

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 20, 2016

Item 1, Report No. 32, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on September 20, 2016.

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**ZONING BY-LAW AMENDMENT FILE Z.16.010
DRAFT PLAN OF SUBDIVISION FILE 19T-16V002
CENTRA (BT1) INC.
WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND MILLWOOD PARKWAY**

The Committee of the Whole (Public Hearing) recommends:

- 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 September 7, 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; and
- 3) That the following deputations and Communications be received:
 1. Mr. Ryan Guetter, Weston Consulting, Millway Ave, Suite 19, Vaughan, on behalf of the applicant;
 2. Mr. Tim Sorochinsky, President, Millwood-Woodend Ratepayers' Association, Millwood Parkway, Woodbridge and Communications C8, dated September 6, 2016 and C12, dated September 6, 2016;
 3. Mr. Richard Rodaro, Woodend Place, Woodbridge and Communication C13, dated September 7, 2016;
 4. Mr. Mike Cannone, Millwood Parkway, Woodbridge;
 5. Mr. Bud Vasudeva, Hailsham Court, Vaughan and Communication C9, dated September 5, 2016; and
 6. Mr. Ernesto Pierluigi, Hailsham Court, Woodbridge; and
- 4) That the following Communications be received:

C2 and C5. Mr. Ryan Gunness, dated August 27 and 31, 2016;
C4. Ms. Rosalba Zingarelli, Hailsham Court, Woodbridge, dated August 31, 2016;
C6. Mr. Joe Collura, dated September 4, 2016;
C7. Mary and Paul Montagner, Millwood Parkway, Woodbridge, dated September 2, 2016;
C10. Magda Megalli and Maged Bebawy, Hailsham Court, Vaughan, dated September 2016; and
C11. Mr. Emilio Manzo, Millwood Parkway, Woodbridge, dated September 6, 2016.

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 Z.16.010 and 19T-16V002 (Centra (BT1) 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.

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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: August 12, 2016.
- b) Circulation Area:
 - i. to all properties within 150 m of the subject lands;
 - ii. to all residents of Millwood Parkway; and,
 - iii. to the Millwood Woodend Ratepayers' Association.

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.

- c) Comments Received (prior to the formal Public Hearing Notice being circulated):

Written Correspondence

On May 5, 2016, a Notice to the Public of a Complete Application to begin processing the Zoning By-law Amendment and Draft Plan of Subdivision applications was circulated to all property owners within 150 m of the subject lands and to all residents of Millwood Parkway. Through the Notice to the Public of a Complete Application, the following written comment was received:

- i. C. and D. Cocuzzo, residents of Millwood Parkway, submission dated May 17, 2016, expressed concerns relating to the changes in the community as a result of recent development activity, and concerns for the future character of the community as a result of the development activity.

Any additional comments received on the subject applications 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 a residential plan of subdivision consisting of 10 lots for detached dwelling units. The proposed lots will have a lot frontage ranging from 18.3 m to 31.5 m and will be located on a new public road, as shown on Attachments #3 and #4:

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1. Zoning By-law Amendment File Z.16.010, to amend Zoning By-law 1-88, specifically to rezone the subject lands from RR Rural Residential Zone subject to Exception 9(62) to R1 Residential Zone and RD1 Residential Detached Zone One as shown on Attachment #4, together with the following site-specific zoning exception to the R1 Residential Zone:

	Zoning By-law 1-88 Standard	R1 Residential Zone Requirement	Proposed Exception to the R1 Residential Zone
a.	Maximum Building Height	9.5 m	11.0 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.

2. Draft Plan of Subdivision File 19T-16V002 for the subject lands shown on Attachment #3, to facilitate a residential plan of subdivision consisting of the following:

Detached Residential Lots (Lots 1 to 10)	1.358 ha
Buffer Block (Block 11)	0.014 ha
0.3m Reserve (Blocks 12 to 14)	0.001 ha
Public Road (Street "A" – 17.5 m R.O.W.)	0.323 ha
Total	1.696 ha

Background - Analysis and Options

Location	<ul style="list-style-type: none">17 Millwood Parkway, being Part of Lot 10, Registered Plan M-1540, located on the north side of Major Mackenzie Drive, on the east side of Millwood Parkway, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">The subject lands are designated "Low-Rise Residential" by Vaughan Official Plan 2010 (VOP 2010), Volume 1, and are located within a "Community Area" (Schedule "1" - Urban Structure of VOP 2010).Section 9.2.2.1 of the "Low-Rise Residential" designation of VOP 2010 identifies Low-Rise Residential areas to be planned to consist of buildings in low-rise form no greater than 3-storeys. Section 9.2.3.1 of VOP 2010 provides for detached dwellings to be situated on a single lot and not attached to any other residential building. There is no density provisions in VOP 2010, which relies on built form and compatibility to address site design.

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	<ul style="list-style-type: none"> Section 9.1.2.2 and 9.2.3.1 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; new development within established areas shall pay particular attention to the scale, massing, setback and orientation with regards to other built and approved detached dwellings in the immediate area. The only variation permitted from this criteria are driveways which can be minimized in size. The Low-Rise Residential designation of the property permits the proposed 10 lot plan of subdivision containing detached dwelling units, which conforms to the Official Plan. The proposed built form and lot fabric are consistent with the existing built form and lot fabric within the surrounding community. More specifically, the lands located to the immediate east of the subject site, and the smallest of the lots in the Millwood subdivision.
Zoning	<ul style="list-style-type: none"> The subject lands are zoned RR Rural Residential Zone by Zoning By-law 1-88, subject to Exception 9(62). Permitted uses include only single family detached dwellings having a minimum lot frontage of 45 m and a lot area of 4,000 m². The current zoning of the property does not permit the proposed 10 detached residential units. An amendment to Zoning By-law 1-88 to rezone the property to R1 and RD1 Zones is required to facilitate the proposed development of 10 detached residential units with a minimum 18 m frontage and a minimum lot area of 540 m², as shown on Attachments #3 to #4.
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.	City Official Plan Policies	<ul style="list-style-type: none"> The applications will be reviewed in consideration of the applicable VOP 2010 policies, with particular regard for Section 9.1.2.2 and Section 9.2.3.1 respecting new development within lands identified as “Community Areas”.

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b.	Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none">▪ The appropriateness of the proposed rezoning to the R1 Residential Zone and RD1 Residential Detached Zone One, to facilitate the residential development and site-specific zoning exception, as shown on Attachments #3 to #4, will be reviewed.▪ Consideration may be given to the use of a single zone category for all lots for consistency purposes.
c.	Proposed Draft Plan of Subdivision	<ul style="list-style-type: none">▪ The proposed Draft Plan of Subdivision will be reviewed in consideration of the existing and surrounding land uses, lot sizes and lot pattern.▪ The location and design of the proposed street and residential lots will be reviewed for coordination and compatibility with the adjacent lands to the north, east and west.▪ Should the applications be approved, the required Draft Plan of Subdivision conditions will contain provisions for appropriate road alignment and connections, servicing and grading, environmental and other municipal, regional and public agency requirements.
d.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none">▪ The proposed development must conform to the Vaughan Council approved Block 40 Urban Design Guidelines (2005).
e.	Sustainable Development	<ul style="list-style-type: none">▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, etc, will be reviewed.
f.	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 approval authority:<ul style="list-style-type: none">- Planning Justification Report- Urban Design Brief- Tree Preservation Plan and Arborist Report- Archaeological Assessment- Functional Servicing and Stormwater Management Report- Phase 1 Environmental Site Assessment (ESA)- Noise Report- Geotechnical Report

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g.	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, should the subject applications be approved.
h.	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.

The Region will need to confirm if any road widening is required along Major Mackenzie Drive as part of their review of the applications.

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. Proposed Draft Plan of Subdivision File 19T-16V002
4. Proposed Zoning and Building Siting

Report prepared by:

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

From: DiGirolamo, Diana
Sent: August-31-16 10:07 AM
To: Clerks@vaughan.ca
Cc: 'Ryan'
Subject: RE: File z.16.010 and 19t-16v002 (17 mill wood parkway)

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COMMUNICATION
CW (PH) <u>SEPT 7/16</u>
ITEM - <u>1</u>

Communication for 17 Millwood Parkway (Files Z.16.010 and 19T-16V002) – Council Public Hearing date September 7, 2016

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

From: Panaro, Doris
Sent: August-29-16 4:18 PM
To: 'Ryan'; DevelopmentPlanning@vaughan.ca
Cc: DiGirolamo, Diana
Subject: RE: File z.16.010 and 19t-16v002 (17 mill wood parkway)

Ryan, I'm following up with regards to your concerns re: application Z.16.010 and 19T-16V002. I have copied Diana DiGirolamo, Planner for her review and response to you directly. Thank you.

Doris Panaro
Administrative Clerk
905-832-8585 ext. 8208 | doris.panaro@vaughan.ca City of Vaughan | Development Planning Department
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1 vaughan.ca

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

From: Ryan [<mailto:rrgunness@hotmail.com>]
Sent: August-27-16 12:34 PM
To: DevelopmentPlanning@vaughan.ca
Subject: File z.16.010 and 19t-16v002 (17 mill wood parkway)

Hello.

I received notification regarding the application for a residential plan.

I would like to understand further details, specifically if the mature (old) trees will stay where they are. There is a beautiful weeping willow tree on the NE corner of major Mack and mill wood pkwy (specifically in between poetry and mill wood pky on the north side of major Mack) which I almost insist should remain as these types of trees are a rarity these days.

There is very little green space left in the area therefore please consider this as formal objection of the plan (even though the green space is private it serves aesthetic purposes as well).

Look forward to further details.

Thanks

Ryan
289-339-1599

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COMMUNICATION	
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From: rosalba zingarelli [mailto:rosalbazingarelli@yahoo.ca]

Sent: August-31-16 1:27 PM

To: Rossi, Melissa; Uyeyama, Grant; MacKenzie, John; Kiru, Bill; DeFrancesca, Rosanna; DevelopmentPlanning@vaughan.ca; DiGirolamo, Diana

Subject: RE: File Numbers: Z.16.010 and 19T-16V002 File Name: 17 Millwood Parkway, Centra (BT1) Inc.

To whom it may concern,

We reside on Hailsham Crt and these are our thoughts and concerns regarding the proposal set forth by the developer for the above mentioned property on #17 Millwood Parkway.

1. Increase the distance of the homes backing onto Hailsham CRT.
2. Reduced density (fewer homes to better fit with the lower density in the neighbourhood). We absolutely oppose the creation of a court off of Millwood Parkway.
3. We strongly oppose the destruction of the mature existing trees that are part of the precious greenbelt that beautify our Vaughan community. (i.e. maintain buffer around N and W perimeter to maintain existing trees)

Our concern is that the proposed plan is based on the developer's interest in financial gain only as opposed to the benefit of the community at large. Our green space is becoming more and more scarce and we believe that this will set a precedence for future destruction of our limited green belt.

Regards,

Rosalba Zingarelli

From: Ryan [<mailto:rrgunness@hotmail.com>]
Sent: August-31-16 10:56 PM
To: DiGirolamo, Diana
Cc: Milkovich, Frank; DevelopmentPlanning@vaughan.ca
Subject: Re: File z.16.010 and 19t-16v002 (17 mill wood parkway)

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Hi Diana

I have reviewed the provided documentation and can confirm the tree I was referring to is t435. I would like to formally request this tree remains where it currently is.

Thanks

Ryan

On Aug 31, 2016, at 10:11 AM, DiGirolamo, Diana <Diana.DiGirolamo@vaughan.ca> wrote:

Hi Ryan,

Thank you for your feedback.

The Notice you've received recently is related to the Public Hearing that will be taking place on September 7, 2016 regarding the Draft Plan of Subdivision and Zoning By-law Amendment applications for 17 Millwood Parkway (Files 19T-16V002 and Z.16.010). The purpose of the Public Hearing is to obtain feedback from the public and from Council on the proposed development concept. To provide input (positive or negative) on a development proposal you can either attend the Public Hearing in person and give a deputation, or alternatively, you can continue to send written (email) correspondence outlining your comments/concerns which will be added as a Communication to the Report. I will forward your below correspondence to Clerks so that it is added as a Communication at the Public Hearing.

The applicant has submitted the Draft Plan of Subdivision and Zoning By-law Amendment in order to facilitate a residential development (see attached plan) consisting of 10 lots for single detached dwellings. The applicant is proposing lot areas ranging from 670 m² to 2320 m², and frontages ranging from 18.3 m to 31.5 m. The proposed range in lot area and lot frontage is intended to provide a transition from the estate residential subdivision located west of the subject lands to the newly created residential subdivision (which contains a variety of housing typologies) located east of the subject lands. The proposed net residential density is 5.9 units per hectare (upha). Access to the proposed subdivision will be from Millwood Parkway via a new public road that terminates as a cul-de-sac.

As part of the applicant's submission, a Tree Inventory and Preservation Plan (TIPP) has been submitted (see attached) – The TIPP identifies which trees are to be removed to facilitate the proposed development concept. Based on the TIPP, a few willow trees have been identified on the subject lands; I am not sure if the one you've identified is slated for removal or if it will be preserved.

Frank, can you please advise Ryan if the weeping willow located at the NE corner of Major Mackenzie and Millwood Parkway (more specifically in between Poetry Drive and Millwood Parkway on the north side of Major Mackenzie) is slated for removal? Thank you.

Please advise if you have any other questions or concerns.

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

September 4th, 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 , John MacKenzie**, Deputy City Manager, Planning and Growth Management, and **Jeffery A. Abrams**, City Clerk

Re: **Applicant:** Centra (BT1) Inc.

Property: 17 Millwood Parkway (north side of Major Mackenzie Drive, east of Pine Valley), City of Vaughan

File numbers: Z.16.010 and 19T-16V002

I am writing in response to the aforementioned development submitted by Centra (BT1) Inc. I (along with many of my fellow neighbours) am opposed to the recommendations in its current form. The suggestion that a single dwelling be converted into 10 is inconsistent with many of the policies set forth within the Vaughan Official Plan including but not limited to:

1. Urban Design- maintaining consistency - Does not respect exiting community
2. Land Use- compatibility with context - Unreasonable Intensification including unnecessary rezoning
3. Natural Environment- protection of core feature - tree removal, commitment to 30% Forest Cover from the existing 11%, compensation plan, etc...

Urban Design- maintaining consistency - Does not respect exiting community

The City of Vaughan has acknowledged the opportunity to further clarify existing Vaughan Official Plan guidelines, partly due to the number of applications submitted that simply do not respect the spirit of those policies, particularly with infill proposals. The subject application is yet another example of this. As such, the work being undertaken by the City of Vaughan to update infill policies, ironically submitted by **John MacKenzie**, Deputy City Manager, Planning and Growth Management, is noted and includes the following:

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

"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."

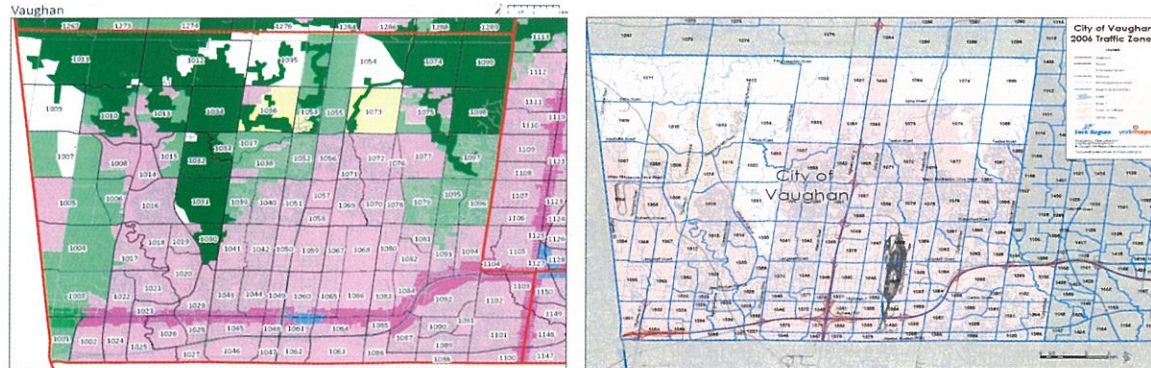
"...proposed new policy recognizes that townhouse developments, as well as semidetached houses, are not common in most of Vaughan's long established neighbourhoods in Community Areas and if introduced would mark a significant physical change, which would be contrary to Policy 2.2.3.2.... The criteria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

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)"*

Land Use- compatibility with context - Unreasonable Intensification including unnecessary rezoning

Turning to Intensification, 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).



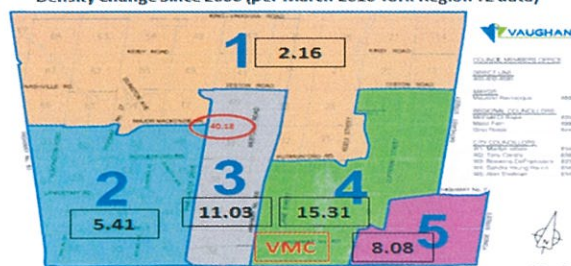
Per the below analysis, and with the exception of Ward 4 which has an additional 1400 hectares of developable area (55% more) and home to the Vaughan Metropolitan Centre, Ward 3 has contributed the most density growth since 2006. It should also be noted that the subject lands do not fall into Primary Intensification Centres or Primary Intensification Corridors yet, along with other communities in Ward 3, have experienced growth well in excess of those areas categorized as such.

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

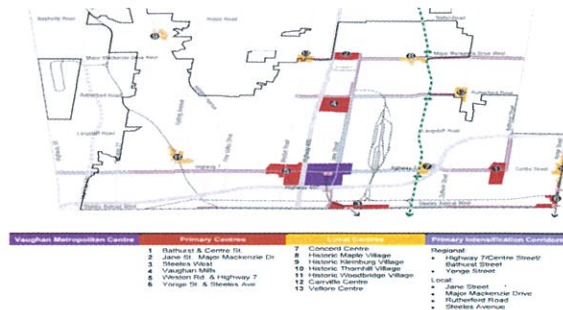
2016 Forecast by Traffic Zone (per 2011 Census Base)															
Ward	Traffic Zone 2001	Traffic Zone	Intensification Area	Units							Population	% of Population	2016 Employment	Developable Area (Ha)	Job / Employment per Ha
				Singles	Semis	Rows	Apartments	Duplex	Total	% of Total					
	Ward 1 Totals			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

Change From 2006						
Ward	Traffic Zone 2001	Traffic Zone 2006	Total Units	Total Population	Total Employment	Job / Employment per Ha
Ward 1 Totals			4537	12022	3517	2.16
Ward 2 Totals			2372	5108	14260	5.41
Ward 3 Totals			5761	18868	8675	11.03
Ward 4 Totals			9548	32483	26932	15.31
Ward 5 Totals			4152	6945	5505	8.08

Density Change Since 2006 (per March 2016 York Region TZ data)



Note: Ward 4 has 55% more developable land than Ward 3 & contains the VMC; TZ 1039 (subject TZ) has experienced the 3rd highest growth for a non-identified intensification area in all of Vaughan (\$4.03 current)



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
Singles	1,009	1,227	2,314	1,723	1,349	2,224	1,279	1,095	542	765
Semis	182	208	484	292	268	278	256	70	14	42
Rows	191	188	593	456	125	513	401	333	312	185
Apts	633	177	785	473	356	967	356	565	345	776
TOTAL	2,015	1,800	4,176	2,944	2,098	3,982	2,292	2,063	1,213	1,768

	10-year Avg
Singles	1,353
Semis	209
Rows	330
Apts	543
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

Years of Supply	4
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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 in its current form.



Natural Environment- protection of core feature - tree removal, commitment to 30% Forest Cover from the existing 11%, compensation plan, etc...

Another important consideration in completing this analysis is the care and respect being given to the natural environment. I am familiar with the City's commitment to improve our forest cover from the 11% current state to a desired 30%. How will the subject proposal help achieve this target by paving over existing tree cover?

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 %

Recommendation

Despite the overwhelming evidence that demonstrates how the subject proposal is inconsistent with many existing planning policies and does not respect the existing community or natural environment, as residents we also want to contribute to the greater needs of Vaughan however, to a reasonable extent. There can be a solution with the existing proposal if revised to take into account much of what the above analysis reveals including:

- 1) Reduced density (fewer homes to better fit with the lower density in our neighbourhood)
- 2) Protect existing trees (i.e. maintain buffer around N and W perimeter to maintain existing trees) and add more trees
- 3) Increase setback of homes backing onto existing subdivision to the east, and further away from Millwood (additional 7.5m)

I look forward to further discussions regarding this matter and hope to be engaged throughout the process to work closely with all 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!

Subject:

FW: Public Meeting, Sept 7, 2016 - File Numbers Z.16
Parkway, Centra (BT1) Inc.

CW (PH) - September 7, 2016
ITEM - 1

From: DiGirolamo, Diana

Sent: Friday, September 02, 2016 4:25 PM

To: 'Mary@foremontdrywall.com'

Cc: Clerks@vaughan.ca

Subject: FW: Public Meeting, Sept 7, 2016 - File Numbers Z.16.010 and 19T-16V002 / 17 Millwood Parkway, Centra (BT1) Inc.

Communication for 17 Millwood Parkway (Files Z.16.010 and 19T-16V002) – Council Public Hearing date September 7, 2016

Thank you Mary and Paul. Your comments have been forwarded to our Clerks Department for inclusion into the public record at the Council Public Hearing for the subject development applications.

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: September-02-16 3:10 PM

To: DiGirolamo, Diana; Rossi, Melissa; Uyeyama, Grant; Kiru, Bill; DeFrancesca, Rosanna;

DevelopmentPlanning@vaughan.ca

Subject: Public Meeting, Sept 7, 2016 - File Numbers Z.16.010 and 19T-16V002 / 17 Millwood Parkway, Centra (BT1) Inc.

Good Afternoon

I am writing regarding the proposed planning application for 17 Millwood Parkway, Vaughan.

Please be advised that we do not support the plan as presented. We may, however, support a revised or modified plan. Such modified plan would take into consideration reduced density so that less homes would be a better fit for the existing neighbourhood; protecting existing trees and maintaining a buffer around the north and west perimeter and adding more trees; and increasing the setback of homes backing onto the existing subdivision to the east and further away from Millwood.

We feel that the plan as proposed does not fit our existing neighbourhood and this could set a precedence for further intensification in our subdivision.

Thank you.

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

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Millwood-Woodend Ratepayers Association

September 6, 2016

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

C 8
COMMUNICATION
CW (PH) - September 7, 2016
ITEM - 1

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

Re: **Applicant:** Centra (BT1) Inc.

Property: 17 Millwood Parkway (N. side of Major Mackenzie Dr., E. of Pine Valley), City of Vaughan

File numbers: Z.16.010 and 19T-16V002

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 infill development and respect the natural environment. 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. We are not opposed to development, as long as it proceeds responsibly.

We have several key points that we 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. As an example, Chapter 1 of the Plan 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.' Millwood Parkway is an Estate Residential neighbourhood, and is clearly NOT identified as an area of intensification. The Vaughan Official Plan is very clear regarding the design of new development in established neighbourhoods – that it 'respect and reinforce the physical character of the neighbourhood'. Council Policies 9.1.1.2, and 9.1.2.2, and particularly 9.1.2.3 define this:
 - 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)
 - 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).
2. A draft Policy Review for Infill Development has been submitted to the City and is currently undergoing public consultation. In established areas which include Vaughan's large lot neighbourhood such as the Millwood Subdivision, '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 guidelines, 10 homes

should not be allowed to be constructed on a single estate residential lot. 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 as it stands.

The Millwood Subdivision 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' properties to the south and along Major Mackenzie Drive to the west;
- the wide range of lot sizes, from 1 to 4-1/2 acres; large lots feature deep front-, rear- and side-yard setbacks, curved and winding driveways promoting privacy, and unobtrusive or detached garages;
- self-sufficient, sustainable reliance on independent wells and septic sewage systems;
- topography varies uniquely from lot to lot, including stream corridor, ravine and wetlands, and a variety of wildlife regularly trailing and migrating through;
- expansive front and rear yards afford extensive landscaping opportunities, and support a significant tree canopy.

The proposed subdivision of 10 homes constructed to minimum standards (setbacks, lot coverage etc) is not compatible with the above noted characteristics of our estate subdivision.

3. The heavily treed frontage along 17 Millwood Parkway and along its north perimeter is an important and defining feature of our neighbourhood. It's the first thing you see when you turn onto our street from Major Mackenzie Drive. Embedded in our Street name Millwood is the word 'wood' which reflects the numerous pockets of woodlots scattered between the residents. The proposed construction of the 10 homes will require removal of most of the trees, replacing a small woodlot by a subdivision of tightly packed homes.
4. Proposed setbacks of homes are not consistent with the setbacks of homes in our neighbourhood. The Subdivision Agreement, guiding construction of homes in the third phase of the Millwood subdivision required a minimum setback of 30 m (measured from the front of our homes to the street line). Many homes within our subdivision are set back much further. In comparison, the proposed plan shows 10 m setbacks from the street line to the sides and back of homes. Similarly, homes were required to maintain a 30 m setback to the adjacent property lines. The proposed plan will have separations as little as 2.4 m between the homes.
5. Proposed rear setback of homes are not consistent with the rear setback of homes in the Hailsham subdivision. For the proposed homes backing on to Hailsham, the minimum setback is 7.5 m (measured from the backs of proposed homes to the rear lot line. This is significantly less than what exists along Hailsham today. Rear setbacks for these homes should be the same or greater than those along Hailsham.
6. We are very concerned about the precedence this application could set along Millwood Parkway. We have already seen a number of cases where developers purchase 2 or more estate lots for intensification within the limits of our Rate Payer Association:

- Two estate lots eliminated for the construction of a 6 storey Condo (by Royal Pine) on Pine Valley just south of Major Mackenzie;
- Three estate lots proposed for intensification of approximately 100 town homes and single family homes (by Countrywide Homes Woodend Place Inc.), application under review by the City;
- Two estate lots proposed for construction of town homes at the SE corner of Pine Valley and Major Mackenzie (PAK Meeting held with the City in 2015).

Although we are adamantly opposed to the application as it stands, we would be supportive of a revised application which addresses the concerns raised above, and better fits within our neighbourhood. In particular, we request the following changes:

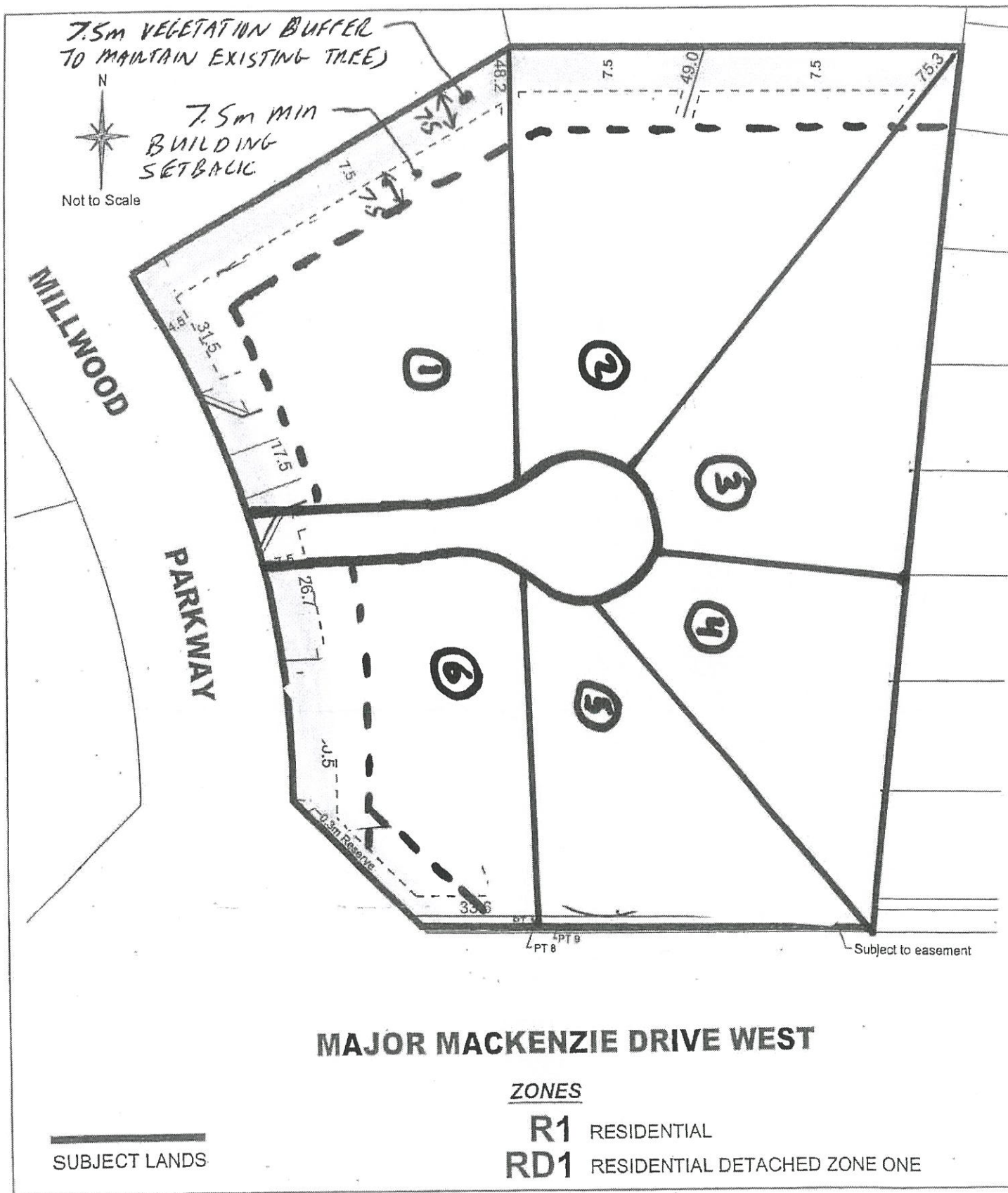
- Introduce a minimum vegetation buffer of 7.5 m – 10m from the street line and north perimeter to retain part of the 'woods' as seen when you enter Millwood, and to provide shielding between our existing neighbourhood and proposed homes. Grades within the buffer should not to be altered, to protect the existing trees, and additional evergreen trees should be planted to further enhance the shielding. The minimum City standard setback of 7.5 m should be measured from the edge of the vegetation buffer.
- Reduce the number of homes to provide additional green space for larger yards and more separation between houses. Although the applicant has tried to graduate the size of lots with smaller lots backing on to Hailsham and larger lots backing or siding on to Millwood, the resulting layout is that of a typical subdivision with minimal setbacks and yard widths, which is not in keeping with the existing character of Millwood Parkway.

An example of a revised plan which addresses our key concerns is attached for your consideration.

Yours truly,



Tim Sorochinsky
President, Millwood-Woodend Ratepayers Association



Proposed Zoning & Building Siting

APPLICANT: Centra (BTI) Inc. LOCATION: Part of Lot 21, Concession 6

R:\25_Archive\Hilwaukee-1st\BTI\18-16-002.dwg

OPTION 1

Attachment

FILES:
19T-16V002 & Z.16.010

DATE:
May 4, 2016

4

From: Beauchamp, Alexandra
Sent: September-06-16 11:43 AM
To: Bellisario, Adelina
Subject: FW: File Numbers: Z.16.010 and 19T-16V002 File Name: 17 Millwood Parkway, Centra (BT1) Inc.

From: DiGirolamo, Diana
Sent: Tuesday, September 06, 2016 9:41 AM
To: 'ranovasudeva@gmail.com'; 'Bud.Vasudeva@telus.com'
Cc: Clerks@vaughan.ca
Subject: FW: File Numbers: Z.16.010 and 19T-16V002 File Name: 17 Millwood Parkway, Centra (BT1) Inc.

Communication for 17 Millwood Parkway (Files Z.16.010 and 19T-16V002) – Council Public Hearing date September 7, 2016

Thank you Rano and Bud. Your comments have been forwarded to our Clerks Department for inclusion into the public record at the Council Public Hearing for the subject development applications.

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: Rano Vasudeva [<mailto:ranovasudeva@gmail.com>]
Sent: September-05-16 9:27 AM
To: DiGirolamo, Diana; Rossi, Melissa; Uyeyama, Grant; MacKenzie, John; Kiru, Bill; DeFrancesca, Rosanna; DevelopmentPlanning@vaughan.ca
Subject: File Numbers: Z.16.010 and 19T-16V002 File Name: 17 Millwood Parkway, Centra (BT1) Inc.

To whom it may concern,

With regards to the rezoning proposal for 17 Millwood Parkway, as homeowners on Hailsham Crt, we absolutely oppose this proposal for many reasons. It is not consistent with what exists in the community today.

As well would at the very least suggest:

1. Increase the distance of the homes backing onto Hailsham CRT.
2. Reduced density (fewer homes to better fit with the lower density in the neighbourhood). We absolutely oppose the creation of a court off of Millwood Parkway.
3. We strongly oppose the destruction of the mature existing trees that are part of the precious greenbelt that beautify our Vaughan community. (i.e. maintain buffer around N and W perimeter to maintain existing trees)

Our concern is that the proposed plan is based on the developer's interest in financial gain only as opposed to the benefit of the community at large. Our green space is becoming more and more scarce and we believe that this will set a precedence for future destruction of our limited green belt.

Kindest Regards

Bud and Rano Vasudeva

128 Hailsham Court

Subject: FW: File Numbers: Z.16.010 and 19T-16V002 File Name: Inc.

From: DiGirolamo, Diana
Sent: Wednesday, September 07, 2016 9:06 AM
To: 'magda.megalli@gmail.com'
Cc: Clerks@vaughan.ca
Subject: FW: File Numbers: Z.16.010 and 19T-16V002 File Name: 17 Millwood Parkway, Centra (BT1) Inc.

Communication for 17 Millwood Parkway (Files Z.16.010 and 19T-16V002) – Council Public Hearing date September 7, 2016

Thank you Magda and Maged. Your comments have been forwarded to our Clerks Department for inclusion into the public record at the Council Public Hearing for the subject development applications.

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: Magda Megalli [<mailto:magda.megalli@gmail.com>]
Sent: September-07-16 4:26 AM
To: DiGirolamo, Diana
Subject: Fw: File Numbers: Z.16.010 and 19T-16V002 File Name: 17 Millwood Parkway, Centra (BT1) Inc.

To whom it may concern,

We reside at 136 Hailsham Court and these are our thoughts and concerns regarding the proposal set forth by the developer for the above mentioned property on #17 Millwood Parkway.

1. Increase the distance of the homes backing onto Hailsham CRT.
2. Reduced density (fewer homes to better fit with the lower density in the neighbourhood). We absolutely oppose the creation of a court off of Millwood Parkway.
3. We strongly oppose the destruction of the existing mature trees that are part of the precious greenbelt that beautify our Vaughan community. (I.e. Maintain buffer around N and W perimeter to maintain existing trees)

Our concern is that the proposed plan is based on the developer's interest in financial gain only as opposed to the benefit of the community at large. Our green space is becoming more and more scarce and we believe that this will set a precedence for future destruction of our limited green belt.

Regards,
Magda Megalli
Maged Bebawy

From: DiGirolamo, Diana
Sent: September-07-16 4:37 PM
To: 'Emilio Manzo'
Cc: Clerks@vaughan.ca
Subject: RE: URGENT - Public Meeting for 113 Townhouses on Woodend Place, May 3.
Attachments: Option 1.pdf; Millwood RPA Letter to Vaughan Sept 6 2016.docx

Communication for 17 Millwood Parkway (Files Z.16.010 and 19T-16V002) – Council Public Hearing date September 7, 2016

Thank you Emilio. Your attachments have been forwarded to our Clerks Department for inclusion into the public record at the Council Public Hearing for the development applications for 17 Millwood Parkway (Files Z.16.010 and 19T-16V002).

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



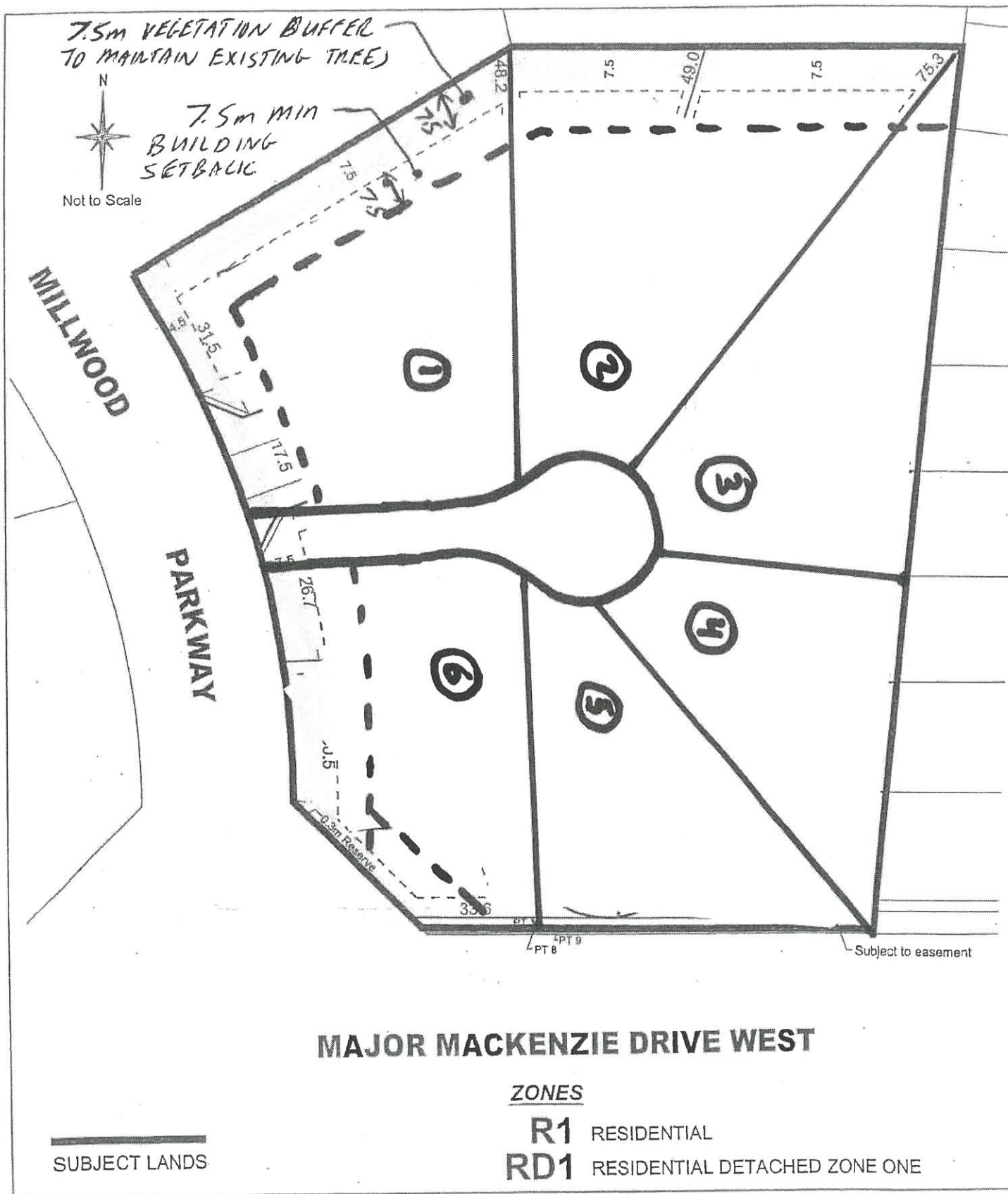
From: Emilio Manzo [<mailto:emanzo@maystargeneral.com>]
Sent: September-07-16 3:57 PM
To: DiGirolamo, Diana
Cc: Emilio Manzo
Subject: URGENT - Public Meeting for 113 Townhouses on Woodend Place, May 3.
Importance: High

Dear Diana

Please find attached my letter for the objection for the above mentioned.

Kindly confirm receipt of email.

Emilio Manzo



Proposed Zoning &
Building Siting

APPLICANT: CENTRA (BTI) INC. LOCATION: Part of Lot 21, Concession 6

K:\25_Artwork\Artwork\15\15T\15T-16\002.dwg

OPTION 1

Attachment

FILES:
19T-16V002 & Z.16.010

DATE:
May 4, 2016

4

Millwood-Woodend Ratepayers Association

September 6, 2016

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, **Grant Uyeyama**, Director of Development Planning, **John MacKenzie**, Deputy City Manager.

Re: **Applicant:** Centra (BT1) Inc.

Property: 17 Millwood Parkway (N. side of Major Mackenzie Dr., E. of Pine Valley), City of Vaughan

File numbers: Z.16.010 and 19T-16V002

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 infill development and respect the natural environment. 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. We are not opposed to development, as long as it proceeds responsibly.

We have several key points that we 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. As an example, Chapter 1 of the Plan 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.' Millwood Parkway is an Estate Residential neighbourhood, and is clearly NOT identified as an area of intensification. The Vaughan Official Plan is very clear regarding the design of new development in established neighbourhoods – that it 'respect and reinforce the physical character of the neighbourhood'. Council Policies 9.1.1.2, and 9.1.2.2, and particularly 9.1.2.3 define this:
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2. A draft Policy Review for Infill Development has been submitted to the City and is currently undergoing public consultation. In established areas which include Vaughan's large lot neighbourhood such as the Millwood Subdivision, '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 guidelines, 10 homes

should not be allowed to be constructed on a single estate residential lot. 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 as it stands.

The Millwood Subdivision is distinctive by virtue of:

- its location, at the western limit of urban development from the east;
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- the inclusion of more 'estate residential' properties to the south and along Major Mackenzie Drive to the west;
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The proposed subdivision of 10 homes constructed to minimum standards (setbacks, lot coverage etc) is not compatible with the above noted characteristics of our estate subdivision.

3. The heavily treed frontage along 17 Millwood Parkway and along its north perimeter is an important and defining feature of our neighbourhood. It's the first thing you see when you turn onto our street from Major Mackenzie Drive. Embedded in our Street name Millwood is the word 'wood' which reflects the numerous pockets of woodlots scattered between the residents. The proposed construction of the 10 homes will require removal of most of the trees, replacing a small woodlot by a subdivision of tightly packed homes.
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- Two estate lots eliminated for the construction of a 6 storey Condo (by Royal Pine) on Pine Valley just south of Major Mackenzie;
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Although we are adamantly opposed to the application as it stands, we would be supportive of a revised application which addresses the concerns raised above, and better fits within our neighbourhood. In particular, we request the following changes:

- Introduce a minimum vegetation buffer of 7.5 m – 1 0m from the street line and north perimeter to retain part of the '**woods**' as seen when you enter **Millwood**, and to provide shielding between our existing neighbourhood and proposed homes. Grades within the buffer should not be altered, to protect the existing trees, and additional evergreen trees should be planted to further enhance the shielding. The minimum City standard setback of 7.5 m should be measured from the edge of the vegetation buffer.
- Reduce the number of homes to provide additional green space for larger yards and more separation between houses. Although the applicant has tried to graduate the size of lots with smaller lots backing on to Hailsham and larger lots backing or siding on to Millwood, the resulting layout is that of a typical subdivision with minimal setbacks and yard widths, which is not in keeping with the existing character of Millwood Parkway.

An example of a revised plan which addresses our key concerns is attached for your consideration.

Yours truly,

Emilio Manzo
301 Millwood Parkway
Vaughan, ON

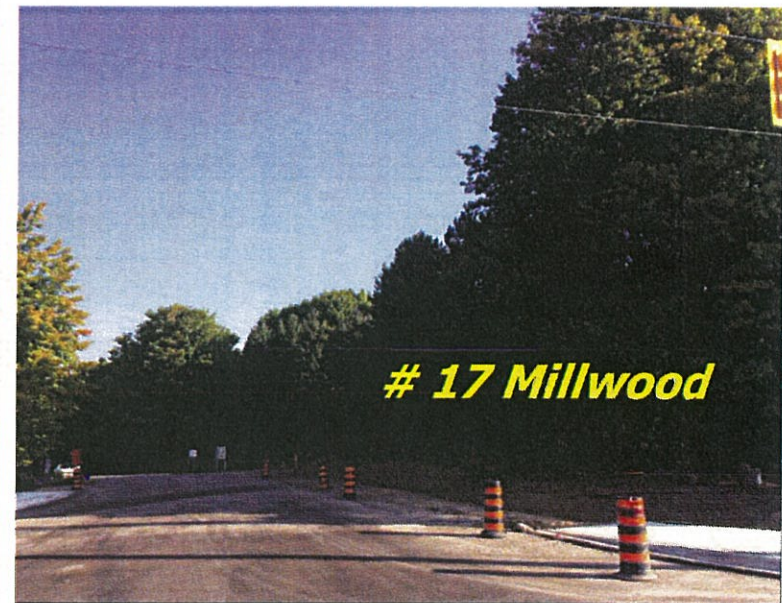
Millwood-Woodend Rate Payers Association Presentation

Applicant: Centra (BT1) Inc.

Location: 17 Millwood Parkway (N. side of Major Mackenzie Dr., E. of Pine Valley), City of Vaughan

File: Z.16.010 and 19T-16V002

September 7, 2016



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

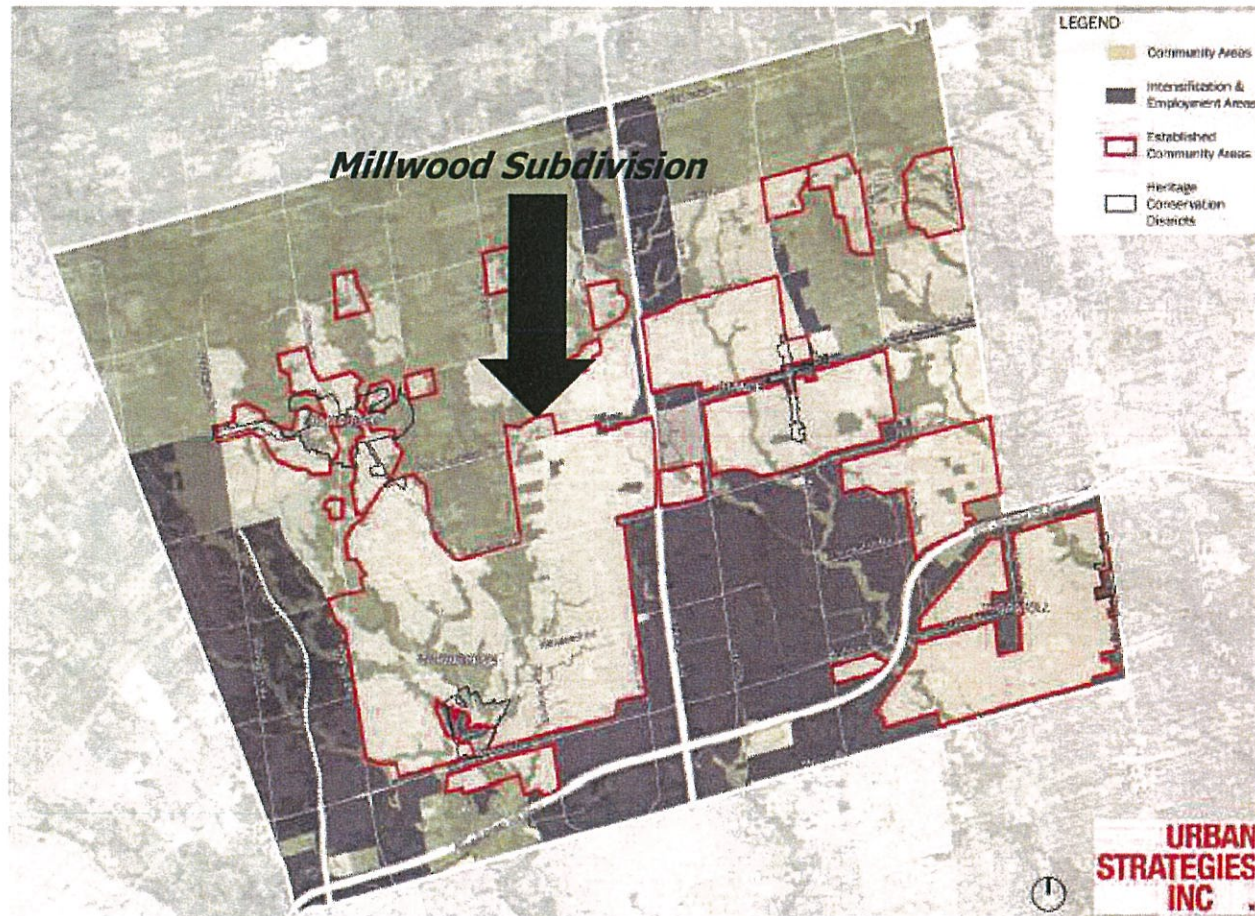
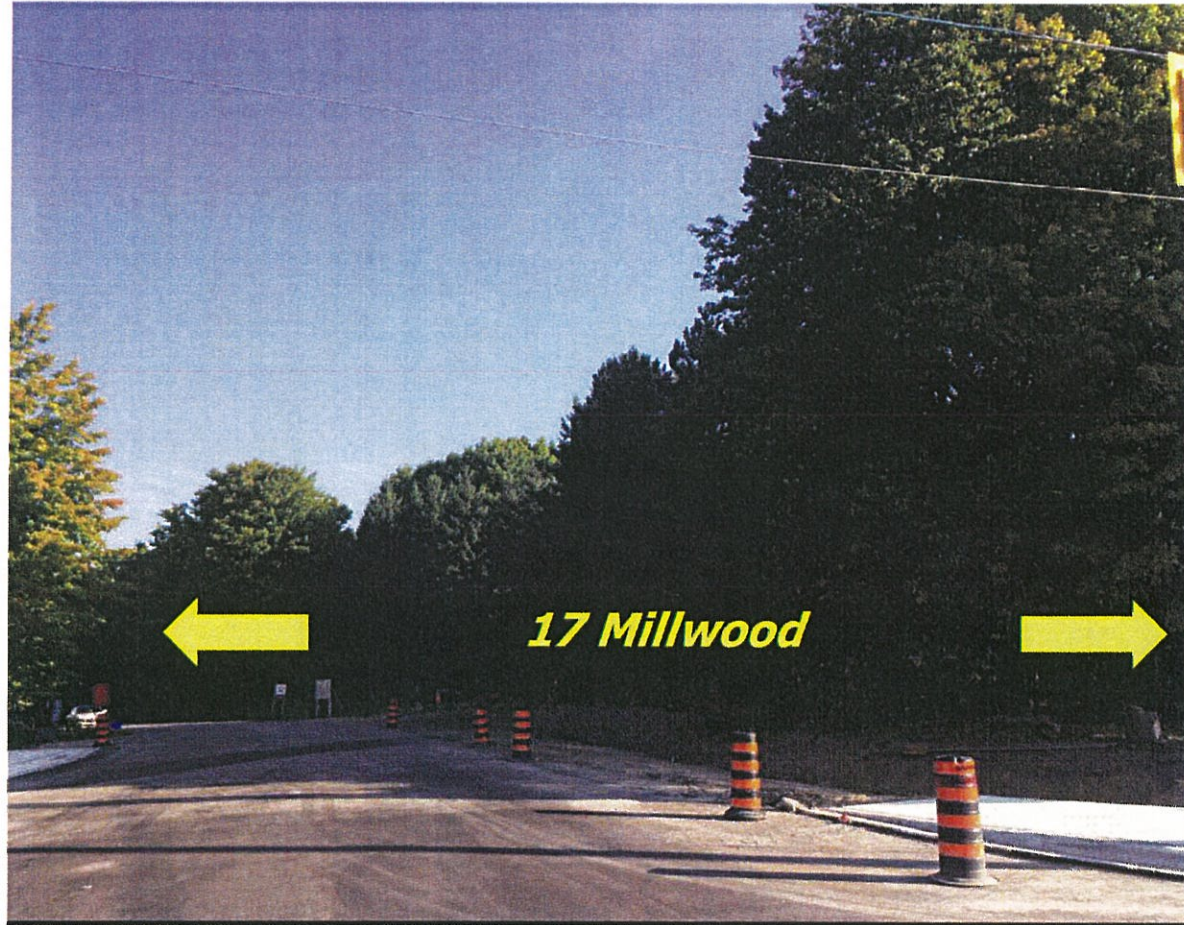


Figure 4: Vaughan's Established Community Areas

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

17 Millwood – Street View



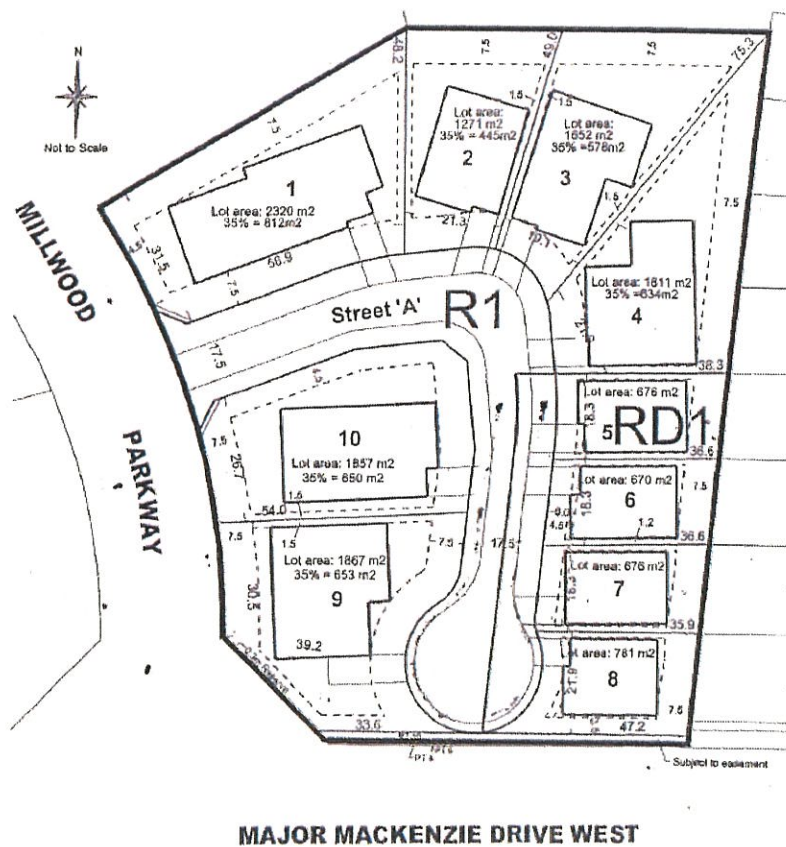
Entrance to Millwood Subdivision Facing North

17 Millwood – Aerial Photo

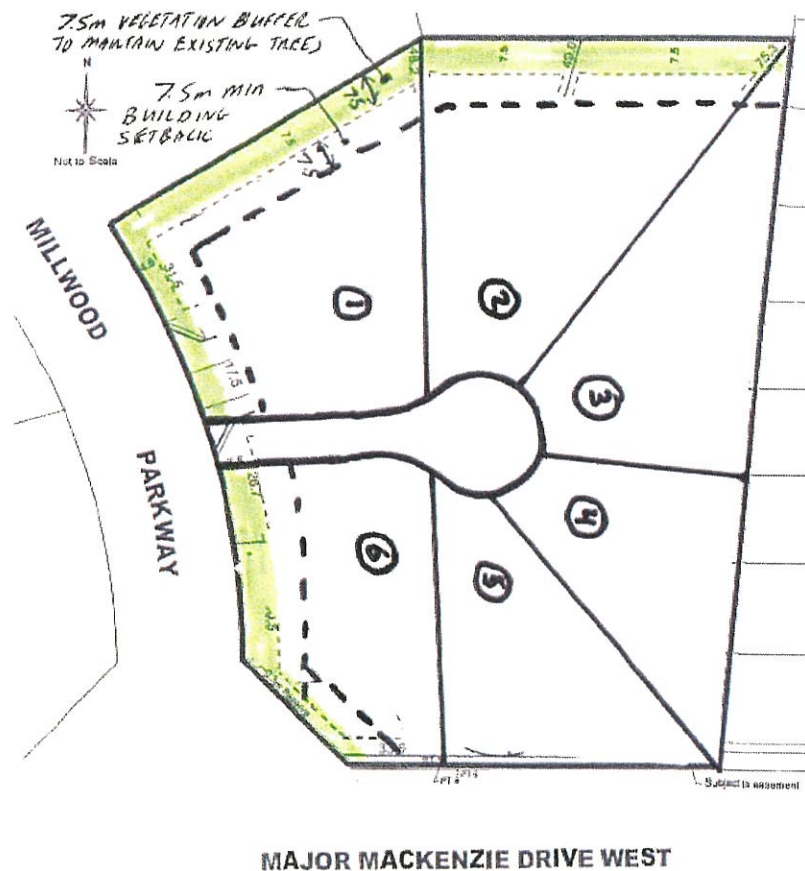


17 Millwood – Current Proposal / Resident's Proposal

Current Proposal



Resident's Proposal



September 7, 2016

C 13
COMMUNICATION
CW (PH) - September 7, 2016
ITEM - 1

The City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario. L6A 1T1

Dear Your Worship, Members of Committee and Council and Planning Staff,

Re: Redevelopment Proposal for 17 Millwood Parkway
Public Meeting, September 7, 2016, Item 1 - Deputation before Committee

My name is Richard Rodaro. My family lives at 50 Woodend Place, on the south-side of Major Mackenzie Drive, opposite the subdivisions concerned by the subject application. We are members of the Millwood-Woodend Ratepayers Association. We have now resided at this address for 48 years.

We are opposed to the application before committee and support the opposition tabled by the Millwood-Woodend Ratepayers Association, and expressed by other community residents and organizations.

As you are aware, ours is a planned neighbourhood of registered subdivisions defined as Estate Lots under the previous Official Plan, ranging from 1-1/2 acres to 2-1/2 acres in size, and more recently designated Low-Rise Residential under the current Vaughan Official Plan 2010.. There are numerous policies of Council in the Official Plan specifically intending to protect, respect and enhance the stability, integrity and character of our neighbourhood and its distinctiveness from urban growth and intensification. (I will not recite and repeat them to you now.) However this is a neighbourhood on the brink of implosion with two – and a pending third – applications for intensification that would not only substantially detract from but also irreparably eclipse the physical characteristics and lifestyle amenities inherent to its planned design, and which residents deliberately chose for making our homes and raising our families here and in Vaughan.

We have been involved, consulted and have participated in the planned growth emerging from the east of our neighbour for 35 years. To our immediate west are 2500 acres of protected and environmentally sensitive lands – of which our neighbourhood subdivisions are an integral part - intended to retain their rural character, uses and benefits to the City as a whole in perpetuity. Our contributions as individual residents and as an association to new planned development have always included our concerns and requirements for the continued viability and protection of our own established community.

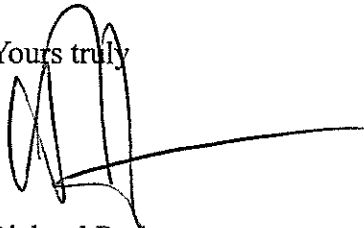
... 2

50 Woodend Place, RR#2 Woodbridge, Ontario. L4L 1A6.

The Millwood subdivision is among those specifically identified in the recent Low Rise Residential Study, which specifically addresses, at the unanimous request of Council, clarity of interpretation and the ability to ensure compatibility where proposed infill applications impact established neighbourhoods, and even in its draft form presented to the public, the study reaffirms the intent of those existing policies of Council. The issues of this applications and the others proposed or pending for our neighbourhood affect subdivisions in every ward of the city.

In the 35 years our association has made representations and brought issues to the City's attention – whether regarding adjacent proposals or applications within our own subdivisions - we have always approached staff, committees and council with respect and with well considered and researched arguments and information. We ask, and not unreasonably expect, that the same respect is returned in supporting our concerns with these applications to ensure the continued stability and long term viability and enhancement of our distinct neighbourhood. We value the dominant rural features of our neighbourhood and the large-lot, estate characteristics of our properties including valuable environmental features – it's why we moved and live here – these are resources that cannot be squandered, least of all for economic profit that can be realized and has been designed elsewhere within the City.

Yours truly

A handwritten signature in black ink, appearing to read 'Richard Rodaro', with a long horizontal line extending to the right.

Richard Rodaro.

1. **ZONING BY-LAW AMENDMENT FILE Z.16.010 P.2016.28**
DRAFT PLAN OF SUBDIVISION FILE 19T-16V002
CENTRA (BT1) INC.
WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND MILLWOOD PARKWAY

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 Z.16.010 and 19T-16V002 (Centra (BT1) 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: August 12, 2016.
- b) Circulation Area:
- i. to all properties within 150 m of the subject lands;
 - ii. to all residents of Millwood Parkway; and,
 - iii. to the Millwood Woodend Ratepayers' Association.

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.

- c) Comments Received (prior to the formal Public Hearing Notice being circulated):

Written Correspondence

On May 5, 2016, a Notice to the Public of a Complete Application to begin processing the Zoning By-law Amendment and Draft Plan of Subdivision applications was circulated to all property owners within 150 m of the subject lands and to all residents of Millwood Parkway. Through the Notice to the Public of a Complete Application, the following written comment was received:

- i. C. and D. Cocuzzo, residents of Millwood Parkway, submission dated May 17, 2016, expressed concerns relating to the changes in the community as a result of recent development activity, and concerns for the future character of the community as a result of the development activity.

Any additional comments received on the subject applications 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 a residential plan of subdivision consisting of 10 lots for detached dwelling units. The proposed lots will have a lot frontage ranging from 18.3 m to 31.5 m and will be located on a new public road, as shown on Attachments #3 and #4:

1. Zoning By-law Amendment File Z.16.010, to amend Zoning By-law 1-88, specifically to rezone the subject lands from RR Rural Residential Zone subject to Exception 9(62) to R1 Residential Zone and RD1 Residential Detached Zone One as shown on Attachment #4, together with the following site-specific zoning exception to the R1 Residential Zone:

	Zoning By-law 1-88 Standard	R1 Residential Zone Requirement	Proposed Exception to the R1 Residential Zone
a.	Maximum Building Height	9.5 m	11.0 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.

2. Draft Plan of Subdivision File 19T-16V002 for the subject lands shown on Attachment #3, to facilitate a residential plan of subdivision consisting of the following:

Detached Residential Lots (Lots 1 to 10)	1.358 ha
Buffer Block (Block 11)	0.014 ha
0.3m Reserve (Blocks 12 to 14)	0.001 ha
Public Road (Street "A" – 17.5 m R.O.W.)	0.323 ha
Total	1.696 ha

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ 17 Millwood Parkway, being Part of Lot 10, Registered Plan M-1540, located on the north side of Major Mackenzie Drive, on the east side of Millwood Parkway, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> ▪ The subject lands are designated "Low-Rise Residential" by Vaughan Official Plan 2010 (VOP 2010), Volume 1, and are located within a "Community Area" (Schedule "1" - Urban Structure of VOP 2010).

	<ul style="list-style-type: none"> ▪ Section 9.2.2.1 of the “Low-Rise Residential” designation of VOP 2010 identifies Low-Rise Residential areas to be planned to consist of buildings in low-rise form no greater than 3-storeys. Section 9.2.3.1 of VOP 2010 provides for detached dwellings to be situated on a single lot and not attached to any other residential building. There is no density provisions in VOP 2010, which relies on built form and compatibility to address site design. ▪ Section 9.1.2.2 and 9.2.3.1 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; new development within established areas shall pay particular attention to the scale, massing, setback and orientation with regards to other built and approved detached dwellings in the immediate area. The only variation permitted from this criteria are driveways which can be minimized in size. ▪ The Low-Rise Residential designation of the property permits the proposed 10 lot plan of subdivision containing detached dwelling units, which conforms to the Official Plan. The proposed built form and lot fabric are consistent with the existing built form and lot fabric within the surrounding community. More specifically, the lands located to the immediate east of the subject site, and the smallest of the lots in the Millwood subdivision.
Zoning	<ul style="list-style-type: none"> ▪ The subject lands are zoned RR Rural Residential Zone by Zoning By-law 1-88, subject to Exception 9(62). Permitted uses include only single family detached dwellings having a minimum lot frontage of 45 m and a lot area of 4,000 m². ▪ The current zoning of the property does not permit the proposed 10 detached residential units. An amendment to Zoning By-law 1-88 to rezone the property to R1 and RD1 Zones is required to facilitate the proposed development of 10 detached residential units with a minimum 18 m frontage and a minimum lot area of 540 m², as shown on Attachments #3 to #4.
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.	City Official Plan Policies	<ul style="list-style-type: none"> ▪ The applications will be reviewed in consideration of the applicable VOP 2010 policies, with particular regard for Section 9.1.2.2 and Section 9.2.3.1 respecting new development within lands identified as “Community Areas”.
b.	Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed rezoning to the R1 Residential Zone and RD1 Residential Detached Zone One, to facilitate the residential development and site-specific zoning exception, as shown on Attachments #3 to #4, will be reviewed. ▪ Consideration may be given to the use of a single zone category for all lots for consistency purposes.
c.	Proposed Draft Plan of Subdivision	<ul style="list-style-type: none"> ▪ The proposed Draft Plan of Subdivision will be reviewed in consideration of the existing and surrounding land uses, lot sizes and lot pattern. ▪ The location and design of the proposed street and residential lots will be reviewed for coordination and compatibility with the adjacent lands to the north, east and west. ▪ Should the applications be approved, the required Draft Plan of Subdivision conditions will contain provisions for appropriate road alignment and connections, servicing and grading, environmental and other municipal, regional and public agency requirements.
d.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> ▪ The proposed development must conform to the Vaughan Council approved Block 40 Urban Design Guidelines (2005).
e.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, etc, will be reviewed.
f.	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 approval authority: <ul style="list-style-type: none"> - Planning Justification Report - Urban Design Brief - Tree Preservation Plan and Arborist Report - Archaeological Assessment

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> - Functional Servicing and Stormwater Management Report - Phase 1 Environmental Site Assessment (ESA) - Noise Report - Geotechnical Report
g.	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, should the subject applications be approved.
h.	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.

The Region will need to confirm if any road widening is required along Major Mackenzie Drive as part of their review of the applications.

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. Proposed Draft Plan of Subdivision File 19T-16V002
4. Proposed Zoning and Building Siting

Report prepared by:

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

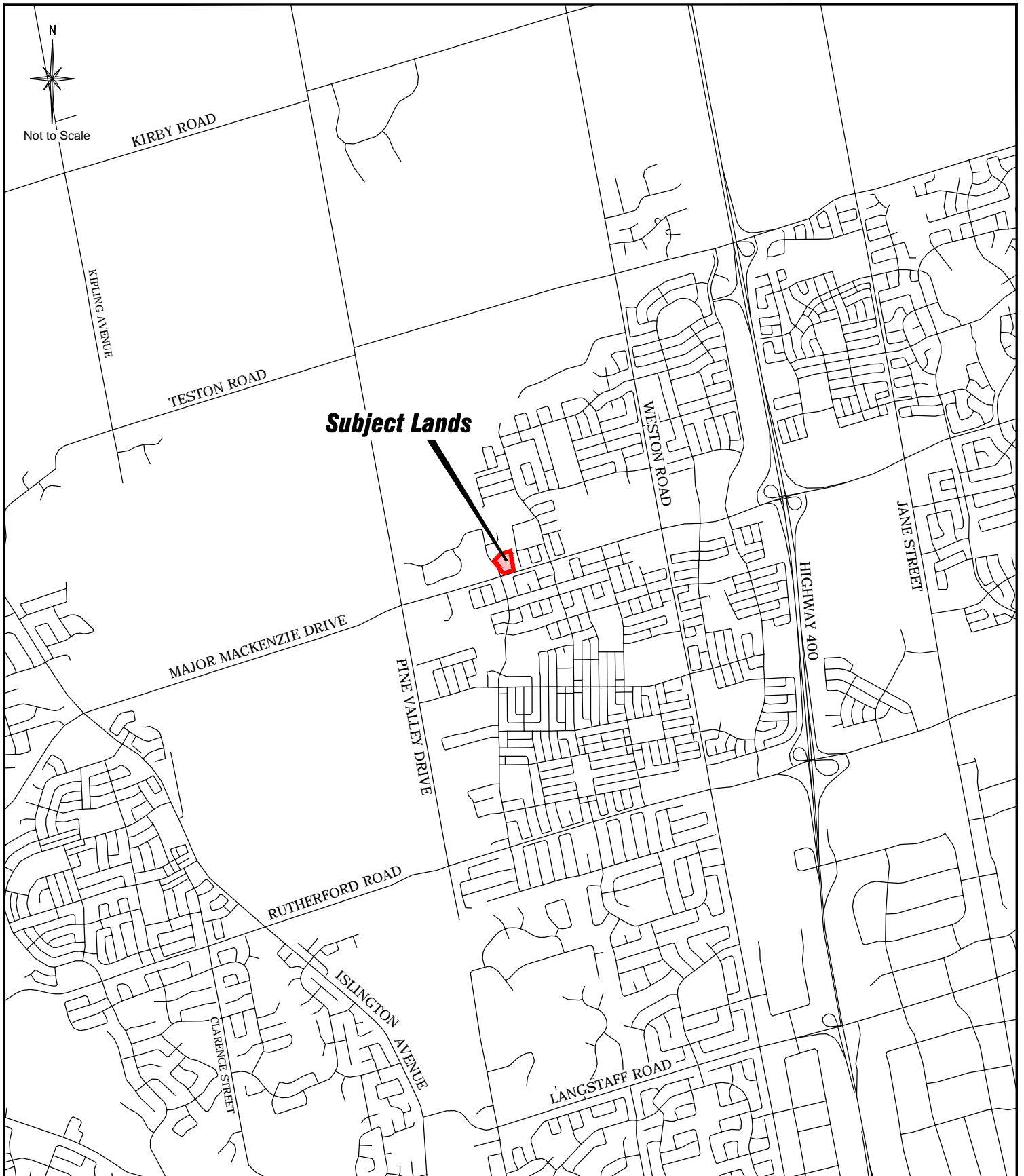
Respectfully submitted,

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 21, Concession 6

APPLICANT:
Centra (BT1) Inc.

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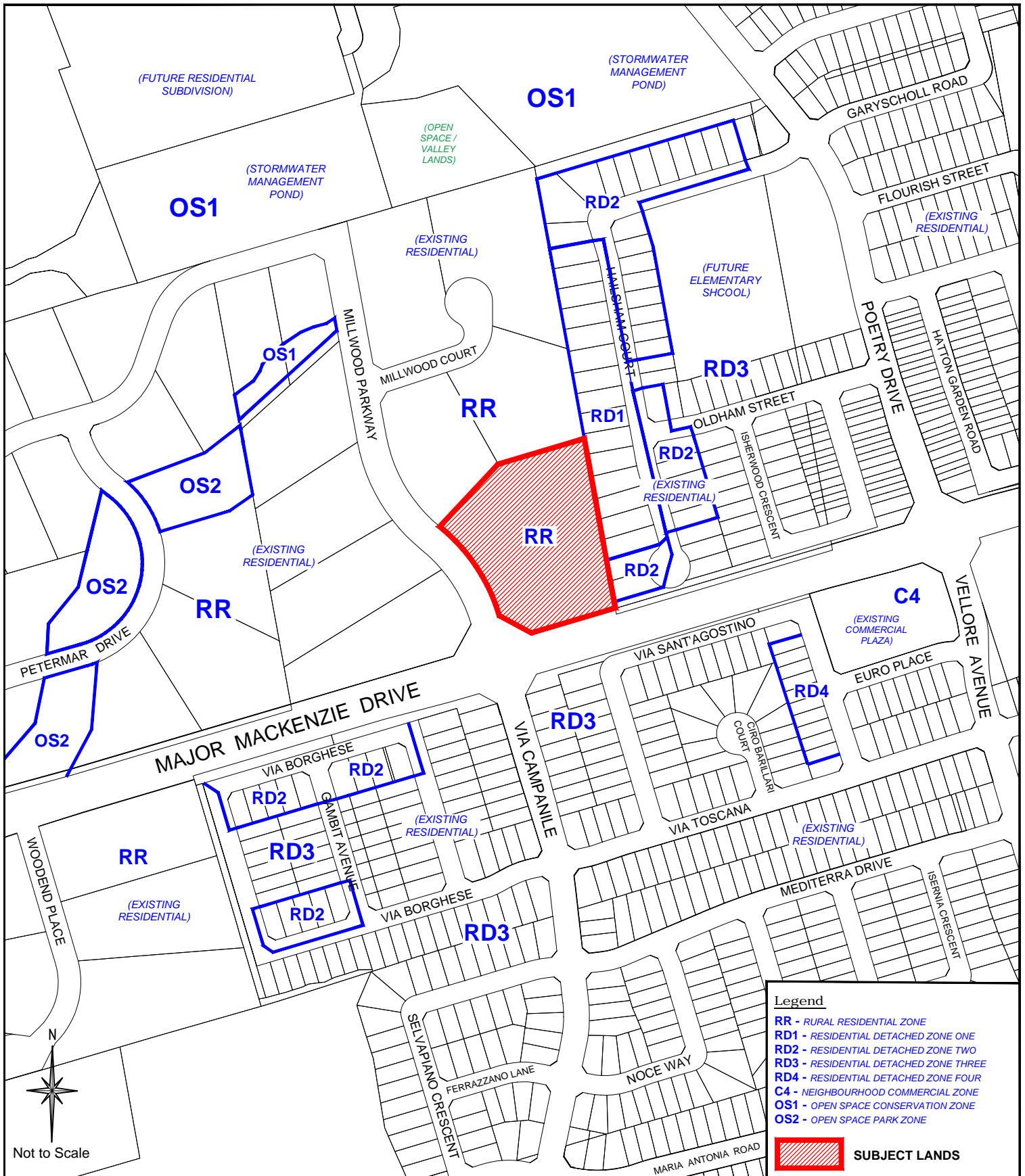


Attachment

FILES:
19T-16V002 & Z.16.010

DATE:
May 4, 2016

1



Location Map

LOCATION:
Part of Lot 21, Concession 6

APPLICANT:
Centra (BT1) Inc.

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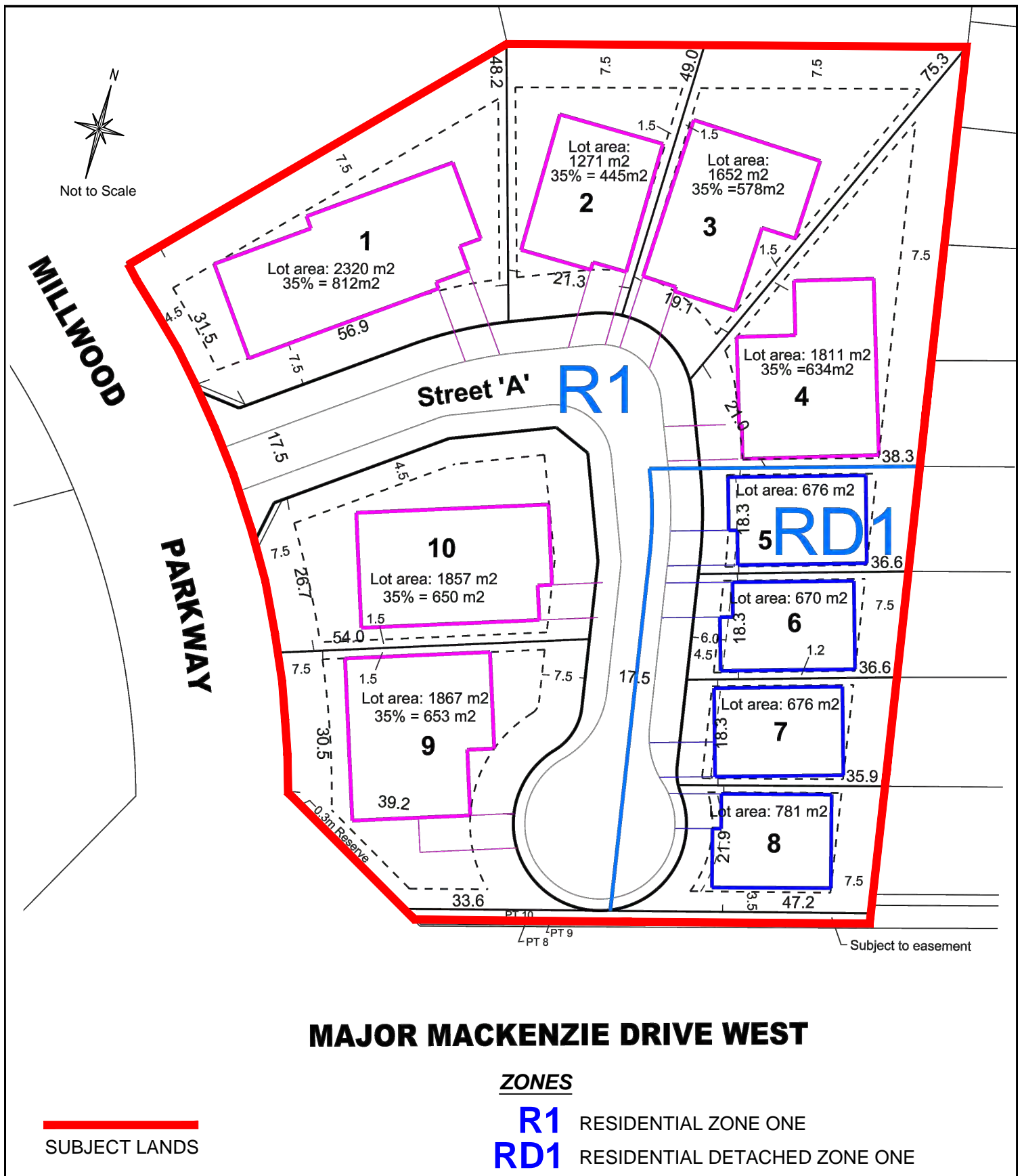


Attachment

FILES:
19T-16V002 & Z.16.010

DATE:
May 4, 2016

2



Proposed Zoning & Building Siting

APPLICANT: Centra (BT1) Inc.
LOCATION: Part of Lot 21, Concession 6



Attachment

FILES:
19T-16V002 & Z.16.010

DATE:
May 4, 2016

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