

Excerpt from deputation letter dated September 19, 2017 from Richard Rodaro

Re: 4433, 4455 & 4477 Major Mackenzie Drive
 Valley Major Developments Limited, File O.P.17.005 & File Z.1
 Committee of the Whole (Public Meeting) P.2017.22, Agenda Item
Deputation Opposing Applications for Redevelopment

PUBLIC HEARING C14
 COMMUNICATION
 Date: ~~Sept~~ 19/17 ITEM NO. 7

With regard to the recommendations before Committee tonight, I would request the following consideration:

1. A direction to Staff that the review of Official Plan Amendment File OP.17005 and Zoning By-law Amendment File Z.17.013, as well as any future applications for Draft Plan of Subdivision submitted in connection with the current or amended applications specifically require full conformity with the provisions of Vaughan Official Plan 2010 policies 2.2.3.2, 2.2.3.3, 9.1.2.1 and 9.1.2.3 and, more particularly, based upon the current zoning - as required in Policy 9.1.2.3 - in order to maintain the character of the large lots subdivision within which it is located and the large lots subdivisions neighbourhood of which it is a part;
2. A direction to Staff that any Study pursuant to VOP2010 Site Specific Policy 13.15, be prepared in accordance with terms and reference that additionally include:
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3. A direction to Staff to peer review the Applicant's technical studies, and then provide Staff's opinion on various proposed development scenarios for the lands per Site Specific Policy 13.15 for review and comment from the community, without consideration of the developer's proposed land use and configuration, in keeping with the intent of VOP2010 policy; and pending completion of which the subject applications be deemed premature.
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6. Notice to potentially affected First Nations should be sent immediately.

Richard Rodaro
[REDACTED] Woodend Place
[REDACTED] Woodbridge
Ontario. [REDACTED]

Committee of the Whole (Public Hearing), and
The Mayor and City Council
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2141 Major Mackenzie Drive
Vaughan Ontario
L6A 1T1

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Many times now I have described the unique features of this neighbourhood, why my family chose to live here and aspects of the lifestyle it offers and I have expressed my community's concerns about the impact of proposed redevelopment within the established estate residential subdivisions of our neighbourhood. To save time I have attached copies of my previous deputations of:

- May 3, 2016 [re: Files OP.16.0003, Z.15.032 & 19T-15V011 (Country Wide Homes Woodend Place Inc.: 11, 31 & 51 Woodend Place)].
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which I include as part of and relevant to this deputation and applications before you tonight.

The three lots acquired by Valley Major Developments are located **within the Woodend registered Subdivision**. The **dominant character of this subdivision and of the integrated, surrounding neighbourhood, is overwhelmingly Natural Lands and Rural Residential**. This is not by chance but is the **intended result of the planned and approved community planning policies** of VOP2010 and of Blocks Plans 39 and 40 in OPA600 preceding it – in which my family and our ratepayers' association participated.

The dominance of rural features is clearly visible from this 2017 aerial photograph

Map1 - Aerial view image from Google Maps of 4477, 4455 and 4433 Major Mackenzie Drive - the lots acquired by Valley Major Developments Limited and the subject of the Townhouse redevelopment applications - illustrating the existing and dominant rural physical character and uses of the properties and the majority of surrounding lands (image accessed Aug/29/2017).

and is similarly the inescapable conclusion from the following ten photographs surrounding the subject lands:

Illustration 1 - South-east corner, Major Mackenzie & Pine Valley Drives, **view of 4477, 4455 and 4433**, subject lots of proposed Townhouse redevelopment O.P.A. and Re-zoning applications in the Woodend Place subdivision, Lots 2, 3 & 4 of Plan M-1191, registered October 19, 1967

Illustration 2 - "Major Mackenzie Revitalized" prepared by York Region, depicting the finished road widening of Major Mackenzie Drive, looking east from Pine Valley Drive to Woodend Place and to Millwood Parkway beyond - displaying the integrated rural features of the Woodend subdivision lots with each other, with the mature tree canopy and with Marigold Creek ravine and wetlands as well as with the interconnecting, similarly rural character of the Millwood subdivisions and Natural Areas along the north side of Major Mackenzie directly opposite the proposed Townhouse redevelopment within the Woodend subdivision.

Illustration 3: **Natural Areas** in and to the south of the subject lots of the proposed redevelopment, viewed from Pine Valley Drive, south of Major Mackenzie Drive.

Illustration 4: West side of Pine Valley Drive, looking west and south, **opposite 4477 Major Mackenzie Drive, being Rural Residential, Natural Areas and Greenbelt** - Future redevelopment of these lands is not permitted. **This rural feature is a planned and permanent character for the community.**

Illustration 5: North-west corner of Major Mackenzie and Pine Valley Drives, diagonally opposite the application lands - **Natural Areas and Greenbelt with farming operations**. Future development of these lands is not permitted and therefore **will remain a planned, permanent rural character for the neighbourhood and community..**

Illustration 6: North-east corner of Major Mackenzie and Pine Valley Drives, **Natural Areas and Estate Lot Rural Residential** beyond – **These Natural Areas do not permit urban development and will remain a planned, permanent, rural character for the neighbourhood and community.**

Illustration 7: North side of Major Mackenzie Drive, **Natural Areas and wetlands, with adjacent Estate Lot Rural Residential** - **directly opposite** the applicant lots 4477 and 4455 Major Mackenzie Drive.

Illustration 8: North side of Major Mackenzie Drive, **Natural Areas and Estate Lot Rural Residential**, north west view **from 4433 Major Mackenzie**, eastern-most property of the applicant lots.

Illustration 9: North side Major Mackenzie Drive - **Rural Residential Estate Lot rear yards** in Millwood subdivision, **directly opposite 4433 Major Mackenzie Drive**, eastern-most of applicant lots.

Illustration 10: North Side of Major Mackenzie Drive Drive - **Rural Residential Estate Lot rear yards, Marigold Creek and Wetlands** - looking east to Millwood Parkway from 4433 Major Mackenzie Drive.

In fact **only 6%** of the total perimeter of the **combined three lots** abuts or faces a more intensified, approved urban use ; and that is only the partial flank-age of the Royal Pine condominium site to the south on Pine Valley Drive. It was residents' vigorous and persistent opposition to that application and our unresolved concerns that resulted in Site Specific Policy 13.15 in VOP2010 Vol. 2. (Attached, Tab 1)

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In the five years since then, no study pursuant to this Policy has been undertaken, notwithstanding the continued concerns of residents and despite ongoing redevelopment inquiries and PAK meetings between the City and different owners of these lots.

The Public Hearing staff report is recommending that

"the subject Official Plan Amendment and Zoning Bylaw Amendment applications (Files OP17.005 and Z.17-013 - Valley Major Developments Ltd.) and the documents submitted in support of the applications be considered the study contemplated by Section 13.15." [Attached, Tab 2]

and that **tonight** Committee approve staff's recommendation:

" THAT Vaughan Council deem" the applications "to satisfy the study requirements identified in Site Specific Policy 13.15 ... as it relates to

- ***land use***
- ***urban design***
- ***environmental and heritage potential, and***
- ***its location in the community***

and on this basis that staff be directed to proceed with the review" of the applications. [Attached, Tab 3]

Residents were not consulted in determining the proposed terms of reference for this Site Specific Policy and only learned of the policy itself earlier this year. And now, the redevelopment application and its supporting reports and documents - that justify intensification exemplary of redevelopment opposed by residents – is to become the study intended to address residents concerns.

This is a circular argument: a study, that is to be used as the criteria for reviewing and evaluating the appropriateness of redevelopment applications, ***"to ensure comprehensive planning for the area"***, is being defined by the applications it is intended to review.

By definition, “comprehensive” means complete; including all or nearly all elements

Accordingly, I refer you to :

- VOP2010 policy 2.2.3.2 and 2.2.3.3 [Attached Tab 4] regarding to the limited nature of intensification in Community Areas, and compliance with
- VOP2010 Policies 9.1.2.1 and 9.1.2.3 [Attached Tab 5], specifically:
 - *Within the Community Areas there are a number of older, established residential neighbourhoods that are characterized by large lots and/or ... landscape value.*
 - *They are also characterized by their substantial rear, front and side yards, and by lot coverages that contribute to expansive amenity areas, which provide opportunities for attractive landscape development and streetscapes.*
 - *In order to maintain the character of these areas the following policies shall apply*
 - *to all developments within these areas (e.g., land severances, zoning by-law amendments and minor variances)*
 - *based on the current zoning,*
 - *and guide the preparation of any future City-initiated area specific or comprehensive zoning by-laws affecting these areas.*

What then follows are those specified required policies, which address

- lot frontage, area, and configuration;
- front, rear and exterior side yards,
- lot coverage; and
- building heights and massing – including any city urban design guidelines prepared for these Community Areas.

The applications and their supporting reports and documents for the illustrated Plan of Subdivision

- impact with significant physical change on the surrounding neighbourhood (9.2.3.2)
- are not sensitive to or compatible with the character, form and planned function of the surrounding context (Policy 2.2.3.3)
- do not respect or reinforce the physical character of the established neighbourhood it is in (Policy 9.1.2.1),
- do not comply with 9.1.2.3 policies,
- do not otherwise “*maintain the character*” of the Woodend or adjacent Millwood subdivisions and Natural Lands and
- do not satisfy the requirement of being “*based on the current zoning*”.

These are all crucial elements that are required by the Official Plan.

Not only does the recommendation before you tonight not provide for comprehensive planning for this neighbourhood, but it may also serve to preclude it. Initiating the study now, as recommended by staff, turns a mechanism for addressing long-standing community concerns and comprehensive, consistent planning into a expedient housing-keeping matter for bringing VOP2010 into effect on the subject lands and the approval of this application risks being a foregone conclusion even before consideration of meaningful public engagement or from professional scrutiny.

Accordingly, I am asking Committee instead to reaffirm tonight that its approval for for any basis upon which staff is to proceed with a review of the applications include specific instructions for full conformity with policies 2.2.3.2, 2.2.3.3, 9.1.2.1 and particularly 9.1.2.3., among other directions described below.

With regard to the balance of the Public Hearing Report there are additional contentious issues, including:

- there being no existing townhouses constructed in the immediate area as the sole referenced issue of non conformity to the criteria of Section 9.1.2.3;
- the inaccurate characterization that the subject lots represent undeveloped lands – they are and remain developed in the context of the rural estate residential subdivision and applicable subdivision agreement from 1967;
- The **Urban Design Guidelines for Infill Development** in Established Low-Rise Residential Neighbourhoods, has the stated goals of
 - *“ensuring development is consistent with the City's Official Plan”* and
 - *“fits compatibly with its surroundings”*, specifically
 - **not having “an undue adverse impact on neighbouring properties”**
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and not simply “[serving] *to help integrate new development into established neighbourhoods*”, which begs the question;

- Privacy is a valued asset of this large lot subdivision – 9 lots totaling over 20 acres, are not only detrimentally impacted by the proposed densities but also by a contemplated parkland dedication of a “future connection from the subject lands to Woodend Place ... providing access for future residents” with a 6m wide multi-use pathway and sidewalks, encouraging public use of private property within a historically private and self contained registered subdivision, potentially further significantly impacting the remaining private properties of the subdivision.

With regard to the recommendations before Committee tonight, I would request the following consideration:

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To quote the Policy Planning Department from the City of Vaughan website,

"The City of Vaughan undertook an ambitious three-year project to create a new Official Plan as part of the City's integrated Growth Management Strategy. On September 7, 2010, Council adopted a new Official Plan, it addresses all elements of effective, sustainable and successful city-building, while managing projected growth to 2031. (emphasis added)

Neither residents nor Council should accept - or acquiesce - to anything less than the full compliance of new development applications with the required compatibility policies, which were created and endorsed within the entire frameworks of the Official Plan and the regional and provincial legislations it inherently complies with, to ensure the physical character and both the private and shared amenities of established neighbourhoods remain respected and reinforced and to protect their stability, continuity and consistency for those of us who have chosen to live here.

Yours truly,

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Neither residents nor Council should accept - or acquiesce - to anything less than the full compliance of new development applications with the required compatibility policies, which were created and endorsed within the entire frameworks of the Official Plan and the regional and provincial legislations it inherently complies with, to ensure the physical character and both the private and shared amenities of established neighbourhoods remain respected and reinforced and to protect their stability, continuity and consistency for those of us who have chosen to live here.

Yours truly,

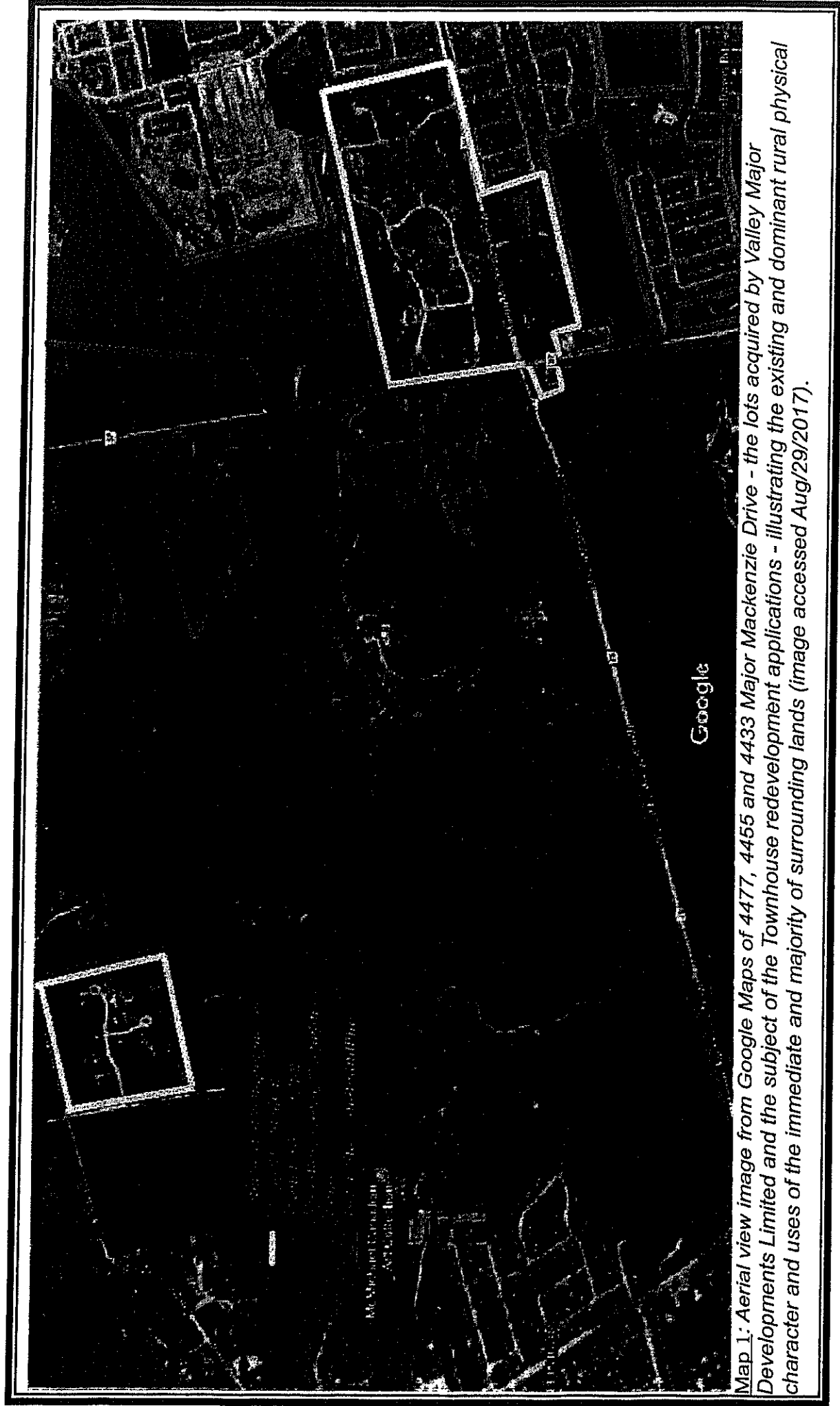
Richard Rodaro.

DEPUTATION

Tuesday September 19, 2017 at 7 pm, Committee of the Whole (Public Meeting) P.2017.22, Agenda Item 7.

OPPOSING

Official Plan Amendment Application File OP.17.005, and Zoning By-law Amendment Application File Z.17.013,
Valley Major Developments Limited: 4433, 4455, & 4477 Major Mackenzie Drive



Map 1: Aerial view image from Google Maps of 4477, 4455 and 4433 Major Mackenzie Drive - the lots acquired by Valley Major Developments Limited and the subject of the Townhouse redevelopment applications - illustrating the existing and dominant rural physical character and uses of the immediate and majority of surrounding lands (image accessed Aug/29/2017).

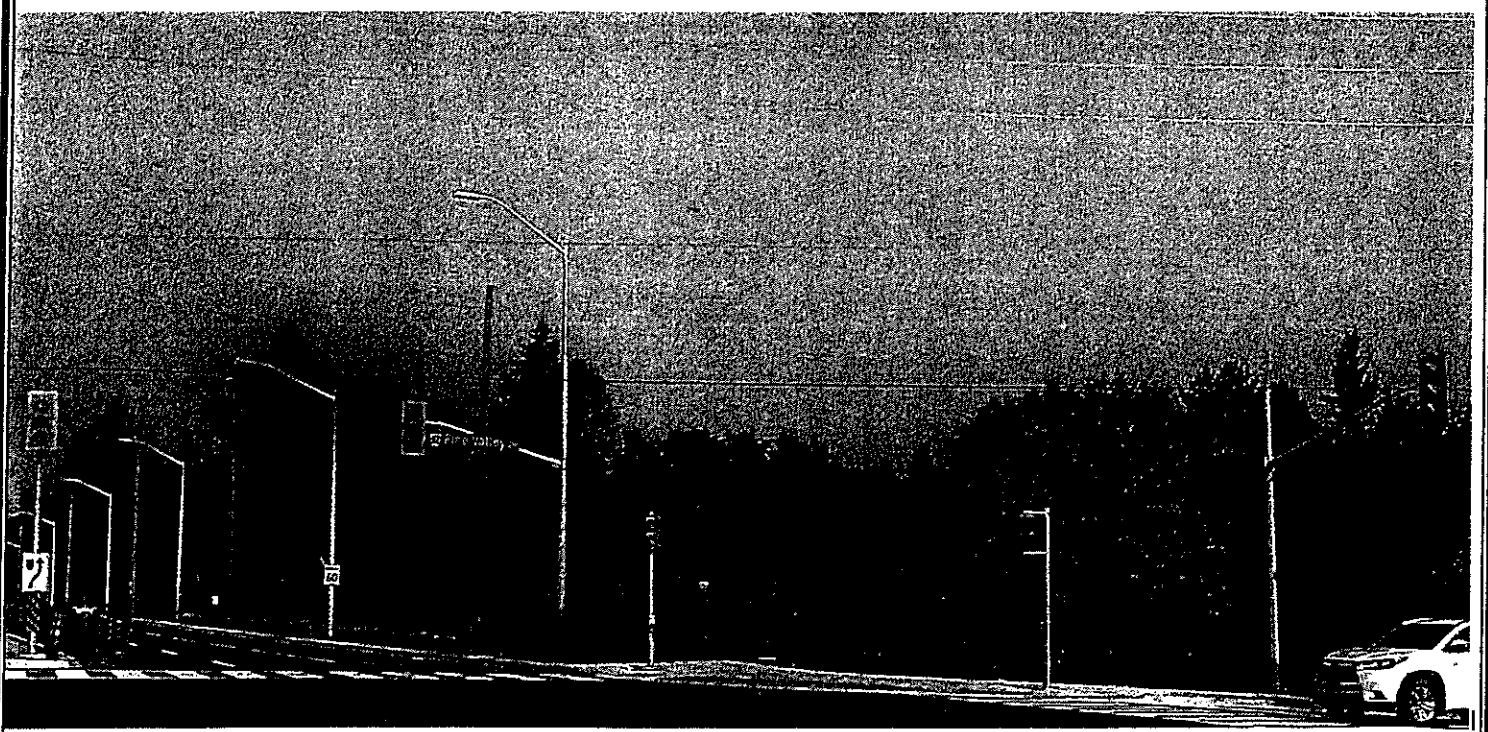


Illustration 2: South-east corner, Major Mackenzie & Pine Valley Drives, view of 4477, 4455 and 4433, subject lots of proposed Townhouse redevelopment O.P.A. and Re-zoning applications in the Woodend Place subdivision, Lots 2, 3 & 4 of Plan M-1191, registered October 19, 1967

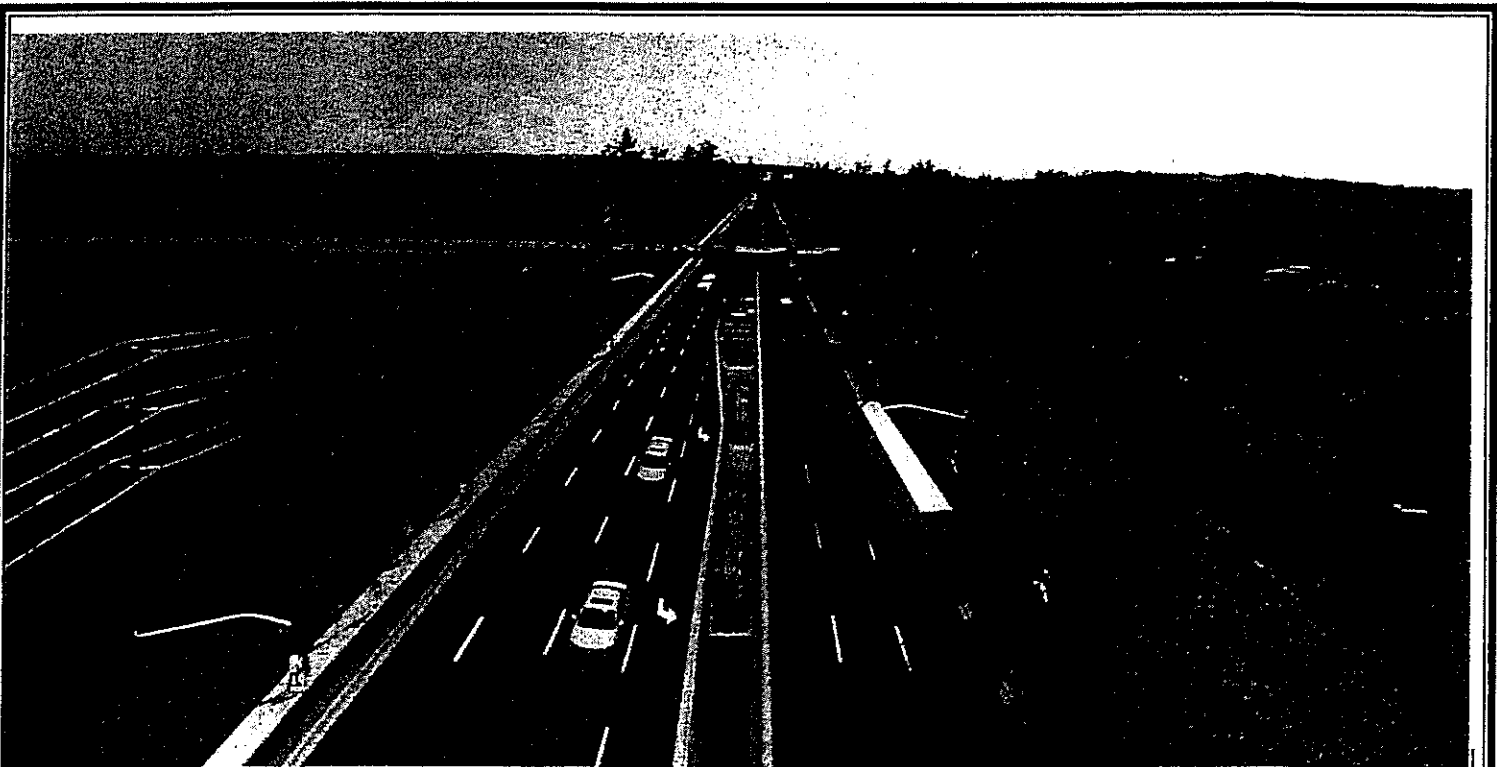


Illustration 1: "Major Mackenzie Revitalized" prepared by York Region, depicting finished road widening of Major Mackenzie Drive, looking east from Pine Valley Drive to Woodend Place and to Millwood Parkway beyond - displaying the integrated features of the Woodend subdivision lots with each other, the mature tree canopy and with Marigold Creek ravine and wetlands as well as with the dominant, interconnecting, rural character of the Millwood subdivisions and Natural Areas along the north side of Major Mackenzie **directly opposite** the proposed Townhouse redevelopment within the Woodend subdivision.

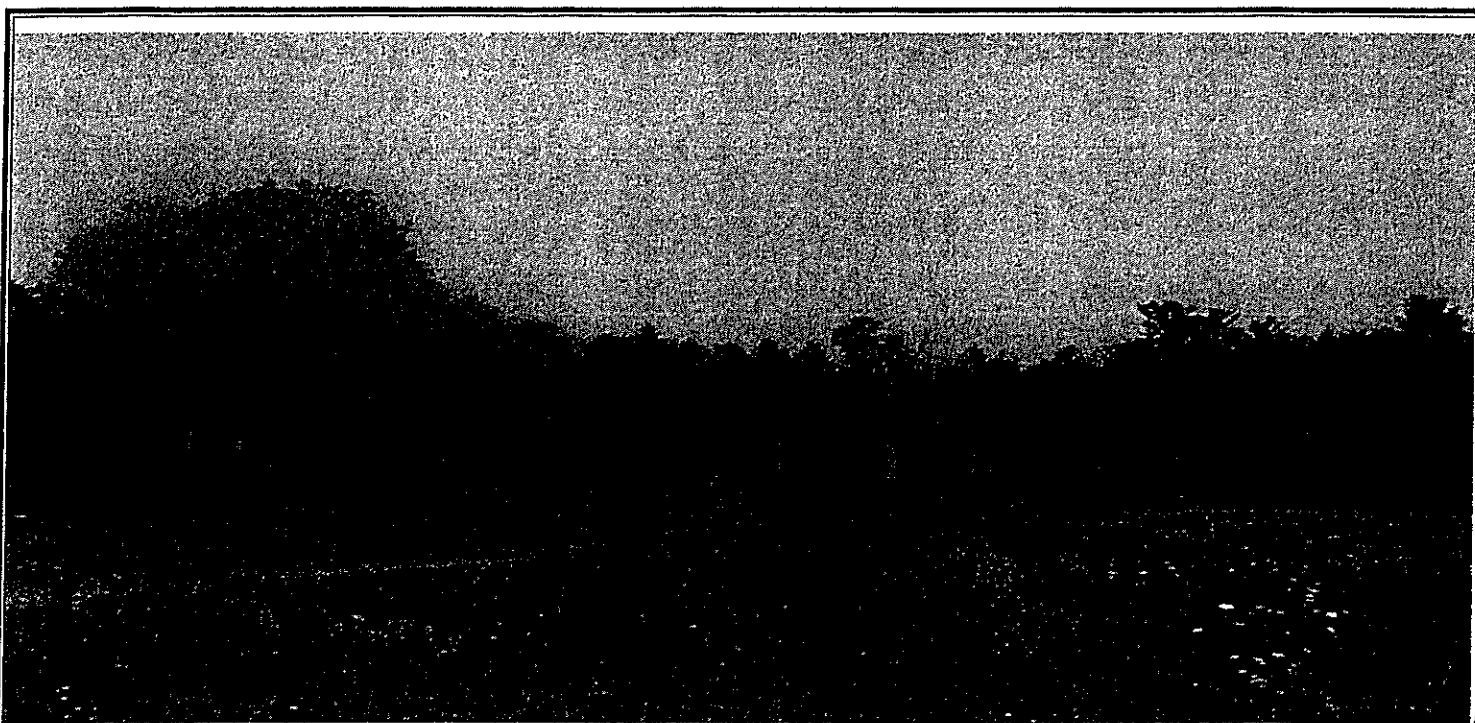


Illustration 3: Natural Areas in and to the south of the subject lots of the proposed redevelopment, including Marigold Creek and Wetlands, viewed from Pine Valley Drive, south of Major Mackenzie Drive.



Illustration 4: West side of Pine Valley Drive, looking west and south, opposite 4477 Major Mackenzie Drive, being Rural Residential, Natural Areas and Greenbelt - Future redevelopment of these lands is not permitted. This rural feature is a planned and permanent character for the community.



Illustration 6: North-west corner of Major Mackenzie and Pine Valley Drives, *diagonally opposite the application lands - Natural Areas and Greenbelt with farming operations. Future development of these lands is not permitted and therefore will remain a planned, permanent rural character for the neighbourhood and community.*



Illustration 5: North-east corner of Major Mackenzie and Pine Valley Drives, *Natural Areas and Estate Lot Rural Residential beyond – These Natural Areas do not permit urban development and will remain a planned, permanent, rural character for the neighbourhood and community.*



Illustration 8: North side of Major Mackenzie Drive, **Natural Areas and wetlands**, with adjacent Estate Lot Rural Residential - directly opposite the applicant lots 4477 and 4455 Major Mackenzie Drive.



Illustration 7: North side of Major Mackenzie Drive, **Natural Areas and Estate Lot Rural Residential**, north west view from 4433 Major Mackenzie, eastern-most property of the applicant lots.

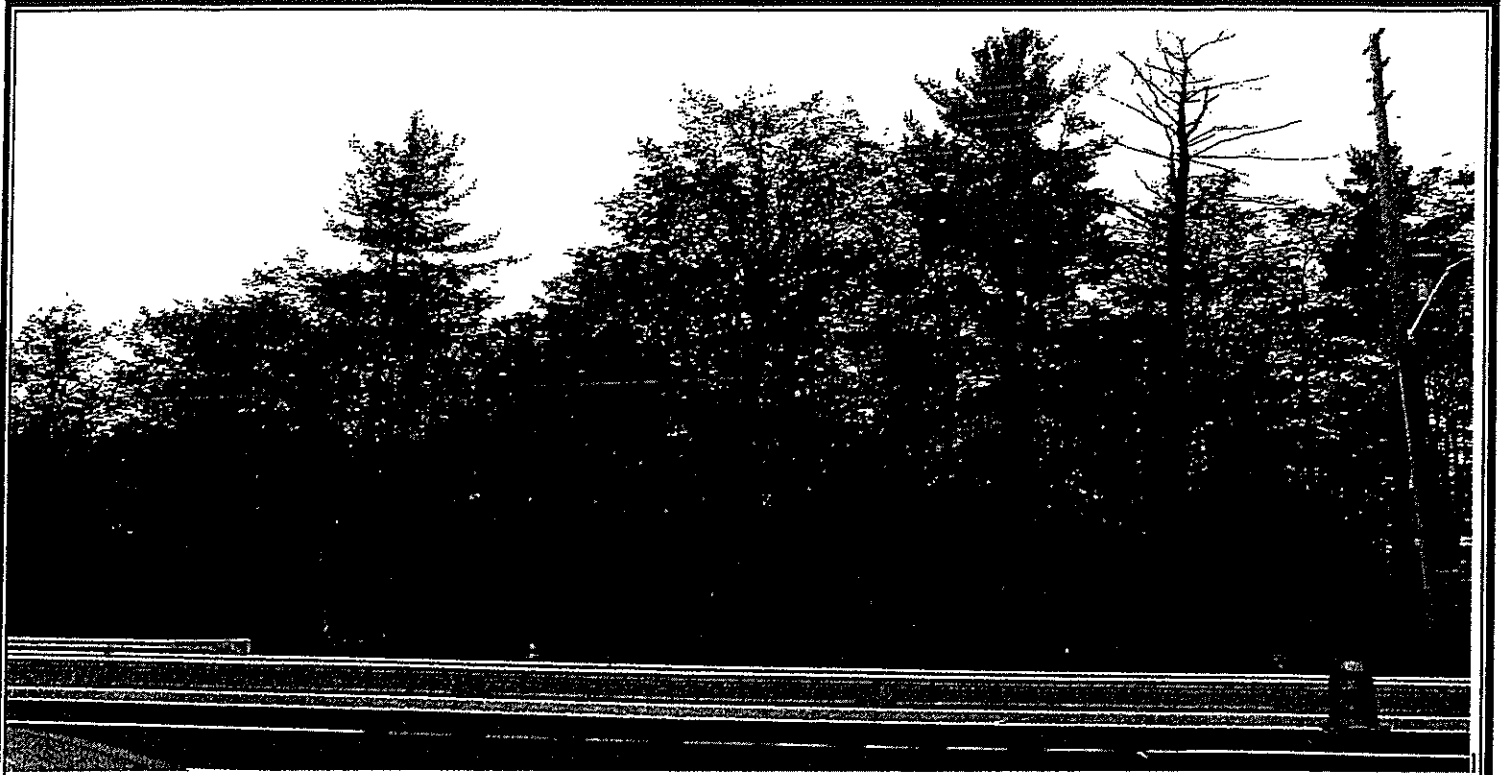


Illustration 10: North side Major Mackenzie Drive - Rural Residential Estate Lot rear yards in Millwood subdivision, directly opposite 4433 Major Mackenzie Drive, eastern-most of applicant lots



Illustration 9: North Side of Major Mackenzie Drive Drive - Rural Residential Estate Lot rear yards, Marigold Creek and Wetlands - looking east to Millwood Parkway from 4433 Major Mackenzie Drive.

13.15 South East Corner of Major Mackenzie Drive and Pine Valley Drive

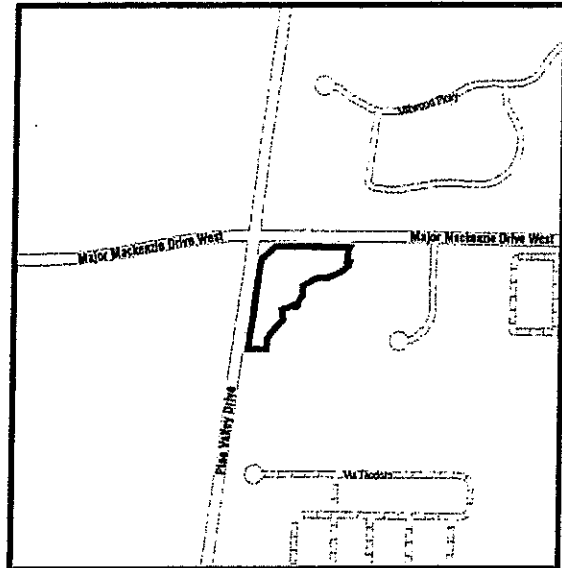
NOT YET APPROVED BY THE ONTARIO MUNICIPAL BOARD

13.15.1 General

13.15.1.1. The following policies shall apply to the lands identified on Map 13.15.A.

13.15.1.2. In consideration of a development application in the southeast quadrant of the Major Mackenzie Drive and Pine Valley Drive intersection, or for any other reason, Council may initiate a study of all or part of the lands identified on Map 13.15.A in respect of its land use, urban design, environmental and heritage potential and its location in the community.

Map 13.15.A:
SE Corner of Major Mackenzie Dr. and Pine Valley Dr.



13.15.1.3. Such study shall establish the appropriate development form and be prepared in accordance with terms of reference satisfactory to Council and may include, but not be limited to the examination of:

- a. Land use and density;
- b. Urban design, including building height, massing, architecture and streetscaping and visual impact assessment;
- c. Traffic impact;
- d. Heritage;
- e. Environment: In the form of an Environmental Impact Study consistent with the requirements of Policy 3.9.2 focusing on the features and functions of Marigold Creek;
- f. Potential impacts on nearby sensitive uses; and
- g. The appropriate integration of new infrastructure into the area.

MATTERS TO BE REVIEWED	COMMENT(S)
	<p>b) urban design, including building height, massing, architecture and streetscaping and visual impact assessment;</p> <p>c) traffic impact;</p> <p>d) heritage;</p> <p>e) an Environmental Impact Study consistent with the requirements of Policy 3.9.2 focusing on the features and functions of Marigold Creek;</p> <p>f) potential impacts on nearby sensitive uses; and</p> <p>g) the appropriate integration of new infrastructure into the area.</p> <ul style="list-style-type: none"> Since Council has the ability to initiate a study on all or parts of these lands in consideration of a development application, and the study area is constrained to the south by an existing 6-storey residential building, to the east by an environmental feature, and to the north and west by municipal roads (shown on Attachment #2). On this basis, it is Staff's recommendation that the subject Official Plan and Zoning By-law Amendment applications (Files OP.17.005 and Z.17.013 – Valley Major Developments Ltd.) and the documents submitted in support of the applications be considered the study contemplated by Section 13.15. The subject lands represent the only undeveloped lands within the study area, and the reports and studies submitted in support of the subject development applications meet the requirements of the site-specific policy. If the proposed development is approved, Section 13.15 will require approval by the OMB to bring VOP 2010 into effect on the subject lands (in concert with the resolution of Appeal #65), in order to allow an Official Plan Amendment to VOP 2010.
<p>c. Community Area Policy Review for Low-Rise Residential Designations</p>	<ul style="list-style-type: none"> In recognition of the increased development pressure in large lot neighbourhoods, the City initiated the Community Area Policy Review for Low-Rise Residential Designations, which has resulted in the Council adopted Urban Design Guidelines ("Guidelines") for Infill Development in Established Low-Rise Residential Neighbourhoods and the Community Area Policy Review for Low-Rise Residential Designations Study ("Study"). The Guidelines were approved by Council on October 19, 2016, and serve to help clarify and implement the existing official plan policies related to compatibility. The Study was approved by Council on April 19, 2017, and a future Official Plan Amendment to implement the Study recommendations will be forwarded to Vaughan Council for adoption at a future date. The Guidelines and Study identify the subject lands as being part of an established large lot neighbourhood. The proposed development will be reviewed with regard to the Study, and in consideration of the Guidelines as they serve to help integrate new development into established neighbourhoods.

COMMITTEE OF THE WHOLE (PUBLIC HEARING) SEPTEMBER 19, 2017

7. **OFFICIAL PLAN AMENDMENT FILE OP.17.005** P.2017.22
ZONING BY-LAW AMENDMENT FILE Z.17.013
VALLEY MAJOR DEVELOPMENTS LTD.
WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND PINE VALLEY 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.17.005 and Z.17.013 (Valley Major Developments Ltd.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.
2. THAT Vaughan Council deem Official Plan Amendment File OP.17.005 and Zoning By-law Amendment File Z.17.013 (Valley Major Developments Ltd.) to satisfy the study requirements identified by Site Specific Policy 13.15 – South East Corner of Major Mackenzie Drive and Pine Valley Drive of Vaughan Official Plan 2010, Volume 2, as it relates to land use, urban design, environmental and heritage potential and its location in the community; and on this basis, that Staff be directed to proceed with the review of Official Plan Amendment File OP.17.005 and Zoning By-law Amendment File Z.17.013 (Valley Major Developments Ltd).

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 25, 2017.

The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and Notice Signs installed on the property in accordance with the City's Notice Sign Procedures and Protocols.
- b) Circulation Area: to all property owners within 150 m of the subject lands and to the expanded notification area shown on Attachment #2, as well as to the Millwood Woodend Ratepayers Association and the Greater Woodbridge Ratepayers Association.
- c) Comments Received:
 - i) C. Aiello (Pine Valley Drive), submitted correspondence dated June 12, 2017, expressing concern with the proposed density of the subject development and the potential for increased traffic and congestion on Pine Valley Drive. The resident is requesting that the City look at traffic relief measures, such as right-turn lanes from Pine Valley Drive to Rutherford Road and Major Mackenzie Drive, to alleviate congestion in the area.

These **New Community Areas** will prioritize people, sustainability and liveability, and will be developed with high-quality urban design.

It is the policy of Council:

- 2.2.3.1. That **Community Areas** will provide most of the City's low-rise housing stock, as well as local-serving commercial uses and *community facilities* such as *schools*, *parks*, community centres and libraries. They will function as *complete communities* and encourage walking, cycling and transit use.
- 2.2.3.2. That **Community Areas** are considered **Stable Areas** and therefore **Community Areas** ~~with existing development are not intended to experience significant physical change.~~ New development that respects and reinforces the existing scale, height, massing, lot pattern, building type, character, form and planned function of the immediate local area is permitted, as set out in the policies in Chapter 9 of this Plan.
- 2.2.3.3. That *limited intensification* may be permitted in **Community Areas** as per the land use designations on Schedule 13 and in accordance with the policies of Chapter 9 of this Plan. The proposed development must be sensitive to and compatible with the character, form and planned function of the surrounding context.
- 2.2.3.4. That *development* immediately adjacent to **Community Areas** shall ensure appropriate transition in scale, intensity, and use, and shall mitigate adverse noise and traffic impacts, while fulfilling the *intensification* objectives for **Intensification Areas**, where applicable.
- 2.2.3.5. That the provision of local transit service to and through **Community Areas** is a priority where such service does not yet exist, and the enhancement and improvement of local transit is a priority where it does exist consistent with York Region's transit service planning process and with approved YRT service standards and guidelines.
- 2.2.3.6. That new communities are subject to a Secondary Plan process as set out in policy 9.2.2.14 and consistent with the requirements for new communities within the York Region Official Plan.
- 2.2.3.7. That *greenfield* lands within **Community Areas** should be developed to help achieve the average minimum density of 50 residents and jobs per hectare combined as required in policy 2.1.3.2.d. Where appropriate, zoning permissions and plans of subdivision should be reexamined to determine if this target can be met and new *development* should be consistent with the requirements for new communities in the York Region Official Plan.

9.1.2.1. That new development will respect and reinforce the existing and planned context within which it is situated. More specifically, the built form of new developments will be designed to achieve the following general objectives:

- a. in **Community Areas**, new development will be designed to respect and reinforce the physical character of the established neighbourhood within which it is located as set out in policies 9.1.2.2 and 9.1.2.3 or, where no established neighbourhood is located, it shall help establish an appropriate physical character that is compatible with its surroundings, as set out in policy 9.1.2.4;
- b. in **Intensification Areas**, new development will be located and organized, as set out in policies 9.1.2.5 and 9.1.2.7, to frame and support the surrounding public realm and massed to fit harmoniously into its surrounding environment, including appropriate transition to areas of lower intensity development;
- c. in **Employment Areas**, new development will be located and organized, as set out in policy 9.1.2.8, to provide functional buildings that meet the needs of employees that walk, cycle or take transit, and to limit any impacts on nearby **Community Areas**; and
- d. in **Countryside** areas, new development, where permitted, shall be **rural** in character and protect, preserve and strengthen the **rural** and **agricultural** context within which it is situated, as set out in policy 9.1.2.9 of this Plan.

9.1.2.2. 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 following elements:

- a. the local pattern of lots, streets and blocks;
- b. the size and configuration of lots;
- c. the building type of nearby residential properties;
- d. the heights and scale of nearby residential properties;
- e. the setback of buildings from the street;
- f. the pattern of rear and side-yard setbacks; and
- g. conservation and enhancement of heritage buildings, heritage districts and *cultural heritage landscapes*.
- h. the above elements are not meant to discourage the incorporation of features that can increase energy efficiency (e.g. solar configuration, solar panels) or environmental sustainability (e.g. natural lands, rainbarrels).

9.1.2.3. Within the **Community Areas** there are a number of older, established residential neighbourhoods that are characterized by large lots and/or by their historical, architectural or landscape value. They are also characterized by their substantial rear, front and side yards, and by lot coverages that contribute to expansive amenity areas, which provide opportunities for attractive landscape development and streetscapes. Often, these areas are at or near the core of the founding communities of Thornhill, Concord, Kleinburg, Maple and Woodbridge, and may also be part of the respective Heritage Conservation Districts. In order to maintain the character of these areas the following policies shall apply to all developments within these areas (e.g., land severances, zoning by-law amendments and minor variances), based on the current zoning, and guide the preparation of any future City-initiated area specific or comprehensive zoning by-laws affecting these areas.

- a. Lot frontage: In the case of lot creation, new lots should be equal to or exceed the frontages of the adjacent nearby and facing lots;
- b. Lot area: The area of new lots should be consistent with the size of adjacent and nearby lots;
- c. Lot configuration: New lots should respect the existing lotting fabric;
- d. Front yards and exterior side yards: Buildings should maintain the established pattern of setbacks for the neighbourhood to retain a consistent streetscape;
- e. Rear yards: Buildings should maintain the established pattern of setbacks for the neighbourhood to minimize visual intrusion on the adjacent residential lots;
- f. Building heights and massing: Should respect the scale of adjacent residential buildings and any city urban design guidelines prepared for these **Community Areas**;
- g. Lot coverage: In order to maintain the low density character of these areas and ensure opportunities for generous amenity and landscaping areas, lot coverage consistent with development in the area and as provided for in the zoning by-law is required to regulate the area of the building footprint within the building envelope, as defined by the minimum yard requirements of the zoning by-law.

9.1.2.4. That in **New Community Areas** where no established development exists, the appropriate built form and urban design shall be determined through a comprehensive and coordinated planning exercise, as detailed in policy 9.2.2.14 of this Plan, and consistent with the requirements for new communities within the York Region Official Plan.

9.1.2.5. That in **Intensification Areas**, new development will be designed to:

OPPOSING:

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

[Plate 1 overhead]

Good Evening.

My name is Richard Rodaro. My family lives at [REDACTED] Woodend Place.

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.

September 7, 2016

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 unimous request of Council, clarity of interpretation and the ability to ensure compatability 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 represntations and brought issues to the City's attention – whether regardiong 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

Richard Rodaro.