communication
CW (PH)
May 3, 2016
Item - 4

Resident Name: TEJINDERJEET SINGH
Resident Address: 158 VIA BORGHESE CT. WOODBRIDGE
Phone: 647-990-9787 LYH-047
Email: tejsale@gmail.com

March 29, 2016

Mayor of Vaughan and Members of Council
Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

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Yours truly,


Resident Name

Proud citizen of Vaughan and advocate for responsible growth!

C 68
Communication
CW (PH)
May 3, 2016

Item - 4

Resident Name: Gusdar Singh
Resident Address: 158 Via Borgone SF
Phone: 905-832-1977
Email: _____

L4H-047

March 29, 2016

Mayor of Vaughan and Members of Council
Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

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Yours truly,

Gusdar Singh

Resident Name

Proud citizen of Vaughan and advocate for responsible growth!

C 69
Communication
CW (PH)
May 3, 2016
Item - 4

Resident Name: ALESSANDRO TERSIGNI
Resident Address: 219 VIA BORGHESE ST, VAUGHAN
Phone: 416 990 5964
Email: tersiga@gmail.com

March 29, 2016

Mayor of Vaughan and Members of Council
Vaughan City Hall
2141 Major Mackenzie Drive,
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Yours truly,


Resident Name

Proud citizen of Vaughan and advocate for responsible growth!

C 70
Communication
CW (PH)
May 3, 2016

Item - 4

Resident Name: Miroslav Tkachenko
Resident Address: 80 Via Berghese, Vaughan
Phone: 905-237-7640
Email: miroslavt@hotmail.co

March 29, 2016

Mayor of Vaughan and Members of Council
Vaughan City Hall
2141 Major Mackenzie Drive,
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Yours truly,



Resident Name Miroslav Tkachenko

Proud citizen of Vaughan and advocate for responsible growth!

Inessa Barkan (Miroslav's wife) - Barkan
Asya Barkan (Miroslav's mother in law) Barkan

C 71
Communication
CW (PH)
May 3, 2016

Item - 4

Resident Name: Tanya & Enzo Varvara
Resident Address: 208 Via Borghese St
Phone: 416-993-5866 or 289-553-0353
Email: tanyavarvara@me.com
evelectrical@me.com

March 29, 2016

Mayor of Vaughan and Members of Council
Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

Attention: Committee of the Whole, Bill Kiru, Senior Manager of Development Planning, Diana DiGirolamo, Planner, Melissa Rossi, Manager Policy Planning, Kyle Fearon, Planner I, John MacKenzie, Deputy City Manager, Planning and Growth Management, Tony Iacobelli, Senior Environmental Planner

Re: Country wide Homes Woodend Place Inc.
11, 31, 51 Woodend Place
File name: Countrywide Homes Woodend Place Inc.
File numbers: Z.15.032, 19T-15V011 and DA.15078

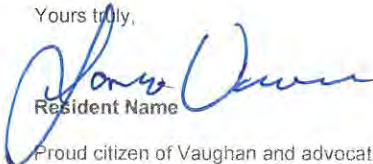
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Considering the glaring divergence from the existing policies, I am confident that upon review, the Committee of the Whole along with all accountable City Planning Officials will decline the proposal in its current form. In addition to the many findings a review of this submission will undoubtedly uncover, I agree that three common themes effectively summarize the significant issues with the subject proposal:

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Yours truly,


Resident Name

Proud citizen of Vaughan and advocate for responsible growth!

C 72
Communication
CW (PH)
May 3, 2016

Item - 4

Resident Name: Sanjeev Kumar Wadhwa
Resident Address: 168 Via Borghese, Woodbridge, ON, L4H 0Y7
Phone: 416-617-7690
Email: samwadh@gmail.com

May 3rd, 2016

Mayor of Vaughan and Members of Council
Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

Attention: **Committee of the Whole**, **Bill Kiru**, Senior Manager of Development Planning, **Diana DiGirolamo**, Planner, **Melissa Rossi**, Manager Policy Planning, **Kyle Fearon**, Planner I, **John MacKenzie**, Deputy City Manager, Planning and Growth Management, **Tony Iacobelli**, Senior Environmental Planner

Re: **Country wide Homes Woodend Place Inc.**
11, 31, 51 Woodend Place
File name: **Countrywide Homes Woodend Place Inc.**
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Yours truly,



Sanjeev Kumar Wadhwa

Proud citizen of Vaughan and advocate for responsible growth!

C 73
Communication
CW (PH)
May 3, 2016

Item - 4

Resident Name: Neelam Wadhwa
Resident Address: 168 Via Borghese, Woodbridge, ON, L4H 0Y7
Phone: 416-617-7690
Email: samwadh@gmail.com

May 3rd, 2016

Mayor of Vaughan and Members of Council
Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

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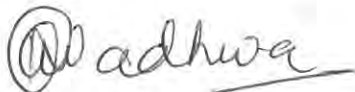
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Yours truly,



Neelam Wadhwa

Proud citizen of Vaughan and advocate for responsible growth!

C 74
Communication
CW (PH)
May 3, 2016

Item - 4

Resident Name: FARIYA ZAEEM
Resident Address: 146 VIA BOLSHAKOVA, WOODBRIDGE
Phone: 416 966 9551
Email: fariya@gmail.com

March 29, 2016

Mayor of Vaughan and Members of Council
Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

Attention: **Committee of the Whole**, Bill Kiru, Senior Manager of Development Planning, Diana DiGirolamo, Planner, Melissa Rossi, Manager Policy Planning, Kyle Fearon, Planner I, John MacKenzie, Deputy City Manager, Planning and Growth Management, Tony Iacobelli, Senior Environmental Planner

Re: Country wide Homes Woodend Place Inc.
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Resident Name FARIYA ZAEEM

Proud citizen of Vaughan and advocate for responsible growth!

MAY 3, 2016

4.

OFFICIAL PLAN AMENDMENT FILE OP.16.003

DRAFT PLAN OF SUBDIVISION FILE 19T-15V011

WARD 3 - VICINITY OF PINE VALLEY DRIVE AND MAJOR MACKENZIE DRIVE

Recommendation

The Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT the Public Hearing report for Files OP.16.003, Z.15.032 and 19T-15V011 (CountryWide Homes Woodend Place Inc.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability such as site and building design initiatives will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of Public Hearing was circulated: April 8, 2016. The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign installed on the property in accordance with the City's Notice Sign Procedures and Protocol.
- b) Circulation Area:
- i. to all properties within 150 m of the subject lands, and to the full extent of Via Borghese, Gambit Avenue, and Via Campanile (from Major Mackenzie Drive to Via Borghese);
 - ii. to the Millwood Woodend Ratepayers Association;
 - iii. to all residents who signed a Community Petition sent to the attention of the City on February 9, 2016; and,
 - iv. to all residents who attended the Community Meeting held on February 17, 2016.
- c) Comments Received:

Written Correspondence

On January 25, 2016, a Notice to the Public of a Complete Application for the Zoning By-law Amendment and Draft Plan of Subdivision applications was circulated to all property owners within 150 m of the subject lands. Through the Notice to the Public of a Complete Application, the following written comments were received:

- i. M. Tkachenko, resident of Via Borghese, submissions dated January 28, 2016 and February 1, 2016, expressed concerns regarding the removal of the mature trees along the west side of Via Borghese, citing concerns related to lost landscaping, lost community character and clean air. Concerns were also expressed related to the opening of Via Borghese, and impacts related to safety and pollution;
- ii. D. Chiarlitti, resident of Via Borghese, submissions dated January 29, 2016, and February 2, 2016, expressed concerns regarding the removal of mature trees on the subject lands prior to the submission of development applications to the City;
- iii. On February 9, 2016, T. Varvara, K. De Bartolo, M. Campoli, M. Tkachenko, L. Gagliardi, W. Pellegrini, S. Culmone, D. Chiarlitti and S. Masciangelo, residents of Via Borghese, submitted to City of Vaughan staff and some members of Council, a petition on behalf of local area residents outlining their concerns with the subject applications. The issues outlined in the petition included: the opening of Via Borghese and the related traffic impact; the removal of mature trees on the subject lands resulting in the loss of green space; the impact on the feel and nature of this community; and whether the owner(s) had permission from the City to remove the trees; and,
- iv. J. Collura, resident of Via Borghese, submissions dated February 13, 2016, February 14, 2016, February 15, 2016, February 20, 2016, February 23, 2016, February 25, 2016, and February 26, 2016, citing concerns about the intensification being proposed on the subject lands; the proposed built form (townhouses); and the impact of this level of intensification and built form on the existing character of the community. Questions were raised regarding Provincial, Regional, and City policy, more specifically what policies the application will be evaluated against. Concerns were raised about the legality of the tree removal on the subject lands, and the remedies available to deal with any mature trees that have been destroyed/removed without proper approvals. Concern over the impact of the proposed development on the Natural Heritage Network was raised, specifically with respect to the existence of Core Features that may have been present on the subject lands that could have been destroyed prior to a proper evaluation process. Finally, concerns and questions were raised relating to the current ownership of Block 42, Plan 65M-4149, and the ability for a development application to be made on lands that are not currently in the ownership of the applicant.

Comments from Community Meeting:

A Community Meeting was held in the evening on February 17, 2016, at the City of Vaughan and was initiated by Councillor De Francesca's office through a motion approved by City Council. The purpose of the meeting was to provide local residents with an overview of the development planning process, as well as to advise residents how they can get involved in the process.

The following areas of concerns were identified and raised by the residents that attended the meeting:

- i. Proposed Road Connections
Concerns were raised regarding the proposed road connecting to Via Borghese thereby providing a connection to Major Mackenzie Drive; it was noted that increased volumes of traffic on the street would result in safety issues for local residents (particularly children who like to play outside), and how the proposed development will negatively alter the current neighbourhood design. Residents

have expressed a strong preference to have access to the proposed development solely from Woodend Place, and not from Via Borghese.

ii. Protection of Core Features and Tree Removal to Date

Part of the subject lands are identified as a Core Feature, by Schedule 2 – “Natural Heritage Network” of VOP 2010, however, it should be noted that the schedule is subject to appeal at the Ontario Municipal Board and is not in effect at the time of the writing of this report. Concerns were expressed over the removal of existing mature trees on the subject lands, which has left the subject lands devoid of significant vegetation, and has had a negative impact on the existing community. Residents raised concerns that the Owner(s) of the subject lands took advantage of the ice storm recovery efforts and removed the trees illegally.

iii. Proposed Built Form (Townhouse Dwelling Units)

Residents expressed differing opinions on the proposed built form; the residents who were opposed to the built form cited concerns relating to the proposed density, the proposed height (3-storeys), and the incompatibility of the proposed development with the existing residential character of Via Borghese, which they felt was not the type of development that would occur in this community. Of the residents who did not take an issue with the built form, this indifference was attributed to have the development inaccessible from Via Borghese, i.e. townhouses were acceptable if the development did not alter Via Borghese as it exists today. Concerns were also raised about on-street parking, as the proposed townhouse units are narrow, and do not allow for on-street parking, therefore any on-street parking created by the proposed development will occur solely within the existing neighbourhood.

iv. Capacity to Accommodate the Increased Density

Residents expressed concerns over the availability of parkland, and the capacity of local schools to handle the influx of new residents, citing that the proposed development does not offer any additional amenity space.

v. Coordination of Future Development Proposals

Residents expressed concerns about how the approval of the subject development proposal will cause more ad hoc and incompatible planning in that neighbourhood. Residents suggested that a comprehensive review needs to be completed for the area, and a better understanding of how the City is integrating townhouses in established areas was required. Staff were asked to consider both the subject lands as well as future development parcels as part of their review of the proposed road network.

In summary, the residents acknowledged that some form of development would occur on the subject lands; and that the size, scale and form of development would be determined through the comprehensive review of the development proposal. The majority of residents did note they were not opposed to development but wanted reassurance from the City that new development would uphold the policies of the Official Plan and be compatible with the existing neighbourhood.

Any additional comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Vaughan Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Purpose

To receive comments from the public and the Committee of the Whole on the following applications for the subject lands shown on Attachments #1 and #2, to facilitate the development of 113 townhouse dwelling units (freehold) within 22 blocks on an extension of Woodend Place, Via Borghese and a new public road as shown on Attachments #4 and #5:

1. Official Plan Amendment File OP.16.003 to amend the policies in Vaughan Official Plan 2010 (VOP 2010), Volume 1, specifically Section 9.1.2.2, respecting the design and compatibility criteria for new development within “Community Areas”, as follows:

	Vaughan Official Plan 2010, Volume 1 Policy	Proposed Amendment to Vaughan Official Plan 2010, Volume 1
a.	Section 9.1.2.2 states, in part: “That in “Community Areas” with established development, new development be designed to respect and reinforce the existing physical character and uses of the surrounding area, paying particular attention to... the size and configuration of lots; and the building type of nearby residential properties ...”	Notwithstanding Section 9.1.2.2, respecting the design and compatibility criteria of new development within lands identified as “Community Areas”, the proposed townhouse development is permitted.

2. Zoning By-law Amendment File Z.15.032 to rezone the subject lands from RR Rural Residential Zone to RT1 Residential Townhouse Zone and OS4 Open Space Woodlot Zone, together with the following site-specific zoning exceptions:

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to RT1 Residential Townhouse Zone
a.	Minimum Lot Frontage	6.0 m / unit	5.5 m / unit
b.	Minimum Interior Side Yard	1.2 m The minimum interior side yard shall be 3.5 m on a lot abutting a non-residential use including a walkway, Greenway, buffer block or stormwater management pond.	The minimum interior side yard abutting a non-residential use shall be 1.2 m for Block 22.

c.	Minimum Exterior Side Yard	4.5 m The minimum exterior side yard shall be 3.5 m for a yard abutting a Greenway or buffer block.	The minimum exterior side yard shall be 2.3 m for Blocks 15 and 18.
d.	Maximum Building Height	11.0 m	13.0 m
e.	Permitted Yard Encroachments and Restrictions	Exterior stairways, porches and balconies which are uncovered, unexcavated and unenclosed may extend into a required front, exterior side or rear yard to a maximum of 1.8 m.	Exterior stairways, porches and balconies, open and unenclosed, may extend into the rear yard to a maximum distance of 2.4 m.

Additional zoning exceptions may be identified through the detailed review of the applications and will be considered in a technical report to a future Committee of the Whole meeting.

3. Draft Plan of Subdivision File 19T-15V011 for the subject lands shown on Attachment #4, to facilitate a residential plan of subdivision consisting of the following:

Townhouse Blocks (Blocks 1 to 22 - 113 units)	2.34 ha
Buffer Blocks (Blocks 23 to 24)	0.22 ha
0.3m Reserves (Block 25 to 27)	0.01 ha
Public Roads	0.64 ha
Total	3.21 ha

Background - Analysis and Options

Location	<ul style="list-style-type: none"> 11, 31 and 51 Woodend Place, being Part of Lot 8, and Lots 9 and 10, Registered Plan M-1191, located east of Pine Valley Drive, south of Major Mackenzie Drive, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> 11 and 51 Woodend Place (Attachment #3) are designated "Low-Rise Residential" and "Natural Area" by Vaughan Official Plan 2010 (VOP 2010), Volume 1, and are located within a "Community Area" (Schedule "1" - <i>Urban Structure</i> of VOP 2010). The "Low-Rise Residential" designation of VOP 2010 permits townhouses no greater than 3-storeys in height, situated on a single parcel and part of a row of at least three but no greater than six attached residential units, subject to Section 9.1.2.2, respecting new development within lands identified as

	<p>“Community Areas”. Section 9.1.2.2 of VOP 2010 directs that new development in “Community Areas” be designed to respect and reinforce the physical character of the established neighbourhood within which it is located. Additionally, new development within established areas shall pay particular attention to local lot patterns, sizes and configuration, surrounding heights and setbacks, building types of nearby residential properties, and local street patterns. Based on the criteria for new development within established neighbourhoods, the proposed development does not conform to VOP 2010, as there are no existing townhouses in the area.</p> <ul style="list-style-type: none"> ▪ A portion of the subject lands are designated “Natural Area” by Schedule “13” – <i>Land Use</i>; the subject lands are also identified as having a “Core Feature” by Schedule “2” - <i>Natural Heritage Network</i> of VOP 2010. Lands designated “Natural Areas” by Schedule “13” – <i>Land Use</i> are subject to the Core Features in the Natural Heritage Network policies of VOP 2010. The alignment and significance of the Core Feature will be examined as part of the development review process. ▪ Section 3.2.3.11 of VOP 2010 permits minor modifications to the boundaries and the alignment of Core Features identified on Schedule “2” - <i>Natural Heritage Network</i> where environmental studies submitted as part of the development review process provide appropriate rationale for such minor modifications and include measures to maintain overall habitat area and enhance ecosystem function. Minor modifications to the boundaries of Core Features must be deemed acceptable by the City in consultation with the Toronto and Region Conservation Authority and do not require an amendment to the Plan. ▪ 31 Woodend Place (Attachment #3) remains under site-specific appeal by the Owner relating to the land use designation and natural heritage policies of VOP 2010, and the former Vaughan Official Plan (OPA #600) remains in effect for the subject property. Therefore, 31 Woodend Place is designated “Estate Residential” and “Low Density Residential” by OPA #600. The Owner of the subject lands intends to resolve the site-specific appeal of VOP 2010, and bring the policies of VOP 2010 into full force and effect as they apply to the subject lands prior to a technical report to a future Committee of the Whole meeting.
Zoning	<ul style="list-style-type: none"> ▪ The subject lands are zoned RR Rural Residential Zone by Zoning By-law 1-88, which permits single detached dwellings on large lots. ▪ The current zoning of the property does not permit the proposed townhouse residential uses. An amendment to Zoning By-law 1-88 is required to facilitate the proposed residential townhouse development as shown on Attachments #4 and #5.

Surrounding Land Uses	<ul style="list-style-type: none"> Shown on Attachment #2.
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Preliminary Review

Following a preliminary review of the applications, the Vaughan Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Provincial Policies, York Region Official Plan 2010 and Vaughan Official Plan 2010	<ul style="list-style-type: none"> The applications will be reviewed in consideration of the applicable Provincial policies and York Region Official Plan 2010. The proposed development will also be reviewed in light of the policies in the City's VOP 2010, Volume 1. The proposed development will be reviewed in consideration of the compatibility criteria with respect to the surrounding and established communities (s. 9.1.2.2), and respecting the development criteria for new townhouses within existing community areas (s. 9.2.3.2 (b)), including but not limited to considerations for scale, massing, setbacks, and orientation of the proposed built form. The proposed development will also be reviewed for conformity with Chapter 3 – “Environment” of VOP 2010, including but not limited to policies relating to “Vaughan’s Natural Heritage Network” (s. 3.2), “Core Features” (s. 3.2.3.4), “Woodlands” (s. 3.3.3), and “Environmentally Significant Areas and Areas of Natural and Scientific Interest” (s.3.3.6). At the time of writing of this report, Schedule 2 – “Natural Heritage Network” remains under appeal at the Ontario Municipal Board, and is not yet in full force and effect.
b.	Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> The appropriateness of the proposed rezoning to RT1 Zone and OS4 Zone to facilitate the residential subdivision development and site-specific zoning exceptions, as shown on Attachments #4 and #5, will be reviewed.
c.	Proposed Draft Plan of Subdivision	<ul style="list-style-type: none"> The appropriateness of the proposed Draft Plan of Subdivision will be reviewed with consideration for the surrounding and existing land uses and lot sizes, as well as for the proposed public road extension to ensure coordination with the adjacent residential lands and woodlot to the east and south.
d.	Block 42, Plan 65M-4149 (abutting the subject lands to the east)	<ul style="list-style-type: none"> Abutting the easterly limit of the subject lands is a 6 m wide parcel of land established as a ‘Future Development Block’ by Plan of Subdivision 19T-03V20, being Block 42, Plan 65M-4149 (Attachment #2). Block 42 was zoned RD2(H) with the addition of a Holding Symbol “(H)” with the intent that the holding symbol will not be removed until such time as the block is

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>developed in conjunction with the lands to the west, being the subject lands. The RD2 Residential Zone permits single detached dwelling units, consistent with the existing subdivision to the east. It was anticipated by the Development Planning Department that this block would be developed with a building typology consistent with the homes on Via Borghese given the site's current use as estate lots with a significant number of trees.</p> <ul style="list-style-type: none"> ▪ The Owner is required to acquire Block 42 (currently being held in Trust by the City of Vaughan) in order to implement the proposed development. Block 42 will be subject to the development approval process stipulated by the <i>Planning Act</i>, including the submission of Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications and a Public Hearing process. ▪ The townhouse development will be reviewed in consideration of the original intention of Block 42, Plan 65M-4149, as established by Plan of Subdivision 19T-03V20. Consideration will also be given to single detached dwellings fronting onto Via Borghese to provide a transition between the existing development to the east and the proposed townhouse development.
e.	Site Development Application	<ul style="list-style-type: none"> ▪ The related Site Development File DA.15.078 will be reviewed in consideration of, but not limited to, the following: <ul style="list-style-type: none"> - site design; - building typology and design; - building materials; - landscaping; - pedestrian and barrier-free accessibility; - traffic circulation and movement; - protection of adjacent woodlot and appropriate buffers; - transition to the adjacent woodlot and associated buffers; - opportunities for pedestrian connections and trails; and, - stormwater management, erosion and sediment control, servicing, and grading. ▪ All issues identified through the review of Site Development File DA.15.078 will be addressed together with the subject Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications in a comprehensive technical report to a future Committee of the Whole meeting.
f.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> ▪ If approved, the proposed townhouse dwellings on the subject lands must conform to the Urban Design and Architectural Design Guidelines approved for Block 39 (Vellore Village). ▪ If approved, opportunities for sustainable design, including drought tolerant landscaping, reduction in pavement, energy

	MATTERS TO BE REVIEWED	COMMENT(S)
		efficient lighting, etc., will be reviewed and implemented through the Draft Plan of Subdivision and Site Development approval processes.
g.	Studies and Reports	<ul style="list-style-type: none"> ▪ The following documents submitted in support of the applications must be reviewed and approved to the satisfaction of the City or respective public approval authority: <ul style="list-style-type: none"> - Planning Justification and Urban Design Report - Functional Servicing and Stormwater Management Report - Phase 1 Environmental Site Assessment (ESA) - Scoped Environmental Impact Study - Soils Report - Traffic Impact Study - Environmental Noise Report - Archaeological Assessment
h.	Parkland Dedication	<ul style="list-style-type: none"> ▪ In accordance with the City of Vaughan's Parkland Dedication policy and the <i>Planning Act</i>, parkland dedication or cash-in-lieu of parkland will be required equivalent to 5% of the value of the subject lands, or at a fixed unit rate per unit, whichever is higher, prior to the issuance of a Building Permit.
i.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> ▪ The Owner will be required to satisfy all requirements of the TRCA.
j.	Servicing	<ul style="list-style-type: none"> ▪ If the applications are approved, the availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council. Should servicing capacity not be available, the use of the Holding Symbol "(H)" will be considered for the subject lands or a portion(s) thereof.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

The applicability of the applications to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

Regional Implications

The applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the applications will be considered in the technical review of the applications, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Official Plan Designation
4. Proposed Rezoning and Draft Plan of Subdivision
5. Proposed Elevations (Typical)

Report prepared by:

Diana DiGirolamo, Planner, ext. 8860
Carmela Marrelli, Senior Planner, ext. 8791

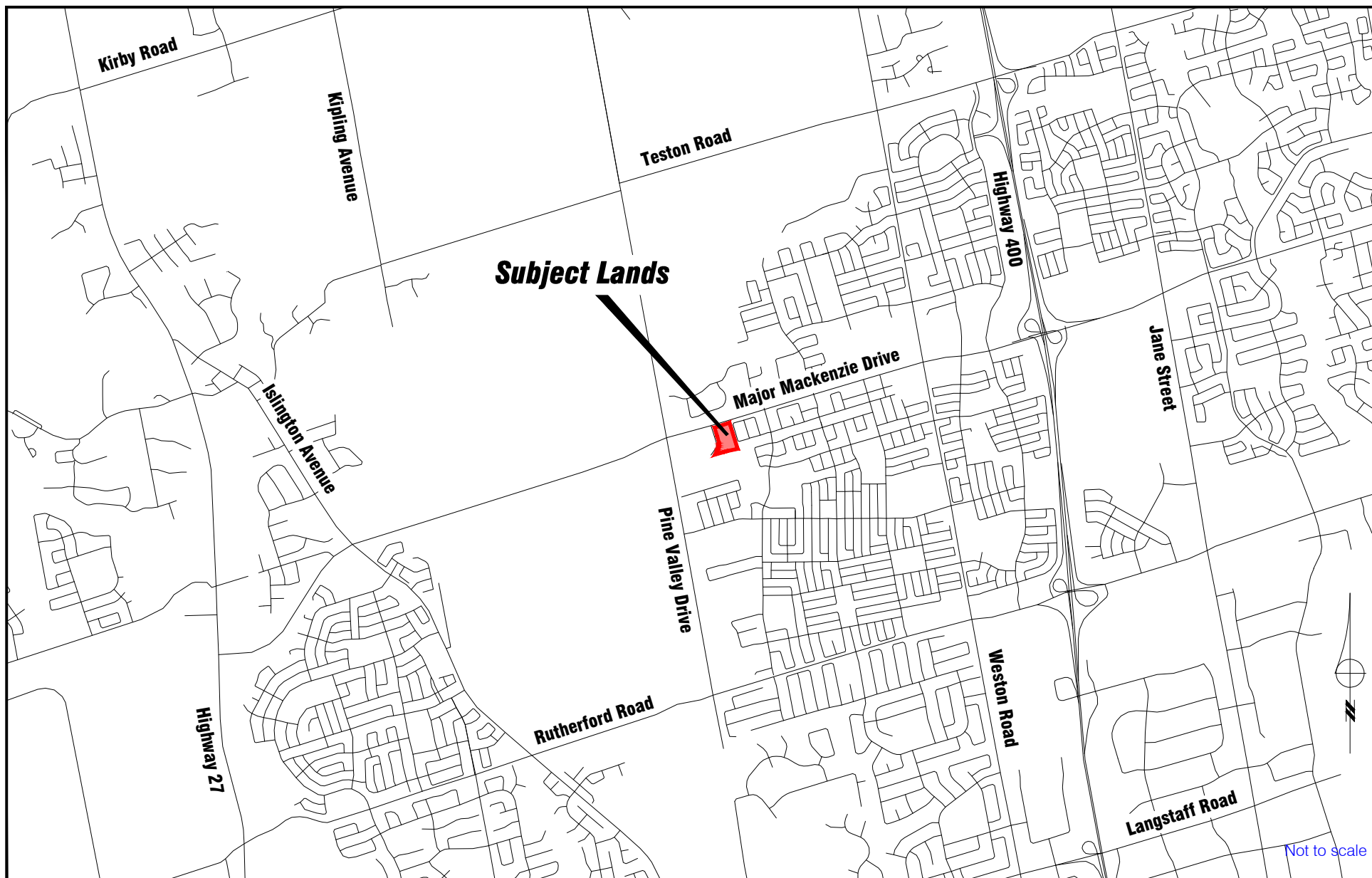
Respectfully submitted,

JOHN MACKENZIE
Deputy City Manager
Planning & Growth Management

GRANT UYEYAMA
Director of Development Planning

BILL KIRU
Senior Manager of Development Planning

/CM



Context Location Map

LOCATION:
Part of Lot 20, Concession 6

APPLICANT:
CountryWide Homes Woodend Place Inc.

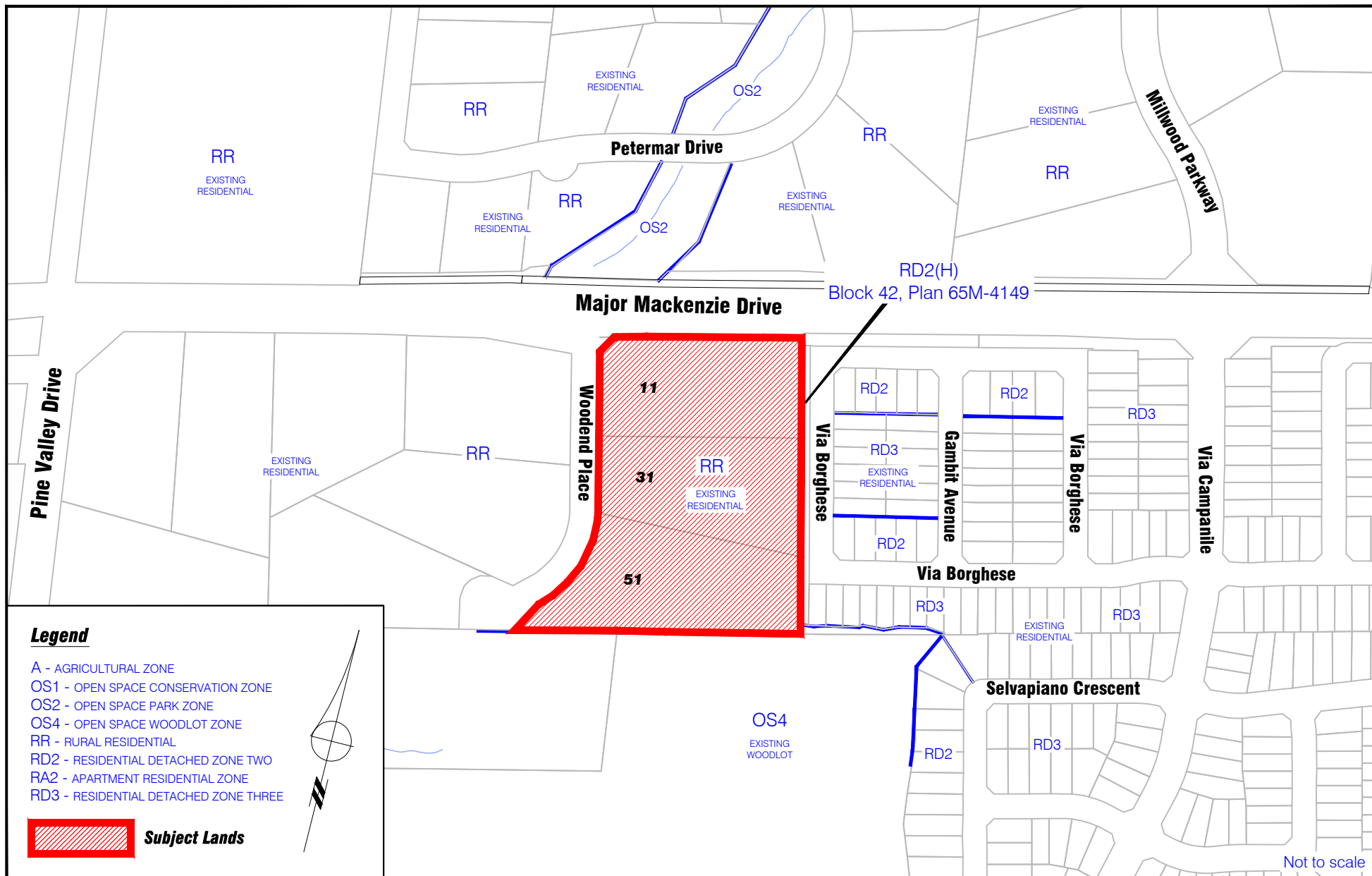


Attachment

FILES: OP.16.003, Z.15.032, 19T-15V011
RELATED FILE: DA.15.078

DATE: May 3, 2016

1



Location Map

LOCATION:
Part of Lot 20, Concession 6

APPLICANT:
CountryWide Homes Woodend Place Inc.

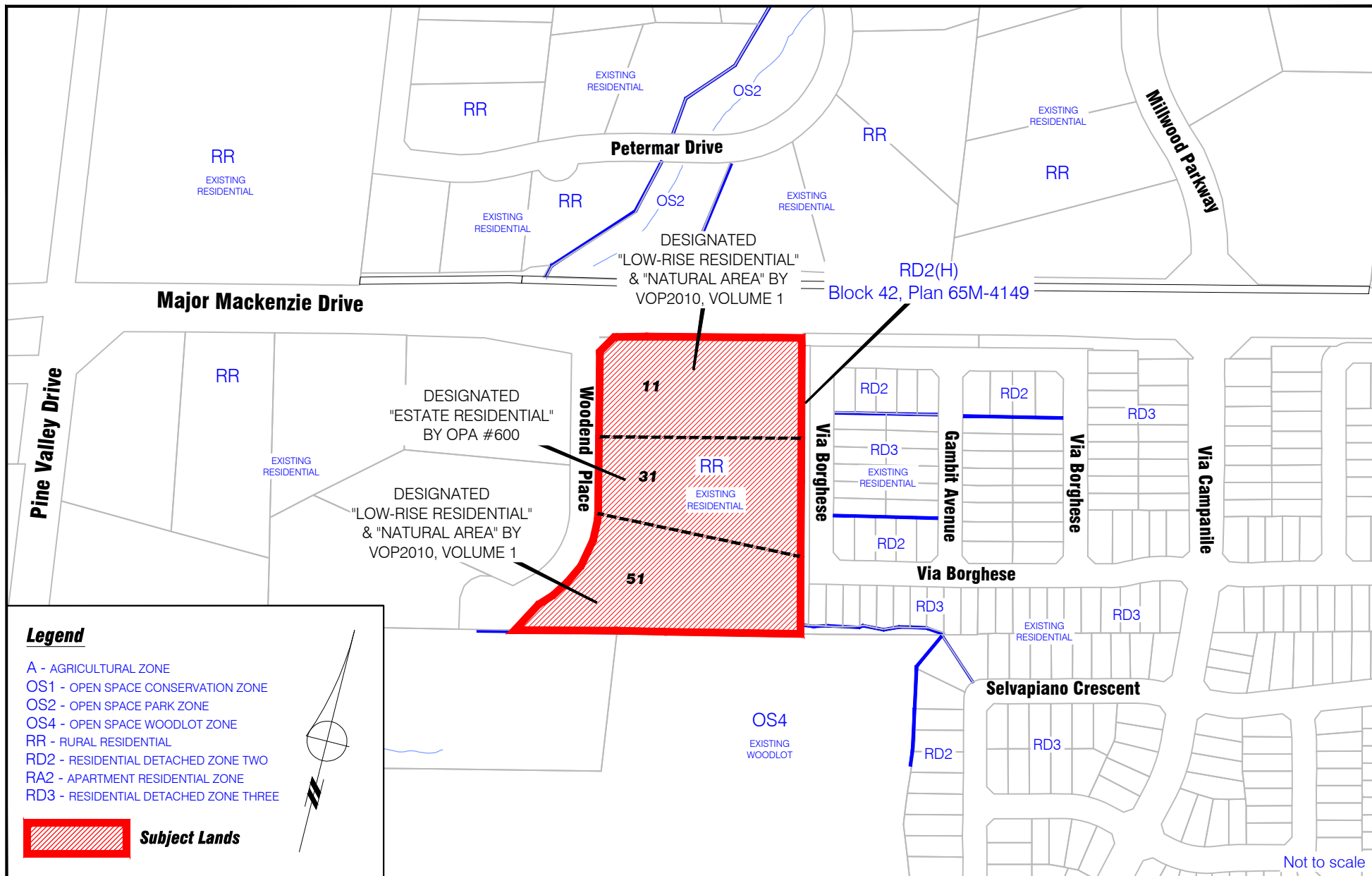


Attachment

FILES: OP.16.003, Z.15.032, 19T-15V011
RELATED FILE: DA.15.078

DATE: May 3, 2016

2



Official Plan Designation

LOCATION:
Part of Lot 20, Concession 6

APPLICANT:
CountryWide Homes Woodend Place Inc.

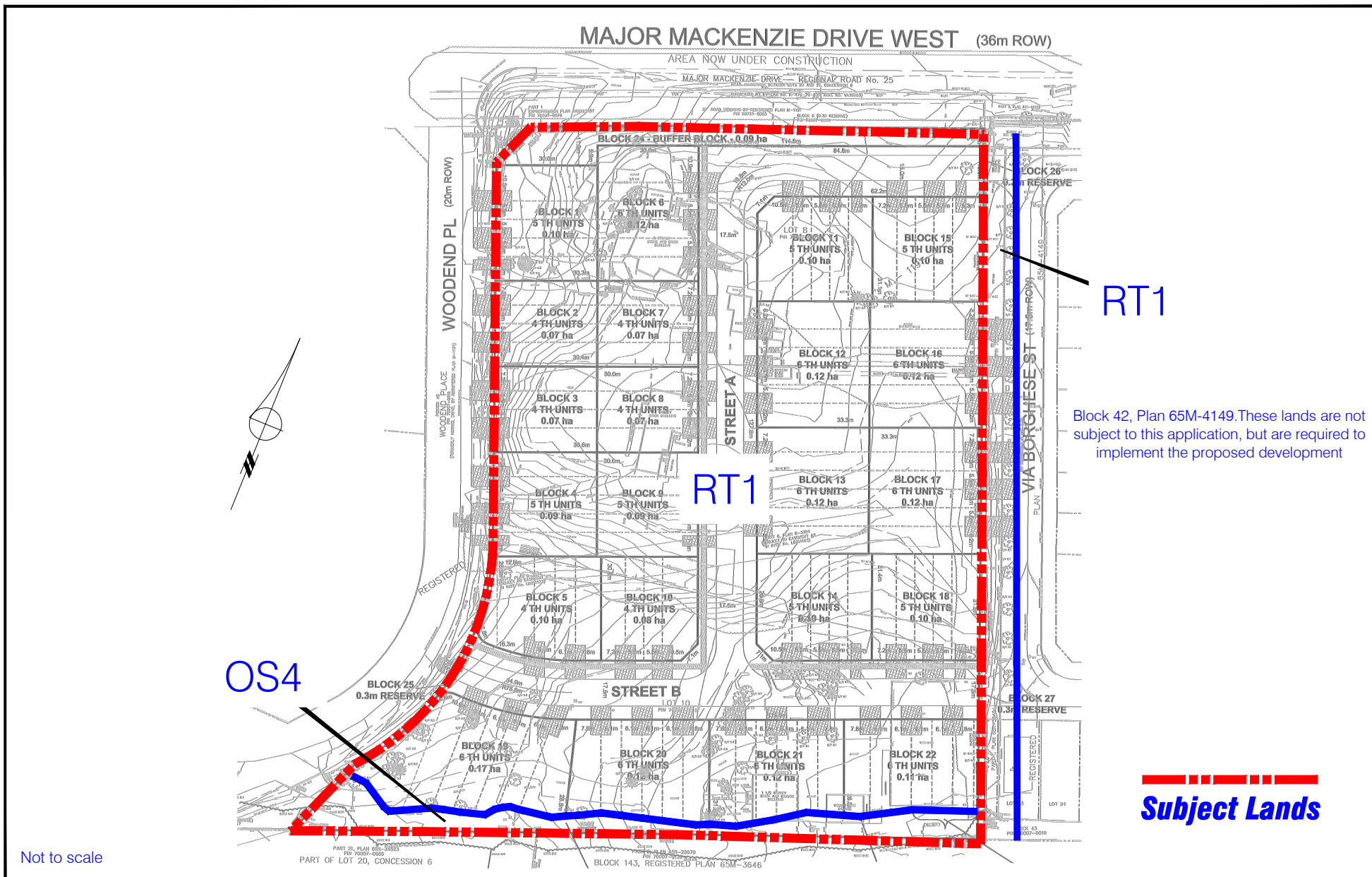


Attachment

FILES: OP.16.003, Z.15.032, 19T-15V011
RELATED FILE: DA.15.078

DATE: May 3, 2016

3



Proposed Rezoning and Draft Plan of Subdivision File

LOCATION:
Part of Lot 20, Concession 6

APPLICANT:
CountryWide Homes Woodend Place



FILES: OP.16.003, Z.15.032, 19T-15V011
RELATED FILE: DA.15.078

DATE: May 3, 2016

Attachment

4



Proposed Elevations (Typical)

LOCATION:
Part of Lot 20, Concession 6

APPLICANT:
CountryWide Homes Woodend Place Inc.

N:\GIS_Archive\Attachments\19T\19T-15v011.dwg



FILES: OP.16.003, Z.15.032, 19T-15V011
RELATED FILE: DA.15.078

DATE: May 3, 2016

Attachment

5