

Millwood-Woodend Rate Payers Association - Deputation

Public Hearing

Sept 19th, 2017

PUBLIC HEARING
COMMUNICATION

C13

Date: Sept 19/17 ITEM NO. 7

Re: **Applicant:** Valley Major Developments.

Property: 4433, 4455 and 4477 Major Mackenzie Dr., City of Vancouver

File numbers: OP.17.005 and Z.17.013

My name is Tim Sorochinsky and I am the President of the Millwood-Woodend Ratepayers Association. Our association represents all of the remaining estate properties in the Millwood and Woodend subdivisions, and includes the subject properties within this application.

The applicant has reached out to meet with our association on two occasions. Both times resulted in positive dialogue with some great ideas discussed. Unfortunately, since none of these ideas are reflected in the plan before you today, we are not in a position to provide our support for this application as it stands.

The intersection of MMD and Pine Valley, is the western limit of the east Woodbridge community area. It represents a key entrance or gateway into our community. There is a unique opportunity here to create a product which is a little more unique. The plan currently features a wall of townhomes which wraps around the SE corner. This not unique and is not reflective of the surrounding neighbourhood which is comprised of both high value estate residential and low density residential neighbourhoods.

A key idea which the applicant presented to us included a break in the townhouse massing at the intersection, with a green corridor with walkway connection to the proposed parkette. The internal road network would be reconfigured to maximize the size and function of the parkette.

This modification provides many opportunities to make this corner a more welcoming and appealing place. Opening up the corner creates an opportunity for some form of public art, monument or perhaps a fountain. Public art could be selected with a theme which is reflective of the City's surrounding rich natural heritage features. We also suggested that townhomes immediately adjacent to the open area be further enhanced with architectural details to make the corner more of a focal point of the development.

There are a few other improvements that we would like to applicant to consider which would make this a better plan within our community. We would like to see the private roads within the development upgraded to a public municipal road. We don't see any reasons why private roads are needed when there are none located in our community. This would be more consistent with all of the adjacent existing and proposed subdivisions. If for some reason the applicant cannot provide a Municipal roadway, then we would ask that the private road be enhanced to resemble a Municipal roadway.

Another improvement we would like to see is a reduction in density. The proposed density of this application is higher than the recently approved subdivision along Woodend Place. The original Woodend place application proposed 113 units on 3 estate lots. The Woodend applicant subsequently

reduced the density to 88 units. In comparison, this proposal includes 100 units on 3 comparably sized estate lots, of which only approximately 2/3 is developable. We would like to see the density reduced to be more compatible with what has been approved in the Woodend Place application.

We note that the Applicant's plan includes 5 townhouse blocks with approximately 30 townhouses in a row along Major Mackenzie. We would like to request that the applicant consider some additional variations to the elevations of these units along Major Mackenzie (shape, features and/or colour) to add some interest and variety to the streetscape along Major Mackenzie. We would also like to see additional attention placed on tree planting along Major Mackenzie to compensate for trees being removed from the 3 properties.

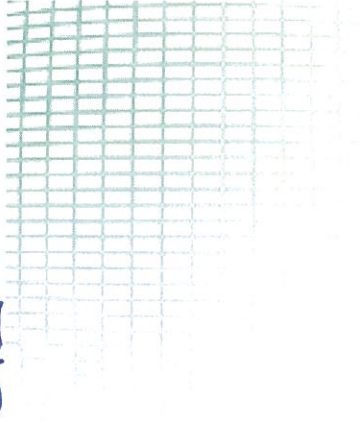
We note that this application does not follow the basic principles set out in Vaughan's Official Plan 2010. One of the key principles in Chapter 1 of the Plan states: 'This Official Plan seeks to maintain the stability of existing residential communities.' You can see on the attached plan that the Millwood-Woodend Ratepayer Association is located within the area designated as 'existing residential communities'.

We note that this plan does not follow the City's recent Policy of Infill Development. 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.

We feel that what we are seeking is reasonable, and hope that we will have support of City staff and council. We look forward to continue our dialogue with the developer to achieve a solution which is mutually amicable, and one which is more compatible with our existing neighbourhoods.

Tim Sorochinsky
President, Millwood-Woodend RPA

C13



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MMD Pine Valley
Development Application

Presentation

September 19, 2017

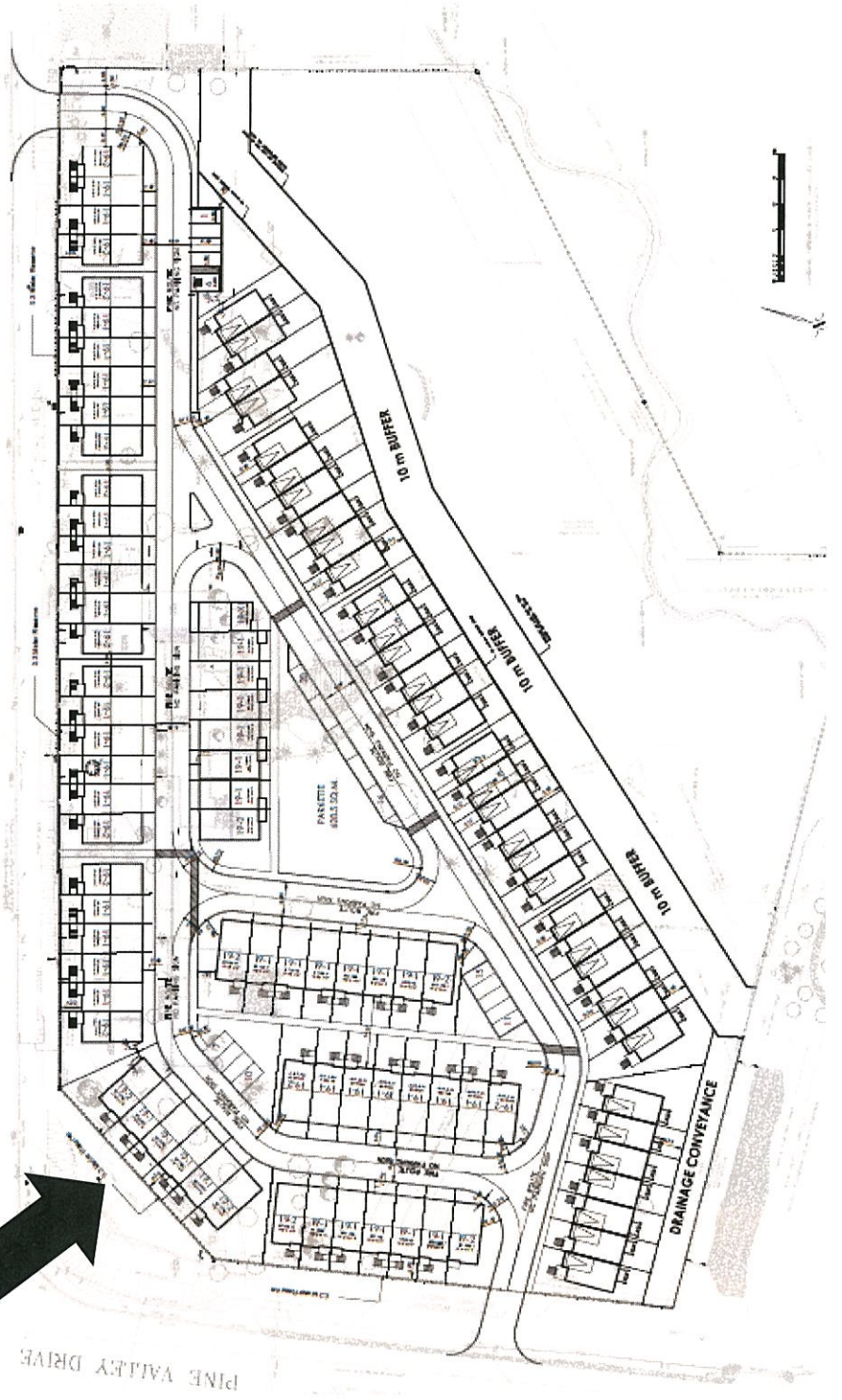
Proposed Plan

Provide opening / entrance here

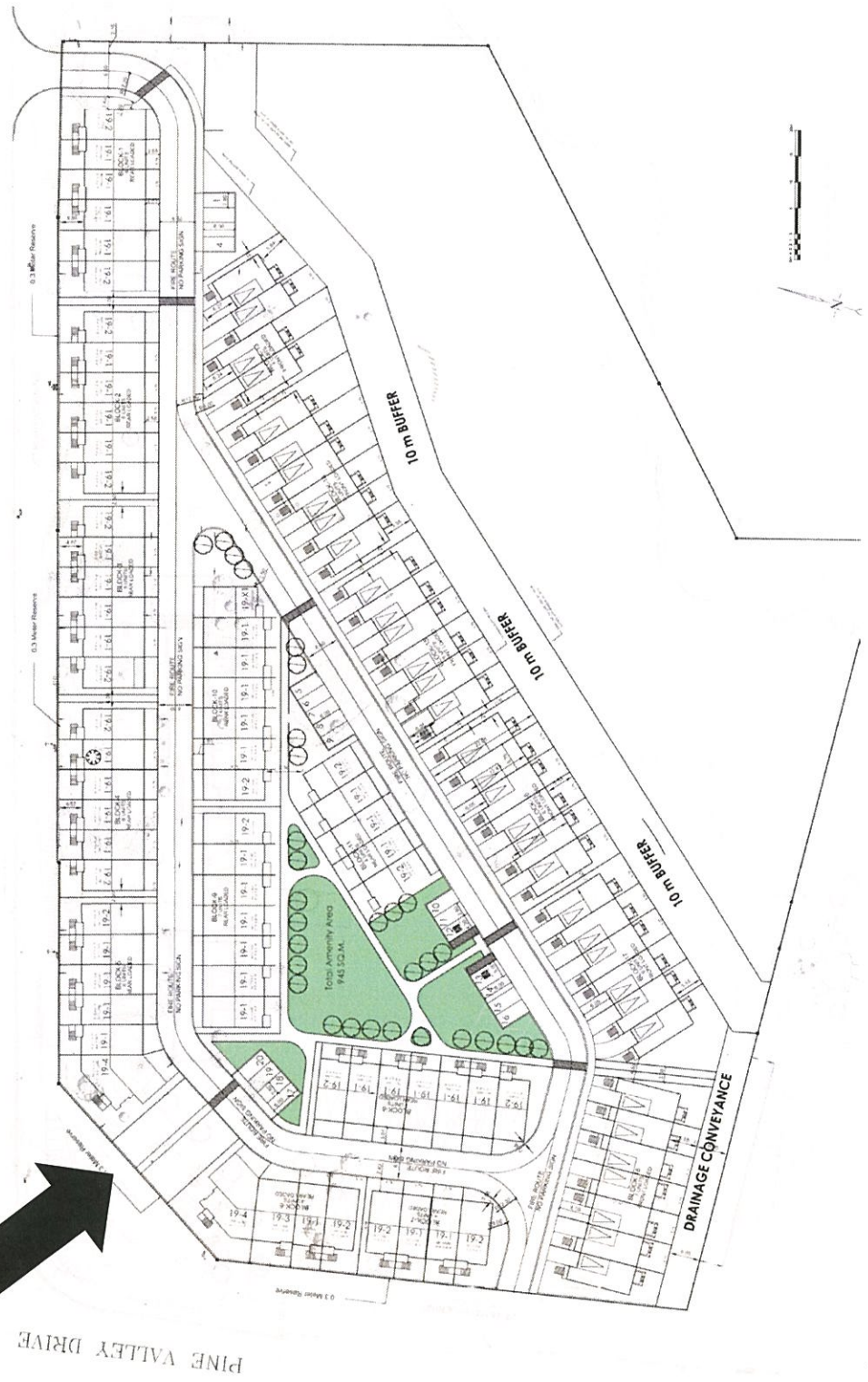


MAJOR MACKENZIE DRIVE

PINE VALLEY DRIVE



PINE VALLEY DRIVE



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

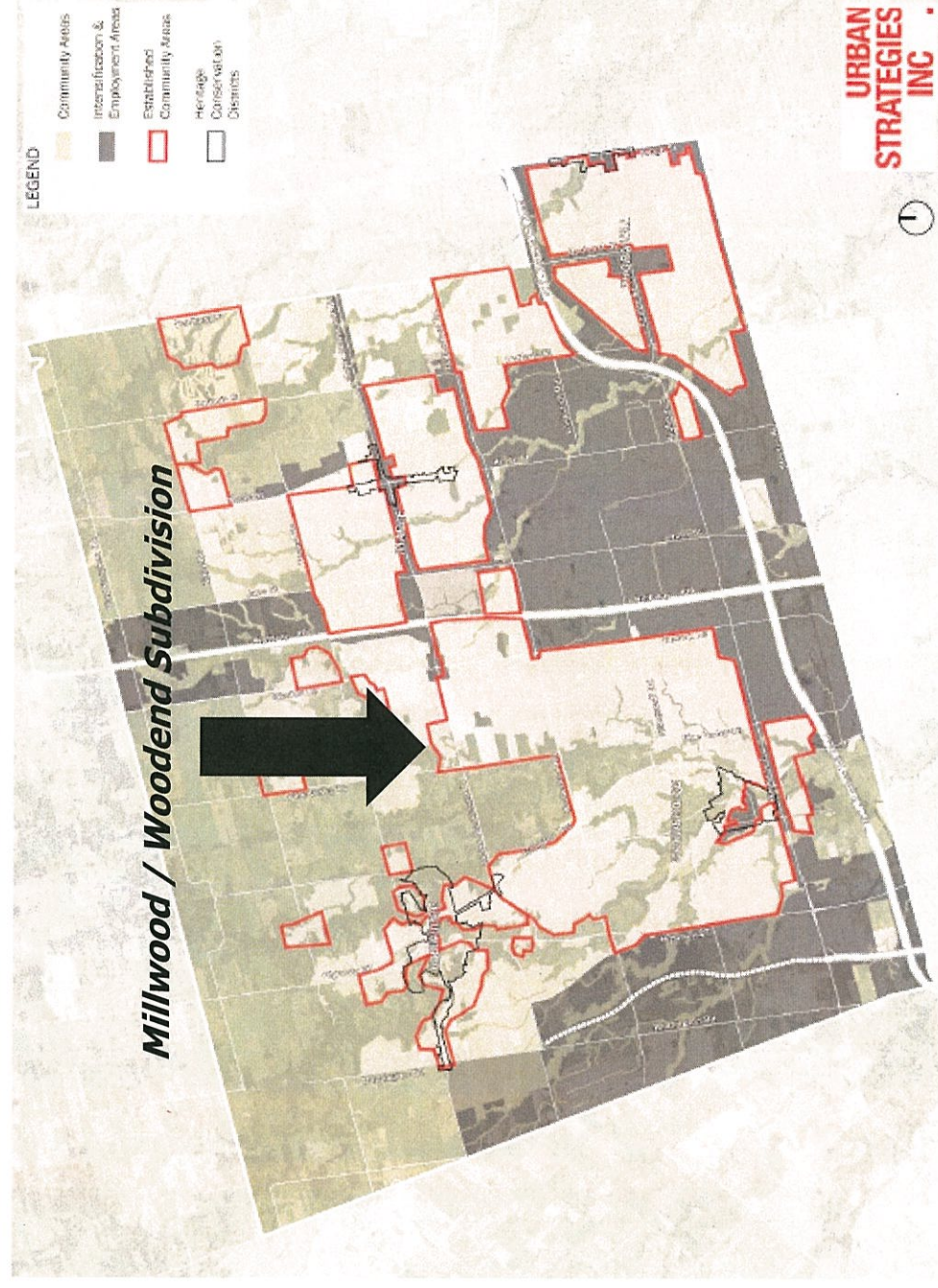


Figure 4: Vaughan's Established Community Areas

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Surrounding Area

E = Estate
E Residential

