

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 5, 2017**

Item 21, Report No. 21, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 5, 2017, as follows:

***By receiving the following Communications:***

- C2 Mr. Joe Collura, dated May 24, 2017;***
- C3 Mr. Joe Collura, dated May 28, 2017;***
- C5 Mr. Daniele Chiarlitti, Via Borghese, Vaughan, dated June 2, 2017;***
- C6 Miroslav Tkachenko and Inessa Barkan, Via Borghese, Vaughan, dated June 2, 2017;***
- C7 Ms. Rose Rocca;***
- C8 Inessa and Asya Barkan, Via Borghese, Vaughan, dated June 2, 2017;***
- C9 Ms. Tanya Varvara, dated June 2, 2017;***
- C10 Alessandro and Antonella Tersigni, Via Borghese, Vaughan, dated June 2, 2017;***
- C11 Ahmed and Amal Tawfik, Via Borghese, Vaughan, dated June 2, 2017;***
- C12 Ms. Nicolina Grisolia, dated June 2, 2017;***
- C13 Sam and Neelam Wadhwa, dated June 2, 2017;***
- C15 Mr. Chirag Patel, dated June 2, 2017; and***
- C16 Mr. Joe Collura, dated June 5, 2017.***

**21**

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

**The Committee of the Whole 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 May 23, 2017, be approved;**
- 2) That the following deputations and Communications be received:**
  - 1. Mr. Don Given, Malone Given Parsons, on behalf of the applicant;**
  - 2. Mr. Joe Collura, Via Borghese, Woodbridge and Communication C6, dated May 20, 2017, March 14, 2017, February 28, 2017, February 22, 2017, January 8, 2017, December 29, 2016, December 27, 2016, December 22, 2016, December 5, 2016, November 29, 2016, November 22, 2016, November 19, 2016, November 11, 2016, November 6, 2016, October 19, 2016, September 30, 2016, September 15, 2016, September 8, 2016 and July 16, 2016;**
  - 3. Mr. Sam Wadhwa, Via Borghese, Woodbridge;**
  - 4. Ms. Rosa Rocca, Via Campanile and C3 dated October 30, 2016; and**
  - 5. Mr. Sam Balsamo, Countrywide Homes;**
- 3) That the following Communications be received:**
  - C2. Mr. Chirag Patel, dated February 28, 2017;**
  - C4. Ms. Tanya Varvara, dated November 29, 2016, October 29, 2016, September 30, 2016 and July 29, 2017; and**
  - C5. Daniele, dated November 16, 2016 and May 24, 2016.**

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**Recommendation**

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

1. THAT Official Plan Amendment File OP.16.003 (CountryWide Homes Woodend Place Inc.) BE APPROVED, to amend Vaughan Official Plan 2010 for the subject lands shown on Attachments #2 and #3, specifically:
  - a) Section 3.2.3.4 c) Core Features, to permit a 6.6 metre wide (at the pinch-point) minimum vegetation protection zone, as measured from the staked dripline of the woodlot, for a total environmental buffer area of 2,054 m<sup>2</sup>, whereas a consistent 10 m minimum vegetation protection zone, as measured from the staked dripline of the woodlot, is required and would result in a total environmental buffer area of 1,712 m<sup>2</sup>; and
  - b) Sections 9.1.2.2 and 9.1.2.3 respecting new development within established “Community Areas” to permit the development of 56 detached dwelling units and 8 part blocks to be combined with the adjacent lands to form full lots for detached dwelling units, all on lots with frontages ranging from 7.6 m to 15 m metres, and 22 street townhouse units, as shown on Attachment #6.
2. THAT Zoning By-law Amendment File Z.15.032 (CountryWide Homes Woodend Place Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #2 and #3, from RR Rural Residential Zone to OS4 Open Space Woodlot Zone, RD2(H) Residential Detached Zone Two, RD3(H) Residential Detached Zone Three, RD4(H) Residential Detached Four, and RT1(H) Residential Townhouse Zone all with a Holding Symbol “(H)”, in the manner shown on Attachment #6, together with site-specific exceptions to Zoning By-law 1-88 identified in Table 1 of this report, and subject to the following conditions:
  - a) the Holding Symbol “(H)” shall not be removed from the subject lands until such time that:
    - i) the downstream pump station and sanitary sewer conveyance issues are resolved to the satisfaction of the Development Engineering and Infrastructure Planning Department and the Environmental Services Department; and
    - ii) the lands zoned RD2(H) Residential Detached Zone Two (Blocks 61 to 68 inclusive), located at the most easterly limit of the subject lands, are acquired by the Owner and combined with the lands legally known as Block 42, Plan 65M-4149 to create 8 residential lots.
3. THAT Draft Plan of Subdivision File 19T-15V011 (CountryWide Homes Woodend Place Inc.) BE APPROVED, to permit a residential plan of subdivision consisting of 56 lots for single detached dwellings, 8 part blocks to be combined with the adjacent Block 42, Plan 65M-4149 to create 8 full lots for future detached dwellings, and 4 townhouse blocks containing 22 street townhouse dwelling units in the manner shown on Attachment #6, subject to the Conditions of Approval set out in Attachment #1 of this report.
4. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:



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“THAT Draft Plan of Subdivision File 19T-15V011 (CountryWide Homes Woodend Place Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 86 residential units (approximately 292 persons equivalent).”

5. THAT prior to final approval of the Draft Plan of Subdivision, the Owner shall resolve their Ontario Municipal Board appeal (Appeal #121) of Vaughan Official Plan 2010 as it pertains to the subject lands, to the satisfaction of the City Solicitor and Deputy City Manager, Planning and Growth Management.
6. THAT prior to final approval of the Draft Plan of Subdivision, the Owner submit a Minor Variance application to the Committee of Adjustment to address the minimum rear yard setback and minimum lot depth for Block 42 on Plan 65M-4149, to achieve consistent zoning for the future lot with the proposed zoning exceptions for the RD2 Residential Detached Zone Two for Block 61, as outlined in Table 1 of this report. The Committee's decision shall be final and binding, and the Owner shall satisfy any conditions imposed by the Committee.
7. THAT prior to final approval of the Draft Plan of Subdivision, the Owner submit a Part Lot Control Exemption application to establish the lot fabric on Block 42, Plan 65M-4149 to align with Blocks 61 to 68 inclusive on the subject Draft Plan to create 8 full lots for future detached dwellings.
8. THAT prior to final approval of the Draft Plan of Subdivision, the Owner shall enter into a Developer's Group Agreement with the other participating landowners within the Block 39 (North-West) Developer's Group to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services within Block 39 (North-West). This agreement shall also include a provision for additional developers to participate with the Developer's Group Agreement when they wish to develop their lands.

#### **Contribution to Sustainability**

The applications implement the following Goals and Objectives of Green Directions Vaughan:

Goal 1: To significantly reduce our use of natural resources and the amount of waste we generate:

- Objective 1.3: To support enhanced standards of stormwater management at the City and work with others to care for Vaughan's watersheds.

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.2: To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth
- Objective 2.3: To create a City with sustainable built form

Goal 3: To ensure that getting around in Vaughan is easy and has a low environmental impact

- Objective 3.1: To develop and sustain a network of sidewalks, paths and trails that support all modes of non-vehicular transportation
- Objective 3.2: To develop and sustain a network of roads that supports efficient and accessible public and private transit

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In accordance with the goals and objectives identified above, the Owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- steel insulated doors
- basement and blown attic insulation
- high efficiency furnaces and plumbing fixtures
- low-e, EnergyStar certified windows and patio doors
- locally sourced building materials, where feasible
- construction waste management practices to reduce and eliminate waste
- drought tolerant landscaping and native flora for a durable design that prevents erosion
- additional topsoil depths with edge management planting
- 50% of proposed sidewalks will be shaded by shade trees within 10 years of development
- a pedestrian-oriented development promoting open space and potential trail network connections within a five minute radius of the majority of the proposed dwelling units.

#### **Economic Impact**

There are no requirements for new funding associated with this report.

#### **Communications Plan**

On April 8, 2016, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands and to the expanded notification area shown on Attachment #3, as well as the Millwood Woodend Ratepayers Association. The Notice of Public Hearing was also sent to all residents who signed a Community Petition in objection to the proposed development sent to the attention of the Development Planning Department and Vaughan Council on February 9, 2016, and to all residents who attended the Community Meeting held on February 17, 2016. A copy of the Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and Notice Signs were installed on the subject lands in accordance with the City's Notice Sign Procedures and Protocols.

A Committee of the Whole (Public Hearing) was held on May 3, 2016, where the recommendation of the Committee was to receive the Public Hearing report and to forward a comprehensive technical report to a future Committee of the Whole meeting. The recommendation of the Committee of the Whole was ratified by Vaughan Council on May 17, 2016.

Community Meetings were held in the evening of February 17, 2016, and February 27, 2017, at the City of Vaughan and were initiated by the Local Councillor's office through motions approved by City Council. Additional working sessions between City of Vaughan staff, the agent, and a smaller working group comprised of local residents and stakeholders were arranged through the Local Councillor's office on September 9, 2016, September 26, 2016, and December 21, 2016.

The following is a list of individuals who made a deputation at the Public Hearing on May 3, 2016, or submitted written correspondence on the development proposal:

- T. Sorochinsky, representing the Millwood-Woodend Ratepayers' Association
- J. Collura, Via Borghese, Woodbridge
- R. Rodaro, Woodend Place, Woodbridge
- T. Varvara, Via Borghese, Woodbridge
- E. Caria, representing the Vellore Woods Ratepayers' Association
- F. Aykat Erdinc, Via Borghese, Woodbridge
- S. Wadhwa, Via Borghese Street, Woodbridge

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- M. Tkachenko, Via Borghese, Woodbridge
- D. Chiarlitti, Via Borghese, Woodbridge
- K. and J. De Bartolo, Via Borghese, Woodbridge
- D. and M. Campoli, Via Borghese Street, Woodbridge
- L. Gagliardi, Via Borghese, Woodbridge
- W. and F. Pellegrini, Via Borghese, Woodbridge
- S. Culmone, Via Borghese, Woodbridge
- S. Masciangelo, Via Borghese, Woodbridge
- P. Bartos, representing 2032331 Ontario Inc. (Saberwood Homes)
- G. Baluch, Millwood Parkway, Woodbridge
- L. Leonelli, Millwood Parkway, Woodbridge
- P. and M. Montagner, Millwood Parkway, Woodbridge
- P. and E. Hunt, Millwood Parkway, Woodbridge
- J. Dalimonte, Millwood Parkway, Woodbridge
- D. B. Gray, representing 2032331 Ontario Inc. (Saberwood Homes)
- T. M. Roman, representing the Block 39 Vellore Village Developers Group Inc.
- B. Kaur, Via Borghese, Woodbridge
- N. Barberi, Via Borghese, Woodbridge
- N. Barbiero, Via Borghese, Woodbridge
- G. and L. Biasutto, Via Borghese, Woodbridge
- V. Chand, Via Borghese, Woodbridge
- I. Chirokova, Via Borghese, Woodbridge
- D. D'Ascanio, Via Borghese, Woodbridge
- M. D'Ascanio, Via Borghese, Woodbridge
- J. Dantin, Via Borghese, Woodbridge
- P. Dantin, Via Borghese, Woodbridge
- D. Gagliardi, Via Borghese, Woodbridge
- S. and N. Grisolia, Via Borghese, Woodbridge
- A. Lombardi, Via Borghese, Woodbridge
- A. and F. Manocchio, Via Borghese, Woodbridge
- B. Mashadi, Via Borghese, Woodbridge
- Z. Masood, Via Borghese, Woodbridge
- C. and C. Montemarano, Via Borghese, Woodbridge
- N. and R. Panait, Via Borghese, Woodbridge
- C. Patel, Gambit Avenue, Woodbridge
- A. Piuto, Via Borghese, Woodbridge
- I. Rathgeb-Rodriguez, Via Borghese, Woodbridge
- R. Di Persio and A. Risi, Via Borghese, Woodbridge
- S. Madhusudan Shah and A. Sushil Shah, Gambit Avenue, Woodbridge
- T. Singh, Via Borghese, Woodbridge
- G. Singh, Via Borghese, Woodbridge
- A. Tersigni, Via Borghese, Woodbridge
- I. Barkan, Via Borghese, Woodbridge
- A. Barkan, Via Borghese, Woodbridge
- E. Varvara, Via Borghese, Woodbridge
- S. Kumar Wadhwa, Via Borghese, Woodbridge
- N. Wadhwa, Via Borghese, Woodbridge
- F. Zaeem, Via Borghese, Woodbridge
- Y. and K. Chul Kim, Via Borghese, Woodbridge
- L. and L. Chan, Via Borghese, Woodbridge
- K. Goodall, Lodgeway Drive, Maple

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- A. Tawpik, Via Borghese, Woodbridge
- C. Vescio-Trenton and T. Trenton. Via Borghese, Woodbridge
- R. Rocca, Vellore Village, Woodbridge

The following issues were identified and raised by the community through the written submissions, at the Public Hearing on May 3, 2016, at the Community Meetings held on February 17, 2016, and February 27, 2017, and at the working group meetings held on September 9, 2016, September 26, 2016, and December 21, 2016. The Development Planning Department offers the following responses to the areas of concern raised by the community below and in relevant sections throughout the report.

- a) The proposed development does not meet any of the goals or objectives of Vaughan Official Plan 2010 (VOP 2010)

The community has suggested that the proposed development does not meet any of the goals and objectives of VOP 2010, and that the proposed development contradicts numerous sections of VOP 2010.

#### Staff Response:

The Official Plan is a comprehensive, long range (30-year) planning document that provides a framework to manage growth and guide future land use. Every development application is subject to a comprehensive review for conformity with Provincial policy, and Regional and City Official Plan policy. Development applications that do not conform to VOP 2010 policy requirements are subject to an Official Plan Amendment application, and must undergo a comprehensive review by the Development Planning Department to assess all information provided in support of the applications, including community input. The Development Planning Department, with input from other departments, then formulate a planning opinion on the proposed development concept. This professional planning opinion represents the principles of good planning and is then presented in a technical report for Council's consideration. Official Plan Amendment applications require a decision by Council and Council's decision is subject to potential appeal to the Ontario Municipal Board (OMB).

The Development Planning Department has undertaken a fulsome and comprehensive review of the proposed development in consideration of applicable Provincial policies, Regional Official Plan policy and the policies of VOP 2010, and all the materials submitted in support of the development applications. Staff have also undertaken a comprehensive review of the proposed Draft Plan of Subdivision in consideration of the numerous sections of VOP 2010 that the community has identified concerns with.

The Official Plan is a document that is to be read in full, and contains numerous policies that are applied and balanced prior to implementation. While members of the community raised concerns of non-compliance with numerous sections of VOP 2010, Staff's review of the proposed development with respect to VOP 2010 identified two specific areas of non-compliance with the revised proposal. Sections 3.2.3.4. c), 9.1.2.2 and 9.1.2.3, being the policies related to the minimum vegetation protection zone (MVPZ) to core features and compatibility trigger the requirement for an Official Plan Amendment. Accordingly, the Owner's Official Plan Amendment File application (File OP.16.003) seeks Council's approval to amend these sections in order to facilitate the proposed development. Through the development review process, the Development Planning Department has determined that the proposed development maintains the goals, objectives and intent of VOP 2010 with respect to the areas of non-compliance identified

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in Staff's review. The proposed development, as revised, results in a net gain with respect to the MVPZ and the proposed revisions to the easterly portion of the Draft Plan of Subdivision facilitates a residential community that is compatible, but not identical, to the surrounding residential community, therefore the proposed amendments to Sections 3.2.3.4. c), 9.1.2.2 and 9.1.2.3 can be supported.

b) The proposed development will erode the surrounding estate residential community

The community has expressed concern that the character of the abutting estate residential community on Woodend Place will be diminished if the proposed development is approved, and that estate residential communities throughout the City are being eroded. The community has expressed concern that the City is not adequately protecting the character of these estate residential communities and the Urban Design Guidelines ("Guidelines") for Infill Development in Established Low-Rise Residential Neighbourhoods should be applied.

Staff Response:

The City recognizes that large lot neighbourhoods face development pressure as the City's population continues to grow. While market forces do play a role in where development pressure occurs, market forces do not determine whether infill development is appropriate. The policies of VOP 2010 guide how infill development in stable residential neighbourhoods will occur. 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 Guidelines and the Community Area Policy Review for Low-Rise Residential Designations Study ("Study"). The Guidelines were approved by Vaughan Council on October 19, 2016. The Study was approved by Vaughan 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 community has questioned how the Guidelines and Study are being applied with respect to the proposed development. The subject development applications were deemed "Complete" on January 19, 2016, and April 4, 2016. Development applications are assessed and reviewed based on existing policy at the time of a "Complete" application, therefore, these applications are not subject to the approved Guidelines or the Study. The Guidelines and Study identified Woodend Place as a large lot neighbourhood. While the Owner is not subject to the Guidelines or the Study due to the timing of the applications, the Development Planning Department has undertaken a comprehensive review of the proposed development within this large lot neighbourhood and have included Recommendations and conditions to reflect Staff's review of the Guidelines and the existing official plan policies related to compatibility that they serve to help clarify and implement. Staff have worked with the applicant to request changes to the proposed development concept to reflect Guideline considerations despite the fact that the application is not subject to the Guidelines.

c) The proposed development does not respect the character of the surrounding community

The current development proposal consists of 86 dwelling units, comprised of 64 single detached dwellings (on lots with frontages ranging from 7.6 m to 15 m) and 22 townhouse dwelling units, whereas the initial proposal presented at the May 3, 2016, Public Hearing consisted of 113 townhouse units.

To address the compatibility concerns, the Owner has twice revised the development proposal to reduce the proposed density by incorporating detached dwellings as the

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primary built form in the proposed development. At a working group meeting held on September 26, 2016, the Owner presented a revised development concept consisting of 24 townhouse units, all located at the most southerly portion of the subject lands, and 70 detached dwelling units, on lots with frontages ranging from 7.6 m to 9.2 m on the balance on the subject lands.

Based on further input from the Development Planning Department and the community, the Owner further revised the proposal to incorporate 8 detached dwellings on lots with a 15 m lot frontage along Via Borghese. The Owner's revised development concept includes detached dwellings on lots that are equal to or larger than the existing detached dwellings on lots along Via Borghese. The proposed detached dwellings on lots with frontages ranging between 7.6 m to 12 m have no visibility from the existing community located to the east, and are a compatible, not identical, built form that respects the local pattern of lotting, streets and blocks. The proposed detached dwellings also provide an appropriate transition from the size and configuration of nearby lots, and maintains a consistent pattern of height, scale and setbacks with the nearby residential properties to the east.

The compatibility along the Woodend Place interface is further discussed in the Land Use Policies/Planning Considerations section of this report.

d) The proposed built form will have a negative impact on the existing community

The community has expressed concern regarding the negative impacts the proposed townhouse dwelling units and detached dwellings (on lots with frontages ranging from 6.1 m to 15 m) will have on the existing community.

Staff Response:

The proposed built form within the Vellore Village Block Plan (Block 39) along the south side of Major Mackenzie Drive between Weston Road and Pine Valley Drive is characterized by a variety of lot sizes and building typologies, including townhouse dwellings, semi-detached dwellings, and detached dwellings of varying lot sizes. Via Borghese, which turns into Via Toscana east of Via Campanile, presently contains the same building forms being considered as part of the proposed development, including townhouse dwelling units within the RT1 Zone, and detached dwellings within the RD4 Residential Detached Zone Four (on lots with 7.6 m frontages), as shown on Attachment #4.

The proposed development includes lots and detached dwellings that are equal to or larger than the existing detached dwellings along the Via Borghese interface. The detached dwellings on the lots within the RD4 Zone and RD3 Zone (with frontages ranging between 7.6 m to 12 m) will not be visible from the existing community located to the east, and are a compatible, not identical, built form that respects the local pattern of lotting, streets and blocks, provides an appropriate transition from the size and configuration of nearby lots, and maintains a consistent pattern of height, scale, and setbacks with nearby residential properties.

Along the Woodend Place interface, the proposed development includes detached dwellings on lots within the RD4 Zone and RD2 Zone (with frontages ranging between 7.6 m to 15.7 m) and a flankage yard to a townhouse unit (approximately 28 m). The interface along Woodend Place will establish a transition from a smaller built form (within the RD4, RD2 and RT1 Zones) abutting estate residential lots on the opposite side of a public street (Woodend Place) much in the same way transition was previously

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established by Vaughan Council's approval of Draft Plan of Subdivision File 19T-03V20 (2032331 Ontario Inc.) between Woodend Place and smaller lots with detached dwellings separated by a public street (Via Borghese).

The proposed built form is further discussed in the Land Use Policies/Planning Considerations section of this report.

e) The proposed style is not consistent with the character of the existing community

The initial proposal presented at the May 3, 2016, Public Hearing meeting included 113 townhouse units designed in a contemporary architectural style. The Owner submitted an Urban Design Report to support this style, which is not presently located within the existing community.

Staff Response:

To acknowledge concerns respecting the architectural style of the proposed development, the Owner revised the design of the proposed dwelling units to a more traditional architectural style (Attachments #7 to #9), which complies with the Council approved Block 39 Vellore Village Community Architectural Design Guidelines prepared by Watchorn Architect Inc.

f) The proposed extension of Via Borghese will increase traffic and decrease safety for the existing community

The Owner is proposing the continuation of the public road network to accommodate the anticipated vehicular and pedestrian traffic that would be generated by this development proposal. The community has expressed their opposition to the proposed extension of Via Borghese and has requested that no vehicular connection be permitted between the existing community and the subject lands. Community members have requested that dead-ends or knock-down bollards be provided on the proposed road network to prevent infiltration through the existing community along the proposed extension of Via Borghese to Woodend Place.

Staff Response:

In support of the public road extension the Owner has submitted a Traffic Impact Study (TIS) and addendums (dated November 18, 2016 and January 10, 2017) to the TIS which supports extending Via Borghese as presently proposed. The TIS concludes that the extension of Via Borghese to connect to Woodend Place and then connecting to Major Mackenzie Drive will not negatively impact the existing community.

The community has expressed concern regarding the safety of residents and small children. The community requested assurance that the safety and security of the residents of the existing community is not compromised as part of any development approvals for the subject lands. The Development Engineering and Infrastructure Planning (DEIP) Department is satisfied with the findings of the TIS which identifies there will be no increased safety risk to the residents in the community as a result of the proposed development. Prior to final approval, if the City determines that traffic calming measures are warranted, the Owner will be required to design and construct traffic calming/management measures to the satisfaction of the City. A condition to this effect is included in Attachment #1 of this report.

The proposed public road extension is a similar and logical extension to the grid-like road network of Block 39 (Vellore Village). A grid pattern road network provides porosity and

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facilitates important access opportunities within the community. A grid pattern allows vehicular traffic to be dispersed, thereby providing congestion relief. Traffic concerns raised by the community have been addressed in the information submitted in support of the applications and are further discussed in the Development Engineering and Infrastructure Planning section of this report.

- g) The proposed development will negatively impact local amenities, including parks and schools

The community has expressed concern respecting the impact of the increased density on local amenities, with particular regard to parks and schools.

Staff Response:

The Vaughan Parks Development Department has reviewed the proposed development, and has no objection to its approval. The proposed development has also been reviewed by the York Region District School Board and York Catholic District School Board, who have advised that they have no objection to the proposed development with no conditions of approval.

- h) Tree removals occurred at 31 Woodend Place and no compensation was provided

The community has expressed concern regarding the tree removals that occurred at 31 Woodend Place over the period from December 2013 to spring 2014. The community is of the opinion that the City of Vaughan erred in allowing the former Owner of 31 Woodend Place to remove hazardous trees on the subject lands, and did not adequately respond to the situation or the public when advised of the tree removal activity.

Staff Response:

The tree removal incident at 31 Woodend Place occurred under the City's emergency provisions for hazardous tree removals following the December 22, 2013 ice storm which caused significant damage to several trees across the City. The magnitude of the damage caused by the ice storm resulted in the City's use of an emergency program to deal with hazardous tree removal on private property. The emergency program allowed the City to prioritize public tree and debris removal which posed a threat to public health and safety. As part of the emergency program, the public was allowed to submit pictures of hazardous trees on private property that required removal. The former Owner was not required to submit an Arborist Report as part of the request for the removals. During this time, the Transportation Services, Parks and Forestry Operations Department reviewed the submitted pictures and granted approval for the removal of hazardous trees without a permit where it was warranted.

Under this emergency program the former Owner was granted approval by the City to only remove the hazardous trees identified by the pictures submitted to the City. Following this approval, the former Owner removed a significant number of mature trees on the subject lands and the extent of removals by the former Owner was unknown.

- i) The remaining mature trees on the subject lands should be maintained

The community has expressed concern respecting the proposed removal of the remaining trees on the subject lands to facilitate the proposed development, as the subject lands contain natural features that should be maintained.



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Staff Response:

The Urban Design and Cultural Heritage Division of the Development Planning Department has reviewed the Tree Inventory and Preservation Plan and Arborist Report submitted in support of the proposed development applications. This Division has accepted the proposed removal of the majority of the existing trees on the subject lands subject to compensation in accordance with the City's Replacement Tree Requirements. Based on the Arborist Report 388 trees are required to be removed to facilitate the proposed development. This figure excludes the trees that were deemed hazardous and recommended for removal by the Arborist. Compensation for the removal of 388 trees equates to \$213,400. Replacement planting, to the satisfaction of the City, will reduce the compensation amount required by the Owner. Finalization of the existing tree removals and required compensation will be determined through the registration process of the Draft Plan of Subdivision. A condition to this effect is included in Attachment #1.

The proposed tree removal is discussed in greater detail in the Natural Heritage Network Assessment section of this report.

j) The applicability of Schedule 2 - "Natural Heritage Network" of Vaughan Official Plan 2010, Volume 1

The community has questioned what applicability Schedule 2 - "Natural Heritage Network" of Vaughan Official Plan 2010, Volume 1 has on any approvals for the subject lands, and what authority the City has to consider development applications from Owners that have appeals related to this Schedule.

Staff Response:

The subject development applications were deemed "Complete" on January 19, 2016, and April 4, 2016, under the *Planning Act*. At the time of Complete application, Schedule 2 was not approved by the Ontario Municipal Board, and was not in full force and effect, however the text of the VOP 2010, Volume 1, including Chapter 3 - "Environment" was applicable policy.

The former Owner of 31 Woodend Place filed a site-specific appeal to VOP 2010, Volume 1, with respect to the land use designation and policies, and the natural heritage network mapping and policies as they relate to the subject lands. The current Owner assumed the appeal of the previous Owner, and maintained the appeal with the expectation that the appeal matter would be resolved through the development approval review process. The Owner provided a letter of support to the City of Vaughan's proposed modifications to Schedule 2 - "Natural Heritage Network" to help bring the Schedule into full force and effect (Attachment #12). If approved Staff will require the OMB appeal to be resolved. A recommendation is included in this report to address this issue.

k) The legality of the demolition of the existing houses on Woodend Place

The community has expressed concern respecting the demolition that occurred to the existing houses on Woodend Place prior to the City granting any approvals related to the proposed development.

Staff Response:

On January 3, 2017, the Owner of the subject lands applied for and was issued Demolition Permits in accordance with the City's *Demolition Permit Application Requirements made under the Ontario Building Code (OBC) Act*. The Owner exercised a

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permitted right under the OBC and acted within their legal right to seek the necessary permits in order to demolish the existing buildings on the subject lands. The issuance of Demolition Permits does not require consultation with the Development Planning Department unless there are Heritage Vaughan matters related to the demolition. Given that 11, 31 and 51 Woodend Place are not listed or designated in the heritage inventory, the Development Planning Department did not have an objection to the demolition of the dwellings.

On May 11, 2017, the Vaughan Planning Department mailed a courtesy notice of this Committee of the Whole meeting to all individuals that either made a deputation at the Public Hearing, submitted correspondence (including a signed petition) in regards to the files, or requested notification of future meetings.

#### **Purpose**

To seek approval from the Committee of the Whole for the following applications on the subject lands as shown on Attachments #2 and #3, to facilitate a residential development on the subject lands consisting of 56 lots for detached dwellings, 8 part blocks to be combined with future part blocks on the adjacent lands to the east to create 8 full lots for future detached dwellings, and 4 townhouse blocks containing 22 townhouse dwelling units fronting onto an extension of Via Borghese and two new public streets (Streets "A" and "B"), as shown on Attachments #6 to #9:

1. Official Plan Amendment File OP.16.003 to amend the policies of Section 3.2.3.4 of Vaughan Official Plan 2010 (VOP 2010) regarding minimum vegetation protection zones and Sections 9.1.2.2 and 9.1.2.3 of VOP 2010 regarding the compatibility of new development within established Community Areas.
2. Zoning By-law Amendment File Z.15.032 to amend Zoning By-law 1-88, specifically to rezone the subject lands from RR Rural Residential Zone to RD2(H) Residential Detached Zone Two, RD3(H) Residential Detached Zone Three, RD4(H) Residential Detached Zone Four, RT1(H) Residential Townhouse Zone, all with a Holding Symbol "(H)", and OS4 Open Space Woodlot Zone in the manner shown on Attachment #6, together with site-specific zoning exceptions to Zoning By-law 1-88 identified in Table 2 of this report.
3. Draft Plan of Subdivision File 19T-15V011, as shown on Attachment #6, to permit a residential Draft Plan of Subdivision consisting of 56 lots for detached dwellings, 8 part blocks for future 8 detached dwellings, and 4 townhouse blocks, as follows:

Detached Residential Lots (Lots 1 to 56 inclusive)	1.53 ha
Part Blocks for Future Detached Dwellings (Blocks 61 to 68 inclusive)	0.30 ha
Townhouse Blocks (Blocks 57 to 60 inclusive)	0.43 ha
Buffer Blocks (Blocks 69 and 70)	0.31 ha
Road Widening (Block 71)	0.01 ha
0.3m Reserves (Blocks 72 to 80)	0.01 ha
Public Roads (R.O.W.)	0.62 ha
Total	3.21 ha

#### **Background - Analysis and Options**

##### *Synopsis:*

*The Owner is proposing to develop the subject lands with a residential plan of subdivision consisting of 56 lots for single detached dwellings, 8 part blocks for 8 future detached dwellings,*

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*4 blocks for 22 townhouse dwellings, open space blocks, and the extension of the public road network as shown on Attachment #6. The Development Planning Department supports the approval of the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications as they will facilitate a residential development that is compatible with the surrounding land uses and represents good planning.*

#### Location

The subject lands are located on the south side of Major Mackenzie Drive, east of Pine Valley Drive, shown as “Subject Lands” on Attachments #2 and #3, and are municipally known as 11, 31 and 51 Woodend Place.

#### Land Use Policies/Planning Considerations

The Development Planning Department has reviewed the Official Plan Amendment application to permit the proposed residential development on the subject lands, as shown on Attachment #6, in consideration of the following policies:

##### a) Provincial Policy Statement 2014

The Provincial Policy Statement (“PPS”) 2014 provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied province-wide and provides direction to support strong communities, a strong economy and a clean and healthy environment.

The PPS includes policies on key issues that affect communities, including:

- The efficient use and management of land and infrastructure
- Protection of the environment and resources
- Ensuring appropriate opportunities for employment and residential development, including support for a mix of uses

Part V – “Policies” of the PPS states (in part) the following:

Settlement Areas:

1.1.3.2 *“Land use patterns within settlement areas shall be based on:*

##### a) *densities and a mix of land uses which:*

- *efficiently use land and resources;*
- *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and,*
- *support active transportation; and,*
- *are transit-supportive, where transit is planned, exists or may be developed.”*

1.1.3.4 *“Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding of mitigating risks to public health and safety.”*

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Housing:

1.4.3 *"Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market by (in part):*

- c) *directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
- d) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and,*
- e) *establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety."*

The proposed development is consistent with the intent of the settlement areas and housing policies of the PPS, which promote the efficient use of land and support a healthy community. The subject lands are located along Major Mackenzie Drive, a planned Regional Transit Priority Network and Regional Cycling Network, and are in close proximity to existing retail and service commercial uses. The location of the development supports alternate modes of transportation such as transit, cycling and walking. The location of the development maximizes the use of existing infrastructure and minimizes land consumption. The proposed residential development also provides a variety of housing types for the City of Vaughan, thereby contributing to the projected housing needs.

b) Places to Grow – The Growth Plan for the Greater Golden Horseshoe

The Provincial Growth Plan for the Greater Golden Horseshoe ("Growth Plan") is intended to guide the development of land; encourage compact built form, transit supportive communities, diverse land uses, and a range and mix of housing types; and, direct growth to settlement areas that offer municipal water and wastewater systems. The Growth Plan outlines opportunities to make better use of land and infrastructure by directing growth to existing urban areas, as well as creating complete communities, stating (in part):

*"...communities that are well designed, offer transportation choices, accommodate people at all stages of life and have the right mix of housing, a good range of jobs and easy access to stores and services to meet daily needs."*

The Growth Plan states that a focus for transit and infrastructure investment to support future growth can be provided by concentrating new development in these areas and creating complete communities with diverse housing types. The proposed development is consistent with the policy framework of the Growth Plan as it optimizes the use of the existing land supply, makes efficient use of existing infrastructure, is located adjacent to planned transit and provides a mix of housing at densities that are supportive of these objectives.

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c) York Region Official Plan 2010

The York Region Official Plan 2010 (ROP 2010) designates the subject lands as “Urban Area” by Map 1 – “Regional Structure”, which permits a range of residential, commercial, employment and institutional uses, subject to additional policy criteria. The subject lands also abut a “Regional Transit Priority Network” being Major Mackenzie Drive (Map 11 – “Transit Network”) and a planned regional cycling connection (Map 10 – “Regional Cycling Network”).

ROP 2010 encourages a broad range of housing types within efficient and mixed-use compact communities at an overall transit-supportive density. The range of housing includes different forms, types and tenures to satisfy the needs of the Region’s residents. ROP 2010 identifies that the housing stock in the Region is primarily detached units; the housing market is faced with demands for a broader variety of housing forms to meet the needs of different households. The proposed development offers a mix of housing options (single detached dwellings of varying sizes and townhouses) in close proximity to public transit.

ROP 2010 also encourages pedestrian scale, safety, comfort and mobility, the enrichment of the existing area with attractive buildings, landscaping and public streetscapes. The proposed residential development will diversify the housing options found in the community and create pedestrian connections to Major Mackenzie Drive.

On July 15, 2016, York Region exempted Official Plan Amendment File OP.16.003 (CountryWide Homes Woodend Place Inc.) from approval by the Regional Committee of the Whole and Council. York Region has indicated they have no objections to the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision, subject to comments in the Regional Implications section of this report, and the conditions included in Attachment #1 of this report.

d) Former City of Vaughan Official Plan #600 – 31 Woodend Place

The previous Owner of 31 Woodend Place filed an appeal to VOP 2010, Volume 1 (identified as Appeal #121 in the City of Vaughan List of VOP 2010 Appellants) with respect to the land use designation and natural heritage policies as they apply to 31 Woodend Place. Given the unresolved appeal to VOP 2010, Volume 1, the former City of Vaughan Official Plan (OPA #600) remains in-effect for 31 Woodend Place, as such these lands are designated “Estate Residential” by Schedule B - “Vellore Urban Village 1” (Attachment #5).

The current Owner has maintained this appeal to VOP 2010, Volume 1. The Owner has advised that they will resolve the appeal to 31 Woodend Place through the development application review process for the subject applications and bring the policies of VOP 2010 into full force and effect as they apply to the subject lands (Attachment #12).

Should Vaughan Council approve the subject applications, a condition of approval is included in the Recommendation of this report requiring the Owner’s appeal of VOP 2010, Volume 1, to be resolved prior to final approval of the Draft Plan of Subdivision to the satisfaction of the City Solicitor and the Deputy City Manager, Planning & Growth Management.

e) Vellore Village Block Plan (Block 39) and Block 42, Plan 65M-4149

The Vellore Village Block Plan (Block 39) was approved by the Ontario Municipal Board (OMB) on May 6, 1998, which was considered by Vaughan Council on October 20, 1997.

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The Block Plan that was approved by the OMB did not include the subject lands, or the lands in the north-west quadrant of Block 39.

On September 25, 2006, Vaughan Council approved Draft Plan of Subdivision File 19T-03V20 (2032331 Ontario Inc.) which abuts the subject lands to the east, to facilitate the development of 21 detached dwellings on a public road (Via Borghese). Anticipating that the remaining lots in this area of Block 39 would likely be redeveloped, including with the Woodend Place community located further west, a 6 m wide strip of land (Block 42 on plan 65M-4149) was set aside for future development. This strip of land located at the most westerly limit of the parcel (Block 42, Plan 65M-4149) was zoned RD2(H) Residential Detached Zone Two with a Holding Symbol "(H)", subject to site-specific Exception (1281). The condition to remove the Holding Symbol "(H)" is dependent on the City approving development for the lands to the west (being Blocks 61 to 68 inclusive of the subject lands) and allocating sufficient sewage capacity.

While significant development is not expected or intended to occur within the stable residential areas, future development in this portion of the Block Plan was anticipated, planned for, and reflected in the approval by Vaughan Council. The 6 m wide block (Block 42, Plan 65-4149) was created and zoned for residential purposes, and held in trust by the City until the lands to the west (being the subject lands) are developed in accordance with the City's Official Plan and Zoning By-law 1-88, as established within the 2032331 Ontario Inc. Subdivision Agreement and implementing Zoning By-law #162-2007, being site-specific Exception 9(1281).

f) City of Vaughan Official Plan 2010 – 11 and 51 Woodend Place

11 and 51 Woodend Place, are designated "Low-Rise Residential" and "Natural Areas" by VOP 2010 and are located within a "Community Area" by Schedule 1 - *Urban Structure*. 31 Woodend Place is also designated "Low-Rise Residential" and "Natural Areas" by VOP 2010, and is located within a "Community Area" by Schedule 1 - *Urban Structure*. Given the unresolved appeal of 31 Woodend Place to VOP 2010 (identified as Appeal #121 in the City of Vaughan List of VOP 2010 Appellants) the in-effect land use designation of 31 Woodend Place is "Estate Residential" by Schedule B - "Vellore Urban Village 1" (Attachment #5). As previously noted, the Owner has advised that they will resolve the appeal to 31 Woodend Place through the development application review process for the subject applications and bring the policies of VOP 2010 into full force and effect as they apply to the subject lands.

The southerly limit of the subject lands abut a City-owned woodlot, which is a component of the Kleinburg Woods, a regionally significant Area of Natural and Scientific Interest (ANSI). Section 3.2.3.4 of VOP 2010 Core Features c) requires a minimum vegetation protection zone (MVPZ) of 10 m from the ANSI as measured from the woodland dripline. The dripline from the ANSI was staked and established with the Toronto and Region Conservation Authority (TRCA) on September 30, 2015. The proposed development does not provide a consistent 10 m wide MVPZ from the staked limit of the woodland dripline and therefore, an Official Plan Amendment application with supporting information has been submitted by the Owner.

The "Low-Rise Residential" designation of VOP 2010 permits detached dwellings, semi-detached dwellings and townhouses. Specifically, Sections 9.1.2.2 and 9.1.2.3 of VOP 2010 requires new development in "Community Areas" to be designed to respect and reinforce the physical character of the surrounding area, with particular regard for local patterns of lots, streets and blocks; the size and configuration of lots; the building type of

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nearby residential properties; and the height, scale and building setbacks of nearby residential properties.

“Community Areas” are generally established with a number of older, residential neighbourhoods that are characterized by large lots and/or by their historical, architectural, or landscape value. “Community Areas” 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. Staff was of the view that the original development proposal consisting of 113 townhouse units did not meet the compatibility criteria established by Sections 9.1.2.2 and 9.1.2.3 of VOP 2010 for new development within existing “Community Areas” as it relates to the existing residential community located to the west of the subject lands. The Owner has submitted an Official Plan Amendment application to address these policies of the Official Plan, and the Staff review of this amendment request is discussed in detail below.

i) Proposed Amendment to VOP 2010 – Section 3.2.3.4 Core Features c) 10 m minimum vegetation protection zone

The subject lands abut an Area of Natural Scientific Interest (ANSI) feature, the Kleinburg Woods, which requires a minimum vegetation protection zone (MVPZ) of 10 m from the staked woodland dripline. When the staking exercise took place, the TRCA noted evidence of vegetation removal along the woodlot edge. Given the challenges in determining a reasonable feature limit through the use of historic air photos, the TRCA and the City of Vaughan directed that the 10 m MVPZ be applied to the southern extent of the property line or the staked woodland dripline, whichever is greater.

Given the development constraints of the subject lands, particularly the alignment of “Street B” which must connect to Via Borghese and meet City engineering standards, a MVPZ cannot reasonably be achieved when taken from the southerly property line, therefore the Owner is proposing a MVPZ taken from the staked woodland dripline. In support of the MVPZ, the Owner has provided a Woodlot Buffer Calculation Methodology and Environmental Impact Study (EIS) which demonstrate a net gain when the MVZP is taken from the staked dripline. A MVZP of 10 m taken from the southerly property line results in an environmental buffer having a total area of 1,712 m<sup>2</sup>, whereas a MVZP that is an average of 10 m from the staked dripline, which includes a 6.6 m buffer at the narrowest point, results in an environmental buffer having a total area of 2,054 m<sup>2</sup>. This adjusted MVPZ results in an overall buffer area that is 342 m<sup>2</sup> larger. The environmental buffer is proposed to be zoned to an appropriate zone category, the OS4 Open Space Woodlot Zone, and dedicated into public ownership. A condition to this effect is included in the recommendation of this report.

The limits of the woodlot feature that were previously disturbed resulted in a loss to the City's tree canopy. To protect, enhance and restore this feature on a go-forward basis both the City of Vaughan and TRCA have requested an Edge Management Plan prior to final approval. The Edge Management Plan will use standards from the Urban Design and Cultural Heritage Division of the Development Planning Department for replanting within the environmental buffer, along with standards from the Transportation Services, Parks and Forestry Operations Department for replanting along the woodlot edge. The Edge Management Plan shall include enhancements that support the City's tree

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canopy initiatives beyond the minimum restoration requirements in order to account for the adjusted ANSI buffer. A condition to this effect is included in Attachment #1 of this report.

ii) Proposed Amendment to VOP 2010 - Sections 9.1.2.2 & 9.1.2.3 of VOP 2010 – respecting new development in “Community Areas”

The proposed development abuts two established neighbourhoods which are different in physical character and landscape. The residential neighbourhood located to the east of the subject lands is bound by Via Borghese to the west, Major Mackenzie Drive to the north, the Kleinburg Woods to the south, and to the east is a series of low-rise residential developments (which includes detached, semi-detached and townhouse built forms). The neighbourhood is generally comprised of detached dwellings within the RD2 and RD3 Zones, with lot frontages that range between 12 m to 15 m, and lot areas generally ranging from 324 m<sup>2</sup> to 450 m<sup>2</sup>.

The Owner is proposing to rezone the subject lands that front onto Via Borghese to an RD2 Zone, which will establish a detached dwelling lot equal to or greater in size than the existing lots and dwellings on the east side of Via Borghese. If approved, the proposed development will establish a residential lot fabric consistent with the existing local pattern of lotting and blocks, all with frontage to a public street (Via Borghese), with detached dwellings that maintain a consistent pattern of height, scale and setbacks as the detached dwellings and lots on the east side of Via Borghese. The proposed development within this portion of the Draft Plan meets the compatibility criteria established by VOP 2010.

The proposed development transitions east to west from the RD2 Zone to the RD3 Zone, RD4 Zone and RT1 Zone, and introduces a smaller lot fabric and a townhouse built form. The proposed mix of lot sizes and built form is consistent with the Vellore Village Block Plan (Block 39). The Vellore Village Block Plan, particularly the concession lots that are located on the south side of Major Mackenzie Drive, incorporate a variety of building types and lot sizes, including detached and townhouse dwellings which front onto a grid-like public road network, as shown on Attachment #4. Via Borghese turns into Via Toscana east of Via Campanile, and this road segment presently contains detached dwellings that are zoned RD4 (with 9 m frontages) and townhouse dwellings in the RT1 Zone approximately 700 m east of the subject lands. The transition within the proposed development from larger detached dwellings (18 m frontage) to smaller detached dwellings (7.6 m to 15 m frontages) and townhouses maintains the local pattern of lotting, blocks and streets, provides an appropriate transition in lot size, and establishes a residential development with consistent scale and setbacks.

The residential neighbourhood to the west of the subject lands is an established estate subdivision, bound by Woodend Place to the east, Major Mackenzie Drive to the north, and the Kleinburg Woods to the southwest. This existing area is zoned RR Rural Residential Zone as shown on Attachment #3, and is characterized by generous front, rear and side yard setbacks, and contains a private tree cover and a mature tree canopy.

The proposed development will facilitate detached dwellings on lots within the RD4 Zone and RD2 Zone (with frontages ranging between 7.6 m to 15.7 m) and a flankage yard to a townhouse unit (approximately 28 m) along the east side of



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Woodend Place. The Owner has submitted an Official Plan Amendment to address the compatibility criteria of Section 9.1.2.2 and 9.2.1.3 of VOP 2010 with respect to the interface of the proposed development to the west side of Woodend Place.

In considering the establishment of small lots (with minimum frontages of 7.6 m in the RD4 Zone and 6.1 m in the RT1 Zone) directly abutting estate residential lots (with minimum frontages of 45 m), the Development Planning Department has reviewed the intent of the creation of Block 42, Plan 65M-4149, the residential lot fabric that was created when Vaughan Council approved Draft Plan of Subdivision File 19T-03V20 (2032331 Ontario Inc.), and the evolving character of the surrounding community.

Future development was anticipated in this area of the Block Plan based on the zoning of the 6 m block (Block 42, Plan 65M-4149) to an RD2(H) Zone on the east side of the subject lands. As part of the approval of the Draft Plan of Subdivision (File 19T-03V20 - 2032331 Ontario Inc.) it was recognized that future development may encroach further west, into the Woodend Place estate residential subdivision, and a Holding Symbol "(H)" was placed on Block 42. The removal of the "(H)" is dependent on the City approving development on the adjoining lands to the west (being the subject lands) and allocating sufficient capacity to service the lands, as outlined in Zoning By-law 1-88 Exception 9(1281).

Through the approval of the Draft Plan of Subdivision (File 19T-03V20 - 2032331 Ontario Inc.) a residential development with smaller lots than the abutting lands and a grid-like road network was established directly abutting the Woodend Place estate subdivision. The approved residential development established a more efficient public road network, and created a transitional residential development from the existing estate subdivision to the west which consisted of a larger lot fabric (Woodend Place) to the more modest and dense lot fabric located to the east of the subject lands (Via Borghese). The Woodend Place estate subdivision was physically separated from the smaller lot fabric (in the RD2 and RD3 Zones) by a public road (Via Borghese). The public road allows for a greater separation distance to be established from the estate lots. The subject applications are proposing a similar approach to address the variation in lots sizes on the east versus west side of Woodend Place. The proposed interface along Woodend Place will establish a transition area similar to what was established by Draft Plan of Subdivision File 19T-03V20 (2032331 Ontario Inc.).

Beyond the abutting lands within in the surrounding community, the introduction of a more intense building typology was introduced in 2012 with Vaughan Council's approval of a 6-storey, adult life-style/seniors apartment building (1668872 Ontario Inc. c/o Royal Pine Homes) located on Pine Valley Drive, approximately 150 m south of Major Mackenzie Drive. The approved building contains 98-units and has a Floor Space Index of 1.765 times the area of the lot. The approved building is presently under construction.

Directly north of this approved apartment building, the lands located in the south east quadrant of Major Mackenzie Drive and Pine Valley Drive, municipally known as 4455 and 4477 Major Mackenzie Drive have been the subject of development interest for several years. In 2012, in response to community concerns Vaughan Council approved Site Specific Policy Section 13.15 – "South East Corner of Major Mackenzie Drive and Pine Valley Drive" to ensure

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comprehensive planning for this area. The site-specific policy for the lands was in response to a site-specific appeal (Appellant #65) to VOP 2010. The intent of Section 13.15 is to identify the evolving character of the south-east corner of Pine Valley Drive and Major Mackenzie Drive, and allow Council to initiate a comprehensive study with respect to land use, urban design, environmental and heritage potential and traffic impact. Applications for an Official Plan Amendment (File OP.17.005) and Zoning By-law Amendment (File Z.17.013) have recently been submitted to the Development Planning Department seeking approval to develop the lands known municipally as 4433 – 4477 Major Mackenzie Drive. There are no approvals related to these applications at this time.

In consideration of the above and the reasons outlined within this report, the Owner has demonstrated that the proposed development meets the intent of the “Community Area” and “Core Feature” policies of VOP 2010, and provides a low-rise residential development that is appropriate and compatible, but not identical, with the surrounding development(s) and will have no adverse impacts on the adjacent woodlot. As a result, Staff is of the opinion that Official Plan Amendment File OP.16.003 can be supported by the Development Planning Department.

#### Zoning

The subject lands are zoned RR Rural Residential Zone by Zoning By-law 1-88, as shown on Attachment #3. To facilitate the proposed Draft Plan of Subdivision shown on Attachment #6, an amendment to Zoning By-law 1-88 is required to rezone the subject lands in the manner shown on Attachment #6, together with the following site-specific zoning exceptions:

Table 1: Proposed Zoning Exceptions

	<b>Zoning By-law 1-88 Standard</b>	<b>RD2 Residential Detached Zone Two Requirements</b>	<b>Proposed Exceptions to the RD2 Residential Detached Zone Two</b>
a.	Minimum Exterior Side Yard (Blocks 62 and 68)	4.5 m	3.5 m
b.	Minimum Lot Depth (Block 61 Only)	30 m	27 m
c.	Minimum Rear Yard (Block 61 Only)	7.5 m	6 m
d.	Permitted Rear Yard Encroachments (All Lots and Blocks)	Exterior stairways, and porches and balconies which are uncovered, unexcavated and unenclosed and not constructed on footings may encroach into a rear yard to a maximum of 1.8 m.	Exterior stairways, and porches and balconies which are uncovered, unexcavated and unenclosed and not constructed on footings may encroach into a rear yard to a maximum of 2.4 m.

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	<b>Zoning By-law 1-88 Standard</b>	<b>RD3 Residential Detached Zone Three Requirements</b>	<b>Proposed Exceptions to the RD3 Residential Detached Zone Three</b>
e.	Minimum Interior Side Yard (Lot 56)	1.2 m  The minimum interior side yard on one side may be reduced to 0.6 m where it abuts a side yard of 1.2 m	1.2 m  The minimum interior side yard on one side may be reduced to 0.6 m, and abut another interior side yard of 0.6 m, provided that the interior side yard on the other side is 1.2 m
	<b>Zoning By-law 1-88 Standard</b>	<b>RD3 Residential Detached Zone Three Requirements</b>	<b>Proposed Exceptions to the RD3 Residential Detached Zone Three</b>
f.	Permitted Rear Yard Encroachments (Lot 56)	Exterior stairways, and porches and balconies which are uncovered, unexcavated and unenclosed and not constructed on footings may encroach into a rear yard to a maximum of 1.8 m.	Exterior stairways, and porches and balconies which are uncovered, unexcavated and unenclosed and not constructed on footings may encroach into a rear yard to a maximum of 2.4 m.
	<b>Zoning By-law 1-88 Standard</b>	<b>RD4 Residential Detached Zone Four Requirements</b>	<b>Proposed Exceptions to the RD4 Residential Detached Zone Four</b>
g.	Minimum Lot Frontage (All lots)	9 m	7.6 m
h.	Minimum Interior Side Yard (All lots)	1.2 m  The minimum interior side yard on one side may be reduced to 0.6 m where it abuts a side yard of 1.2 m, except where it abuts a non-residential use, in which case the minimum side yard shall be 3.5 m	1.2 m  The minimum interior side yard on one side may be reduced to 0.6 m, and abut another interior side yard of 0.6 m or a rear yard, provided that the interior side yard on the other side is 1.2 m

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i.	Minimum Exterior Side Yard (Lots 16, 17, 35, 36 and 51)	4.5 m	3.5 m
j.	Permitted Rear Yard Encroachments (All Lots)	Exterior stairways, and porches and balconies which are uncovered, unexcavated and unenclosed and not constructed on footings may encroach into a rear yard to a maximum of 1.8 m.	Exterior stairways, and porches and balconies which are uncovered, unexcavated and unenclosed and not constructed on footings may encroach into a rear yard to a maximum of 2.4 m.
	<b>Zoning By-law 1-88 Standard</b>	<b>RD4 Residential Detached Zone Four Requirements</b>	<b>Proposed Exceptions to the RD4 Residential Detached Zone Four</b>
k.	Maximum Interior Garage Width (Lots 2, 3, 40, 41, 45, 46 and 47)	3.048 m	5 m
	<b>Zoning By-law 1-88 Standard</b>	<b>RT1 Residential Townhouse Zone Requirements</b>	<b>Proposed Exceptions to the RT1 Residential Townhouse Zone</b>
l.	Maximum Building Height (All Blocks)	11 m	12.6 m
m.	Minimum Rear Yard (All Blocks)	7.5 m	6 m

The Development Planning Department has reviewed the proposed site-specific exceptions to zoning By-law 1-88 and provides the following comments:

The proposed exception to the RD2 Residential Detached Zone Two for the exterior side yard is consistent with the existing residential subdivision to the east and can be supported. The proposed rear yard encroachment for a porch in the RD2 Residential Detached Zone two is considered minor in nature and will not impact any existing development, and therefore can be supported. The proposed exceptions for minimum lot depth and minimum rear yard are required to accommodate one residential block for future development (Block 61) that is constrained by the extension of Via Borghese to the north, and a required minimum vegetation protection zone (Block 70) from the woodlot located to the south. The proposed exceptions for reduced minimum lot depth and minimum rear yard is limited to one lot within the RD2 Zone and is considered to be minor in nature.

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The proposed exceptions to the RD3 Zone for the interior side yard and rear yard encroachment for a porch is limited to one lot (Lot 56) and will not impact the surrounding existing area, and can therefore be supported.

The proposed exceptions to the RD4 Residential Detached Zone Four for lot frontage, interior side yard, and exterior side yard reflect development standards that are consistent with zoning exceptions permitted for detached dwellings in close proximity to the subject lands. The proposed rear yard encroachment for a porch will not impact the surrounding existing area, is considered minor in nature and can be supported. The proposed exception for maximum interior garage width is proposed for 7 lots only and would accommodate a wider garage interior for additional storage purposes for these units, and is considered minor in nature.

The RT1 Residential permits a maximum building height of 11 m and a minimum rear yard of 7.5 m. The Owner is proposing a maximum building height of 12.6 m and minimum rear yard of 6 m for all Blocks. The requested relief for building height is to accommodate a pitched roof design and is in response to grading conditions in this area of the Draft Plan. The subject lands slope downwards to the west, which would make the additional building height imperceptible from street. This requested exception for a minimum rear yard of 6 m is consistent with zoning exceptions permitted for the residential subdivision located directly east of the subject lands (File 19T-03V20 - 2032331 Ontario Inc.).

In consideration of the above, the Development Planning Department is satisfied that the proposed amendments to Zoning By-law 1-88 maintain the intent of the Official Plan and will facilitate a residential development that is compatible with the existing and planned built form in the surrounding area.

Should the applications be approved, in consideration of the lot assembly that must occur with Block 42, Plan 65M-4149 and the subject lands, prior to final approval, the Owner will be required to submit a Minor Variance application to the Committee of Adjustment to address the minimum rear yard setback and minimum lot depth for Block 42, Plan 65M-4149, to achieve consistency with the proposed zoning exceptions for the RD2 Residential Detached Zone Two for Block 61, as outlined in Table 1. The Committee's decision shall be final and binding, and the Owner shall satisfy any conditions imposed by the Committee. A condition to this effect is included in the Recommendation of this report.

Holding Symbol "(H)"

The Development Engineering and Infrastructure Planning (DEIP) Department has confirmed that Council can allocate available and unrestricted servicing capacity from the York Sewage Servicing / Water Supply System for a total of 86 residential units (292 persons equivalent). A condition to this effect is included in the recommendation of this report. Therefore, no Holding Symbol "(H)" is required to address servicing capacity.

While additional capacity was anticipated and planned for in the event of local improvements through the Block 39 NW Core Services Plan (the "Servicing Plan"), which was included in the Functional Servicing Report (FSR) submitted in support for the proposed development, the proposed development on the subject lands is greater than the densities anticipated by the Servicing Plan within this drainage boundary, and exceeds the existing population figures. As a result, pump station improvements may be required to service the additional population. Sanitary Servicing is discussed in greater detail in the Development Engineering and Infrastructure Planning (DEIP) Department section of this report. Given the unresolved sanitary servicing matters, DEIP Department is requiring that the Holding Symbol "(H)" be applied to the whole of the subject lands until such time as the downstream pump station and sanitary sewer conveyance issues be resolved to the satisfaction of the City, a condition to this effect is included in the recommendation of this report.

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Notwithstanding the above, until such time that the Owner acquires Block 42, Plan 65M-4149, Blocks 61 to 68 inclusive on the Draft Plan will continue to be zoned with the Holding Symbol “(H)” until they are combined with the abutting lands to the east, to facilitate the future full single lots. A condition to this effect is included in the Recommendation of this report.

#### Block 42, Plan 65M- 4149 – Removal of the Holding Symbol “(H)” and Part Lot Control Exemption

As previously noted, the abutting lands to the east of the subject lands contain a vacant, 6 m wide parcel of land being Block 42 on Plan 65M-4149, which is zoned RD2(H) by Zoning By-law 1-88 subject to site-specific Exception 9(1281). The Owner is proposing to combine Blocks 61 to 68 inclusive on the proposed Draft Plan of Subdivision, as shown on Attachment #5, with Block 42, Plan 65M-4149, to create 8 full lots for future residential development.

In order to facilitate the creation of the full lots, the Owner must submit a Part Lot Control Exemption application for Block 42, Plan 65M-4149, to create the blocks to be combined with the proposed corresponding Blocks 61 to 68 of the subject Draft Plan of Subdivision.

The Development Planning Department recommends that Blocks 61 to 68 inclusive of the subject Draft Plan of Subdivision be zoned with the Holding Symbol “(H)” to ensure that Block 42 is acquired and the Part Lot Control application approved to create full lots, prior to the Holding Symbol “(H)” being removed for Blocks 61 to 68. A condition to this effect is included in the Recommendation of this report.

#### Subdivision Design

The Draft Plan of Subdivision shown on Attachment #6, includes 56 lots (Lots 1 to 56 inclusive) to be developed with detached dwellings, with lot frontages ranging from 7.6 m to 15 m, 8 part blocks (Blocks 61 to 68 inclusive) and 4 blocks (Blocks 57 to 60 inclusive) to be developed with 22 townhouse dwelling units having a 6.1 m frontage.

Lot 1 of the Draft Plan has a 15 m frontage, and is located at the north west limit of the subject lands which fronts onto Woodend Place and flanks Major Mackenzie Drive. Part Blocks (Blocks 61 to 68 inclusive) are proposed on the west side of Via Borghese where the subject lands abut Block 42, Plan 65M-4149. Blocks 61 to 68 have 15 m frontages and establish a lot fabric with similar or larger lots than the existing residential lots located to the east of the subject lands. Via Borghese is a public road that acts as the interface between the existing residential development to the east and the subject development proposal. The existing and proposed built form on Via Borghese, which will be developed with consistent development standards established by the proposed amending Zoning By-law, in the RD2 Zone, will establish a consistent, not identical, lot fabric on both sides of Via Borghese.

The transition between the existing residential community located to the east and the interior of the proposed development is created through the introduction a smaller lot fabric. Lot 56 has a 12 m frontage, and Lots 2, 3, 40, and 41 have 9.8 m frontages, and are located directly adjacent to the 15 m lots. The reduction in lot size from 15 m (Lot 1, Blocks 61 to 68 inclusive) to 12 m (Lot 56) or 9.8 m (Lots 2, 3, 40, and 41) establishes the transition to the smaller 7.6 m lots located throughout the Draft Plan. An additional three lots with 9.8m frontages (Lots 45 to 47 inclusive) have been proposed along the east side of Street “A” of the Draft Plan to provide for lot variety and interest.

The Draft Plan of Subdivision includes an extension to and maintains the alignment of Via Borghese, located along the southerly portion of the subject lands. Townhouse Blocks are located on the south side of the Via Borghese extension. The four Townhouse Blocks will facilitate the creation of 22 townhouse units, with a maximum of 5 to 6 units per block. Townhouse Blocks

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have been proposed in this area of the Plan to utilize a reduced lot depth, which is constrained by the extension of Via Borghese to the north, and a required environmental buffer (Block 70) from the woodlot located to the south.

The Draft Plan of Subdivision contains two local roads (Streets “A” and “B”) which will be dedicated to the City of Vaughan as public roads. The extension of the public road network is supported by the Development Planning Department because it implements a grid-like street network that supports convenient and efficient travel in accordance with Section 4.2.1.5 of VOP 2010. The proposed road network is also supported by the DEIP Department as noted in their section of this report.

The Draft Plan of Subdivision contains two buffer blocks (Blocks 69 and 70). Block 69 is located along the Major Mackenzie Drive right-of-way and will form a landscape Buffer Block, which shall be landscaped to the satisfaction of the City, and dedicated into public ownership free of all cost and encumbrances. Block 70 located along the southerly limit of the subject lands and adjacent to the woodlot is an environmental Buffer Block to the Kleinburg Woods. Block 70 will be rezoned to an appropriate Open Space Zone category (OS4 Zone), and dedicated into public ownership free of all cost and encumbrances. Conditions to this effect are included in Attachment #1.

All development within the Draft Plan of Subdivision is required to proceed in accordance with the Vaughan Council approved Block 39 Vellore Village Community Architectural Design Guidelines prepared by Watchorn Architect Inc., and the Block 39 Vellore Village Landscape Master Plan prepared by The MBTW Group. A condition to this effect is included in Attachment #1.

The Vaughan Development Planning Department is satisfied with the proposed subdivision design, subject to the comments in this report, and the conditions of approval outlined in Attachment #1.

#### Revisions to the Draft Plan of Subdivision

The Draft Plan of Subdivision has been revised a number of times. The original proposal that was presented at the Committee of the Whole (Public Hearing) on May 3, 2016, proposed 22 blocks containing 113 townhouse units, as shown on Attachment #9. During the Public Hearing, the Owner’s representative presented a revised proposal that incorporated 7 detached dwellings on the west side of Via Borghese, and the balance of the revised Plan consisted of 20 blocks containing 97 townhouse units, as shown on Attachment #10.

In response to concerns raised by internal City Departments, external agencies, and feedback provided by the public (respecting compatibility with the existing residential development located to the east of the subject lands) the Owner revised the applications to the current plan shown on Attachment #6.

#### Tree Removals at 31 Woodend Place

As noted earlier in this report, the tree removal incident at 31 Woodend Place occurred under the City’s emergency provisions for hazardous tree removals following the December 22, 2013 ice storm which caused significant damage to several trees across the City. The magnitude of the damage caused by the ice storm resulted in the City’s use of an emergency program to deal with hazardous tree removal on private property. The emergency program allowed the City to prioritize public tree and debris removal which posed a threat to public health and safety. As part of the emergency program, the public was allowed to submit pictures of hazardous trees on private property that required removal. The Transportation Services, Parks and Forestry Operations Department reviewed the submitted pictures and granted approval for the removal of hazardous trees without a permit where it was warranted.

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Under this emergency program the former Owner was granted approval by the City to only remove the hazardous trees identified by the pictures submitted to the City. Following this approval, the former Owner removed a significant number of mature trees on the subject lands, the extent of removals was unknown as the former Owner was not required to submit an Arborist Report as part of the request for the removals.

As part of the technical review of this development proposal, the City's Transportation Services, Parks and Forestry Department engaged R & B Cormier Inc. and undertook a Tree Loss and Replacement Assessment ("Assessment") to determine the full extent of the loss that occurred at 31 Woodend Place. The findings of the Assessment determined that approximately 263 trees were removed from the subject site, however, the Assessment was unable to determine how many of the 263 removed trees were hazardous. As a result of the inconclusive findings of this review, the City cannot seek compensation from either the current or former Owner for the tree removals that occurred at 31 Woodend Place.

#### Natural Heritage Network Assessment

In support of the proposed development, the Owner has submitted an Environmental Impact Study (EIS) which assess the potential impacts that the proposed development may have on the natural heritage and hydrological environment. In accordance with VOP 2010, Chapter 3 – "Environment" of VOP 2010, Volume 1 directs that woodlands must be protected and enhanced, however, Section 3.3.3.3 allows for the removal of some woodlands where it has been determined the woodland does not meet the test of being considered as having regional significance. To determine a woodlands potential as being of regional significance the following matters are considered: if the woodlands are considered early successional or contain invasive species, if the woodlands do not contain rare or endangered plants, animals or species, and if the woodland is located outside or is not connected to the Natural Heritage Network.

The EIS notes that the subject lands are largely dominated by manicured lawns, planted trees and portions of remnant woodlands within the northern third of the subject lands (immediately south of Major Mackenzie Drive). Site observations during the summer and fall of 2015 indicate there was disturbance to the vegetated area along Major Mackenzie Drive related to a road widening and underground sewer upgrade initiated by York Region as part of the Major Mackenzie Drive widening. These construction activities have resulted in the removal of several trees located along the northern portion of the subject lands. The findings of the EIS conclude that the remaining vegetation on the subject lands does not meet the minimum size, species or location criteria to be deemed significant woodlands, and therefore can be considered for removal.

Given the findings of the EIS, the Owner is proposing to remove the remaining 565 trees on the subject lands in order to facilitate the proposed development. Through ongoing discussions with the City of Vaughan and the TRCA it was determined that the proposed grading works required to facilitate the proposed development will affect tree rooting zones and tree preservation will not be possible. To mitigate the removal of the trees, the EIS recommends that compensatory plantings be provided to obtain an overall ecological net gain for the nearby Natural Heritage Network or Regional Greenlands System, in accordance with Section 3.3.3.4 of VOP 2010.

The Owner will be required to provide compensation as recommended by the EIS, as replanting or cash-in-lieu thereof, in accordance with the City's Replacement Tree Requirements and Section 3.3.3.4 of VOP 2010. A condition to this effect is included in Attachment #1.

#### Vaughan Development Planning Department, Urban Design and Cultural Heritage Division

The Vaughan Urban Design and Cultural Heritage Division of the Development Planning



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Department has reviewed the applications and advised that the subject lands are cleared of any concern for archaeological resources, subject to the following conditions:

- a) Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.
- b) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Region Police Department, the Regional Coroner, the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services, and Vaughan's Development Planning Department, Urban Design and Cultural Heritage Division.

#### Developer's Group Agreement

The subject lands were previously owned by non-participating landowners in the Block 39 Plan Area, and as such were not included in the Block 39 (North-West) Developers Group Inc. Agreement regarding the provision of servicing infrastructure, roads, parks and open spaces.

In order for the Owner to obtain Block 42, Plan 65M-4149, which is presently being held in trust by the City of Vaughan, the Trustee for the Block 39 Developers' Group must advise the City in writing that the beneficial Owner (2032331 Ontario Inc.) of Block 42, Plan 65M-4149 and the Owner of the lands to the west (CountryWide Homes) have executed the Block 39 Developers' Group Agreement. The City must also be advised that the parties are in good standing with respect to the terms and conditions of the Agreement related to the development of Block 42, Plan 65M-4149 in conjunction with the abutting lands. The City will convey Block 42, Plan 65M-4149 back to the beneficial Owner, at no cost to the City, upon receipt of the aforementioned notice from the Trustee of the Block 39 Developers Group and when the City is satisfied that Block 42, Plan 65M-4149 will be developed in accordance with the City's Official Plan and Zoning By-law.

On March 23, 2017, the Trustee for the Block 39 Developers Group advised the City of Vaughan that the Owner has satisfied all obligations, financial and otherwise, to the satisfaction of the Block 39 Developers Group with respect to the development of Block 42, Plan 65M-4149. Should Vaughan Council approve the recommendations of this staff report, the Owner will be able to acquire Block 42, Plan 65M-414.

#### Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

The DEIP Department has reviewed the proposed Draft Plan of Subdivision and supporting documents, and provided the following comments:

- a) Municipal Servicing Agreement

A Subdivision Agreement is required to implement the proposed development.

- b) Road Network

Access to the subject lands is proposed from existing roads (Woodend Place and Via Borghese) and two new 17.5 m wide proposed roads (Streets "A" and "B") as shown on Attachment #6 that will connect to Via Borghese and Woodend Place. The proposed road network establishes a logical continuation of the existing public road network of Block 39 (Vellore Village). A grid pattern road network provides porosity and allows vehicular traffic to be dispersed while facilitating convenient and efficient travel.

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If the applications are approved, Woodend Place which is currently constructed as a rural cross-section will have to be reconstructed as an urban cross section, at a higher elevation, in accordance with the City's criteria. A retaining wall and/or the box culvert utilized for the storage of storm drainage will make up the grade difference to the existing residential lands located to the west of the subject lands, which naturally slope downwards with the overland drainage routes to the existing residential lots. Finalization of the road details must be provided to the City at the detailed design stage, and any road works shall not affect the integrity of the municipal road network, or the existing residential properties to the west.

#### c) Sidewalks

The proposed pedestrian network of the Draft Plan is extensive, and includes sidewalks on at least one side of every street, save and except for Via Borghese. The Plan includes new sidewalk connections along the east side of Woodend Place, along the east side of proposed Street "A", along the north side of Street "B", and along the south side of the Via Borghese extension.

Sidewalks improve accessibility for pedestrians and are a key element of "complete streets". The pedestrian network connects the proposed residential community to schools, community facilities, shopping centres, recreational activities and transit stops within the Block 39 Plan area and beyond. Given that the subject lands abut a planned regional multi-use trail along Major Mackenzie Drive, the City is requesting that an additional sidewalk connection be provided from Street "A" to Major Mackenzie Drive, through the landscape buffer block. A condition to this effect is included in Attachment #1.

The City has requested that the Owner provide a new sidewalk connection along the west side of Via Borghese. While the Owner has submitted justification to explain the challenges in their ability to construct a sidewalk on the west side of Via Borghese, including the location of an existing transformer, Staff are still examining whether a sidewalk could be accommodated on the west side of Via Borghese recognizing existing site constraints. As a result, Staff are including a condition in Attachment #1 that the Owner shall install a sidewalk on the west side of Via Borghese, if deemed feasible, to the satisfaction of the City.

#### d) Servicing Capacity Allocation

On December 13, 2016, the City's latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. The report confirmed servicing capacity is available to support continued urban growth throughout the City over the next three years. Accordingly, servicing capacity for the proposed development is available and unrestricted. Therefore, the following resolution to allocate capacity to the subject development has been included in the recommendations section of this report in conjunction with the approval of the Draft Plan of Subdivision:

"THAT Draft Plan of Subdivision File 19T-15V011 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 86 residential units (approximately 292 persons equivalent)."

#### e) Stormwater Management

Based on the current typography of the subject lands, the overland drainage runs east to west and to Marigold Creek, a tributary of the East Humber River. The subject lands presently form part of an estate residential community that utilizes private septic and well water systems. When the Master Environmental Servicing Plan (MESP) design for the

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greater Block 39 NW community was completed, the subject lands were not included as part of the stormwater management strategy due to the existing topography. Therefore, the subject lands do not have access to the current facility located at Pine Valley Drive and Davos Road.

In support of the proposed development, the Owner has submitted a Functional Servicing Report (FSR), prepared by Schaeffer & Associates Ltd., which proposes to continue to discharge stormwater from the subject lands to Marigold Creek. Post development water quality control will be provided via an oil-grit separator and will include infiltration within an underground storage tank/box culvert. Quantity control will be provided by utilizing a box culvert sewer for storage, and a multiple orifice outlet structure will control post-development peak flows to provide erosion control. The proposed system will outlet directly to a feeder system of Marigold Creek. Additionally, there are foundation drain collectors proposed along Woodend Place.

The proposed stormwater management strategy does not align with the City's current criteria for stormwater management, but does meet good engineering principles and best practices. The DEIP Department and the Environmental Services Department are supportive of the stormwater management proposal as a pilot project. In support of this pilot project, the Owner will be required to undertake monitoring, reporting, testing and provide an evaluation of the advantages of the proposed stormwater management technique. A condition to this effect is included in Attachment #1.

#### f) Sanitary Servicing

The proposed residential units frontage on Via Borghese will require sewer connections to the existing sanitary sewer on Via Borghese, however, the balance of the residential units cannot outlet to Via Borghese due to the depth of the sewer. The FSR proposes to capture the sanitary drainage via a new sanitary sewer to be constructed external to the site, which would connect to an existing sanitary sewer located approximately 210 m south of Major Mackenzie Drive, and located on the east side of Pine Valley Drive. The proposed sewer will cross-over dual Regional culverts that traverse Major Mackenzie Drive, from north to south. This section of sewer, due to its shallow depth, will require insulation so that it is protected. The shallow sewer depth may preclude the proposed homes fronting onto Woodend Place (Lots 1 to 16) from having basements.

Sewage from the proposed development will ultimately outlet to the sanitary pumping station located at Pine Valley Drive and Davos Road. The FSR provided a copy of the Block 39 NW Core Services Plan identifying the sanitary drainage areas to the pump station that includes the subject lands. External lands connected to the existing sanitary pump station were accounted for in the design, and include the three existing residential lots at 11, 31 and 51 Woodend Place, as well as an additional 45 "estate" type lots which utilize private septic and well systems, in the event of local improvement.

While additional capacity was anticipated and planned for in the event of local improvements, the proposed development on the subject lands is greater than the densities anticipated by the Servicing Plan within this drainage boundary, and exceeds the existing population figures. As a result, pump station improvements will be required to service the additional population. Improvements may include but are not limited to upgrading pumps, electrical systems, and upsizing sewers. Given the above, a comprehensive study of the tributary area is required. The Owner has initiated a request through the Environmental Services Department to monitor sanitary sewer flows downstream of the proposed development to the City's existing sanitary pump station at the intersection of Pine Valley Drive and Davos Road.

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Given the unresolved downstream sanitary delivery issues, the following condition is included in the Recommendation of this report and Attachment #1:

“THAT a Holding Symbol “(H)” and no “Pre-Sale” Agreement shall be applied to the subject lands until such time as the downstream pump station and sanitary sewer conveyance issues are resolved to the satisfaction of the City.”

#### g) Water Servicing

The subject lands are located within Pressure District No. 6 of the York Water Supply System. The FSR submitted in support of the proposed development seeks to connect the two existing watermains on Via Borghese in order to provide a looped system. The majority of the site will connect to the 150 mm diameter watermain system, while the residential lots along the proposed single loaded road (Lots 36 to 41 inclusive, and Block 42 of the Draft Plan) will connect to the 300 mm diameter watermain. The 300 mm diameter watermain will extend from Via Borghese to the intersection of Woodend Place and Major Mackenzie Drive within the landscape buffer where the development terminates.

Prior to the termination of the proposed watermain, the watermain will cross over dual Regional culverts that traverse Major Mackenzie Drive from north to south. This section of the watermain will need to be designed and constructed to the satisfaction of the City, which may result in the watermain crossing under the culverts. The Block 39 (North-West) Developers Group provided financial contributions for the extension of the Major Mackenzie Drive watermain to Pine Valley Drive for future looping and security. Given the Owner is proposing to construct a sanitary sewer along Major Mackenzie Drive to Pine Valley Drive, it would be beneficial to construct the watermain extension to the existing stub on Pine Valley Drive. A condition to this effect is included in the Recommendation of this report and Attachment #1.

#### h) Environmental Site Assessment

The Owner has submitted a Phase One Environmental Site Assessment (ESA) which has been reviewed and accepted by the DEIP Department. A Phase II ESA is not required for the proposed development. Should fill be required for grading in the open space/buffer blocks, which are being conveyed into public ownership, the City will require the Owner to undertake a Phase Two ESA of the imported fill material. The testing shall only be conducted following rough grading and prior to the placement of topsoil. A condition to this effect is included in Attachment #1.

#### i) Lot Grading / Topography

The Owner is required to meet the City's lot grading criteria. The existing topography will require the design and construction of retaining walls to support the proposed residential development. A condition to this effect is included in Attachment #1.

#### j) Street Lighting

The Owner is required to provide street lighting in accordance with the City's street lighting criteria, which may include the requirement of LED lighting. A condition to this effect is included in Attachment #1.

#### k) Environmental Noise Impact

The Owner has submitted a Preliminary Environmental Noise and Vibration Report, prepared by Jade Acoustics. A final Noise Impact Study shall be submitted at the detailed

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design stage, prior to final approval of the proposed development. Noise mitigation measures will be required for the lots located adjacent to Major Mackenzie Drive, to the satisfaction of the City and York Region. Warning clauses and additional clauses related to noise and noise impacts will be required and form part of the conditions that are included in Attachment #1.

l) Block 42, Plan 65M-4149

Pursuant to the Subdivision Agreement between the City and 2032331 Ontario Inc. (Saberwood Subdivision File 19T-03V20) the lands external to the subject Draft Plan, known as Block 42, Plan 65M-4149 must be developed in conjunction with the subject lands. The servicing of the proposed lots on Block 42, Plan 65M-4149 will require connections to the existing sewers on Via Borghese and will require the resurfacing of the road to the satisfaction of the City. A condition to this effect has been included in Attachment #1.

Vaughan Office of the City Solicitor, Real Estate Department

The Vaughan Office of the City Solicitor, Real Estate Division has advised that the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-in-Lieu of Parkland Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Vaughan Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment. A condition to this effect is included as a condition of approval in Attachment #1.

Vaughan Parks Development Department

The Vaughan Parks Development Department has no objection to the proposed development, subject to the fulfillment of the Owner's Parkland Dedication obligations to the City. A condition to this effect is included in Attachment #1.

Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has reviewed the Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision applications and have indicated that they have no objection to the approval of the proposed development, subject to the conditions of approval contained in Attachment #1.

The TRCA notes that the subject lands are located on table lands, within the Humber River watershed, and that a regionally significant woodlot, which is part of the Kleinburg Woodlots Area of Natural and Scientific Interest (ANSI) falls along the southern portion of the subject lands. The TRCA has advised that additional detailed design comments will be provided through the review of the materials outlined in the future conditions of draft plan approval and through the site plan applications for the townhouse blocks. The TRCA advised that the future detailed design comments will primarily be with respect to the proposed stormwater management strategies, specifically quantity control and quality treatment, and the water balance assessment which must demonstrate mitigative measures for the infiltration deficit.

The TRCA requires the Owner to address all of the outstanding comments through the fulfillment of the TRCA's conditions of Draft Plan approval as outlined in Attachment #1.

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##### School Boards

The York Region District School Board and York Catholic District School Board have advised that they have no objection to the proposal and have no conditions of approval for the Draft Plan of Subdivision. The Conseil Scolaire de District Catholique Centre-Sud was circulated on the proposed development and provided no response, indicating they have no objection to the proposed development.

##### Canada Post

Canada Post has no objection to the proposed development, subject to the conditions of approval in Attachment #1.

##### Utilities

Enbridge Gas, Hydro One and Alectra Utilities Corporation (formerly PowerStream Inc.) have no objection to the approval of the proposed Draft Plan, subject to the conditions of approval in Attachment #1. Bell Canada was circulated on the proposed development and provided no response, indicating they have no objection to the proposed development.

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

This report supports the following priorities set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- Improve municipal road network
- Continue to develop transit, cycling and pedestrian options to get around the City
- Continue to cultivate an environmentally sustainable City

##### **Regional Implications**

York Region has reviewed the proposed Official Plan Amendment application and has determined that the proposed amendment is a matter of local significance, and does not adversely affect Regional planning policies or interests. Accordingly, the proposed Official Plan Amendment is exempt from approval by the Regional Planning Committee and Council, which allows the proposed amendment to come into effect following its adoption by the City of Vaughan at a future Council date, and following the required appeal period.

York Region has reviewed the proposed Draft Plan of Subdivision and has provided the following comments with respect to the Plan:

##### a) Sanitary Sewage and Water Supply

The proposed development is located within the Pine Valley North wastewater area and will be serviced from Water Pressure District No. 6. Residential development requires servicing capacity allocation prior to final approval, York Region understands that servicing allocation for this development proposal will be considered by Vaughan Council.

Based on the FSR, water servicing for the proposed development is by way of connection to the City of Vaughan's watermain in the Via Borghese right-of-way. The proposed wastewater servicing requires the construction of an external sanitary sewer located along Major Mackenzie Drive and Pine Valley Drive. York Region requires information and details on proposed connections. As such, the engineering drawings identifying the proposed sanitary sewer, including outlet details, shall be circulated to York Region's Environmental Services Department for review and approval.

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The Owner is advised that a direct connection from a new development to a regional water and/or wastewater system is discouraged. It is York Region's mandate to service new development through the local municipal system. Where this is not feasible, a direct connection to or the crossing of a regional water or wastewater system requires approval by York Region prior to construction. Engineering drawings showing details of the connection(s) and/or crossing(s) shall be submitted to York Region's Infrastructure Asset Management Branch for review and approval. The Owner is further advised that York Region requires two weeks advance notice prior to the connection and/or crossing of regional infrastructure. York Region reserves the right to inspect the site during the connection and/or crossing.

In accordance with York Region's servicing protocol respecting Draft Plan of Subdivision approval prior to receiving servicing allocation, York Region is requesting that all residential lands be subject to various restrictions (i.e. the Holding Symbol "(H)") to ensure that the water and wastewater servicing are available prior to occupancy. These restrictions are found within the requested conditions of approval. In addition, York Region requests that the City of Vaughan apply a lapsing provision to the draft plan, pursuant to Section 51(32) of the *Planning Act*, and that York Region be provided an opportunity to comment on any proposed extensions of approval.

York Region has no objection to the approval of the Draft Plan of Subdivision application, subject to the above comments and subject to their pre-conditions and conditions of approval contained in Attachment #1.

#### **Conclusion**

The Development Planning Department has reviewed Official Plan Amendment File OP.16.003, Zoning By-law Amendment File Z.15.032 and Draft Plan of Subdivision File 19T-15V011, which if approved, would facilitate the development of the subject lands with 56 lots for detached dwelling units, 8 part blocks to be combined with an adjacent block to create 8 future detached dwellings, 4 blocks containing 22 townhouse dwelling units, and open space buffer blocks to be transferred into public ownership as shown on Attachment #6.

The proposed development has been comprehensively reviewed in consideration of applicable Provincial policies, Regional and City Official Plan policies, the requirements of Zoning By-law 1-88, the comments received from City Departments and external public agencies, the public, and the surrounding area context. The Development Planning Department is satisfied that the proposed residential development is appropriate and compatible with the existing and permitted uses in the surrounding area for the reasons set out in this report. On this basis, the Development Planning Department can support the approval of the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications, subject to the recommendations in this report, and the conditions of approval set out in Attachment #1.

#### **Attachments**

1. Standard Conditions of Draft Approval
2. Context Location Map
3. Location Map
4. Surrounding RD4 Residential Detached Zone Four and RT1 Residential Townhouse Zones
5. Official Plan Designation
6. Proposed Rezoning & Draft Plan of Subdivision File 19T-15V011
7. Typical Front Elevations for 50' Single Detached Dwellings
8. Typical Front Elevations for 25' Single Detached Dwellings
9. Typical Front Elevations for Townhouse Blocks

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 5, 2017**

Item 21, CW Report No. 21 – Page 34

10. Original Draft Plan of Subdivision File 19T-15V011
11. Revised Draft Plan of Subdivision Presented at May 3, 2016 Public Hearing
12. Letter of Support to the Proposed Modifications to Schedule 2 – “Natural Heritage Network” (Malone Given Parsons on behalf of CountryWide Homes Woodend Place Inc.)

**Report prepared by:**

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

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



**Subject:**

FW: Thank you Councillors Iafrate, Racco & Rosati!

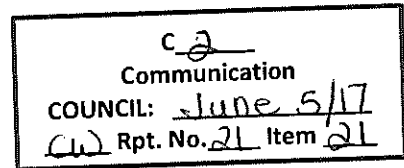
**From:** Joe Collura [mailto:joe.collura@gmail.com]

**Sent:** May-24-17 6:43 PM

**To:** Iafrate, Marilyn; Racco, Sandra; Rosati, Gino

**Cc:** Daniele; ATTARD; Antonella; F. Aykut Erdinc; pfalduto@hotmail.com; Gerard Biasutto; Lisa Gagliardi; Katie DeBartolo; cg m; Marisa I; Jenniferscioli@hotmail.com; Nicole Grisolia; dino.dascanio@bell.net; Lilli Chan; Jason.Hann@bell.net; mikeaward@gmail.com; anthonycatallo88@yahoo.com; gvemis@yahoo.com; Inessa Barkan; Miroslav Tkachenko; Tejinderjeet Singh; kaostziya@gmail.com; Matthew Sivin; sagomes@yorku.ca; David YC Kim; Massimo Giorgio; rajji\_kay@hotmail.com; Kamakshi Shah; franktrianni@yahoo.ca; Alessandro T; cinomancini; Dante Devil hunter; Lina Borghello; high-view@live.com; kim.lombardi@hotmail.com; m.napoli@rogers.com; Zaeem Masood; chirag199@outlook.com; Irina Shirokova; tanya@hyvr.ca; jguido2000@hotmail.com; carm.stilts@rogers.com; daniel@albonese.com; barbones24@sympatico.ca; naz.zaffino@hotmail.com; Chris M; nicolepanait67@yahoo.com; amal.tawfik@outlook.com; ilao@gmail.com; dantinser@sympatico.ca; Patrick Clarizio; Lola Rodriguez; jason-hann@bell.net; robert.dipersio@yahoo.ca; Sam Wadhwa; wpellegrini@rogers.com; Sam Culmone; masciangelosteve@gmail.com; aikido83@hotmail.com; robert\_dipersio@yahoo.ca; Fariya Zaeem; albert.lombardi@rbc.com; sab&nat@hotmail.com; vehan77@gmail.com; amanocchio@averton.ca; dmoretto@sympatico.ca; rajji\_kaur@hotmail.com; ahmed.tawfik@live.ca; gp.precision@hotmail.com; Tanya Varvara; Roberto Panait; Dennis Moretto; Rose; Sorochinsky, Tim; moconesi@295.ca; Bevilacqua, Maurizio; Ferri, Mario; Carella, Tony; Shefman, Alan; DeFrancesca, Rosanna; DiGirolamo, Diana; Kiru, Bill; MacKenzie, John; Postic, Zoran; Hettmann, Joerg

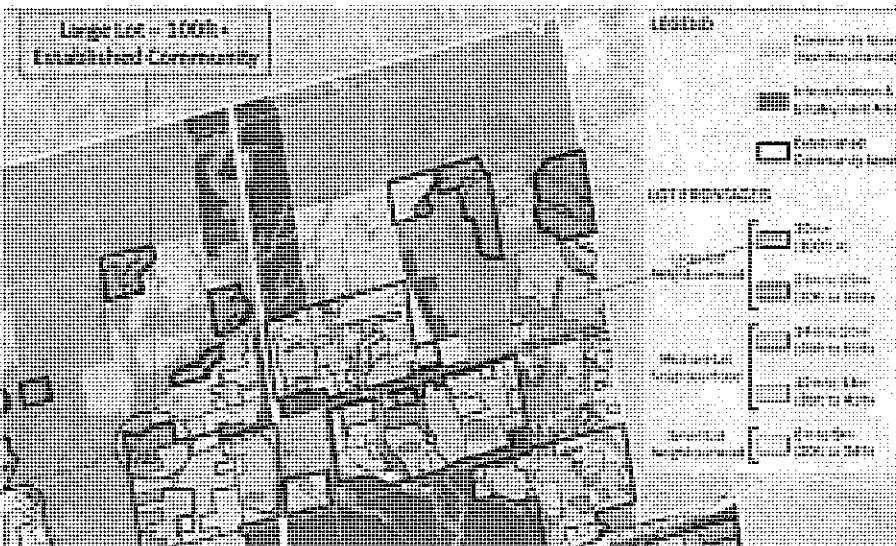
**Subject:** Thank you Councillors Iafrate, Racco & Rosati!



Good evening,

Regarding the Woodend Place development discussed during the Committee of the Whole meeting yesterday, I wanted to extend the community's appreciation for your efforts in raising valid points regarding the status of Planning's recommendation.

Councillor Iafrate, your question about how the Low Rise Residential Study would have changed Planning's position was a relevant one. Unfortunately, the response provided by Planning was misleading. Among many things, the affirmation through this study that the subject lands were deemed a Large Lot established community should have changed everything!



Councillor's Racco & Rosati, the community is thankful for your efforts to recognize the lingering concerns with this development. Throughout this process, the community has gone to great lengths to demonstrate its commitment to a mutually agreeable outcome which, we still believe could have been possible. Again, we are of the opinion that Planning's justification is reaching & in many cases, does not respect the spirit of the VOP e.g.

- Chapter 1

- 1.5

- Goal 1 (...This Official Plan seeks to maintain the stability of existing residential communities,...)

That said, we appreciate the position you were placed in by Planning's response.

On a similar note, & with respect to the commentary contained with Planning's recommendation related to the supposed photos that were provided to justify the questionable tree removable, this is a misrepresentation. These same individuals already conceded they DID NOT have these photos, first during a November 10th 2016 community meeting, a second time during a December 21st 2016 community meeting & once more during a February 27th 2017 community meeting (Councillor DeFrancesca was present on each occasion). The community requested all information related to this incident through the Municipal Freedom of Information Act & again, these photos were no where to be found! To be clear, the community places no accountability for this matter on the current applicant. Instead, it is the mismanagement of the city's own policies & the questionable actions/statements that continue that are very unfortunate.

Finally, the community acknowledges that while the approval was brought forward quite quickly, there was significant hesitation to carry the motion. This reluctance spoke volumes.

While recourse appears limited considering the position this community has been placed in, I am hopeful the leadership you displayed will be recognized. Thank you once again.

(to residents, if you feel compelled to reply, please do not reply all & direct your communication accordingly).

**Subject:**

FW: Woodend

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

**Sent:** May-28-17 8:55 AM

**To:** DiGirolamo, Diana; Kiru, Bill

**Cc:** DeFrancesca, Rosanna; MacKenzie, John

**Subject:** Re: Woodend

c. <u>3</u>
Communication
COUNCIL: <u>June 5/17</u>
<u>CW</u> Rpt. No. <u>21</u> Item <u>21</u>

Just following up on this.

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

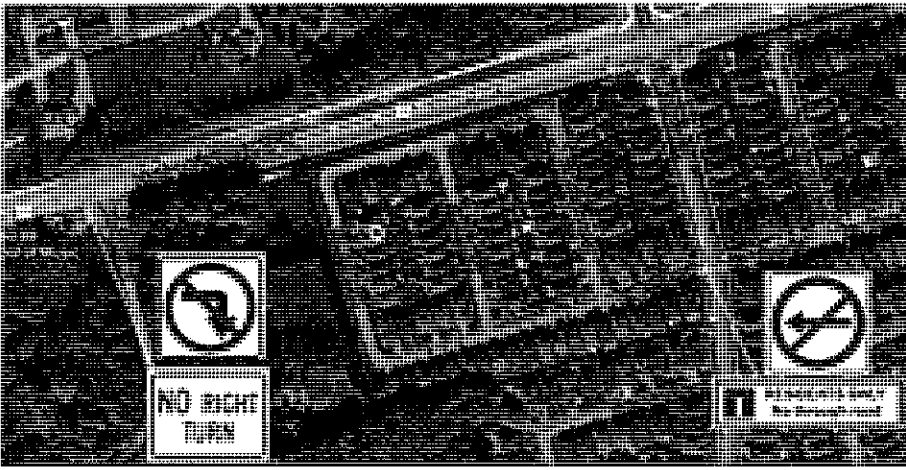
Despite the community's & the city's obvious difference of opinion, I am hopeful some consideration will be given to the below points. The below recommendation to control traffic flows for example, would be a significant step forward & a sign that the city has heard part of what is important to this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

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

On 24 May 2017 at 19:25, Joe Collura <joe.collura@gmail.com> wrote:  
Good evening,

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

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



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

**From:** Daniele <dan4730173@hotmail.com>  
**Sent:** June-02-17 10:44 AM  
**To:** Magnifico, Rose  
**Subject:** Woodend place

c <u>5</u>
Communication
COUNCIL: <u>June 5/17</u>
<u>CW</u> Rpt. No. <u>21</u> Item <u>21</u>

Hello Rose

My name is Daniele Chiarlitti and live at 23 Via Borghese. I am writing this letter to you to express your concerns I have with the application to build the non-conforming homes with many variances in an area that was never to even be considered for such houses and 3 story townhomes. I also believe the roads should stay as is. We had Rosanna come by door to door quite some time ago and everyone had expressed to her that they did not want the project to go ahead. We have had many meetings and conversations with all the same outcome of not wanting any towns, non conforming construction in relation to what the area has as well as keeping our street closed. There are many areas where it is more congested with the only 1 opening. There is no reason to open the road. The illegally removed tree issue has still not been dealt with. Now they want to cut down more trees. They are ruining the natural habitat for the deer, birds and all other animals that are needed to keep the diversity in the area. We are loosing safety as well. Via Borghese will now be the shortcut. It will be an express route to bypass the red light at via Campanile. It will also introduce more car movement impacting my 5year old and 1year old's safety. We didn't buy on a main street to keep in a traffic calmed area on purpose. Rosanna knew we did not want this yet she has recommended for it to go ahead. I do not understand how an elected by the people person suggests to go directly against the people, knowingly. Vaughan is supposed to be the city above Toronto however will soon be known for other reasons. I am not happy and I know everyone I have spoken to feels the same way. Please find it in your heart to listen to our community and express our concerns and feelings. I hope you will and the rest of council will do what is right for the residents not the builders.

Thank you

**From:** Miroslav Tkachenko <miroslavt@hotmail.com>  
**Sent:** June-02-17 11:19 AM  
**To:** Magnifico, Rose  
**Cc:** Joe Collura; ATTARD; Antonella; F. Aykut Erdinc; pfalduto@hotmail.com; Gerard Biasutto; Lisa Gagliardi; Katie DeBartolo; cg m; Marisa I; Jenniferscioli@hotmail.com; Nicole Grisolia; dino.dascanio@bell.net; Lilli Chan; Jason.Hann@bell.net; mikeaward@gmail.com; anthonycatallo88@yahoo.com; gyemis@yahoo.com; Tejinderjeet Singh; kaostziya@gmail.com; Matthew Sivin; sagomes@yorku.ca; David YC Kim; Massimo Giorgio; rajji\_kay@hotmail.com; Kamakshi Shah; franktrianni@yahoo.ca; Alessandro T; cinomancini; Dante Devil hunter; Lina Borghello; high-view@live.com; kim.lombardi@hotmail.com; m.napoli@rogers.com; Zaeem Masood; chirag199@outlook.com; Irina Shirokova; tanya@hyvr.ca; jguido2000@hotmail.com; carm.stilts@rogers.com; daniel@albonese.com; barbones24@sympatico.ca; naz.zaffino@hotmail.com; Chris M; nicolepanait67@yahoo.com; amal.tawfik@outlook.com; ilao@gmail.com; dantinser@sympatico.ca; Patrick Clarizio; Lola Rodriguez; jason-hann@bell.net; robert.dipersio@yahoo.ca; Sam Wadhwa; wpellegrini@rogers.com; Sam Culmone; masciangelosteve@gmail.com; aikido83@hotmail.com; robert\_dipersio@yahoo.ca; Fariya Zaeem; albert.lombardi@rbc.com; sab&nat@hotmail.com; vehan77@gmail.com; amanocchio@averton.ca; dmoretto@sympatico.ca; rajji\_kaur@hotmail.com; ahmed.tawfik@live.ca; gp.precision@hotmail.com; Tanya Varvara; Roberto Panait; Dennis Moretto; Soroichinsky, Tim; moconesi@295.ca; ecbcon@hotmail.com; Daniele; Rose; Barkan Inessa  
**Subject:** Re: Woodend Place development  
**Importance:** High

**Letter of concern**

re : upcoming Council meeting this Monday, June 5th at Vaughan Council Chambers.

Dear Rose Magnifico ,

We are member of Velore community , at 80 via Borghese, and fully oppose Vaughan city decision to approve new development project.

I am writing this email in big disappointment for the outcome of the May 23rd Vaughan Council meeting.

Bottom line is that City Council meeting did not take in consideration of our community voice.

We were and are strongly oppose to following parts of new development:

1. Opening Via Borghese street.
2. Removal the trees along Via Borghese.

We asking you as my representative to account my voice for any decision to be made on June 5th!  
Thank you!

Best Regards,

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

Skype - miroslavt1208

c 7
Communication
COUNCIL: June 5/17
CW Rpt. No. 21 Item 21

Good Morning,

I am writing this email in anguish, sadness and disappointment for the outcome of the May 23rd Vaughan Council Committee of the Whole meeting for all the residents in the Via Borghese and surrounding areas. Speaking to community residents, there is an evident feeling of the big guy vs the little guy and us the little guy has not been fairly treated by the City of Vaughan politicians, developers and builders.

In life, we have been reminded by wonderful family and friends, that you can't fight every battle that comes your way, even though you want to for the principle of the matter called "fairness". So, I have given some serious consideration and brainstorming and discussion with residents on the 3 issues at hand. The first one is the opening of Via Borghese and making it a thorough street to Pinevalley and to Major Mackenzie. The second is the question of the builder creating a subdivision consisting of detached homes and towns. The third issue is the destruction of our trees.

All of these three concerns are very important to our community. We cannot change the fact that the homes and towns are going to be built, but thankfully less are being built due to the action of our community and Council of Vaughan. Secondly, the destruction of our lovely trees, the City Manager indicated was due to the freezing storm we had several years ago, which personally does not account for all of those trees to be cut. This tragedy also, we cannot change. It has already happened. Yes, we ask for accountability and place more trees in the area that the destruction took place not around all of Vaughan's parks.

So, now, I embark on the issue that is very crucial to every resident that lives in the immediate and surrounding areas; the opening of Via Borghese St. I think this is the main issue that Council should re-consider at this moment. The traffic flow will not just affect the residents of that street but everyone that lives in the immediate community. We can also make the comparison for our street to the National Golf estate homes at Pinevalley and Rutherford.

During the last election, I attended several candidates' meetings. The residents who did not live in this mentioned area asked why is Pinevalley and Rutherford not an open street and that it should be opened up at the intersection for traffic so they don't have to go around to Langstaff. A lot of the politicians and residents insisted that it will remain closed. So to this day, it remains closed. The old adage, "Is it really greener on the other side of the street?" Why the difference? We want the same consideration and respect for our existing community that you gave to that community.



We bought our homes in this location for peace, safety and security for our families. This will impact everyone's life especially the little ones. There are plenty of other entrances and exits to accommodate the building of these homes. We know that Members of Council have had a difficult job to deal with all the concerns that have been brought up by residents. We also know there has been compromise on both sides of the spectrum. We also know you can make decisions and can change existing ones. For all the residents who voted for you, your constituents are grateful for taking good care of Vaughan and making it a great place to live. So now we are asking the same of you, keep our Via Borghese a great safe place to live.

I would love to extend an invitation to all Council Members and the Developers and the Builders to visit Via Borghese as a community to experience firsthand for yourself why residents are so passionate about living here and enjoying their piece of paradise when it comes to tranquility, peace and quiet, very little traffic and noise pollution, and most important of all for the security of their children and families to play and enjoy their community in its originality.

We are all human beings. You would want the same for you and your children and families. Please reconsider this concern before you ratify your decisions.

Rose Rocca

**From:** Barkan Inessa <b\_inessa@hotmail.com>  
**Sent:** June-02-17 12:01 PM  
**To:** Magnifico, Rose  
**Subject:** Letter of concern Via Borghese

c 8
Communication
COUNCIL: June 5/17
CW Rpt. No. 21 Item 21

Dear Sir and Madam,

This is a letter from Inessa Barkan and all her family of five members (. Via Borghese 80). The decision of Vaughan City Hall on the 23-d of May was really very shocking to the whole family because during the last year we hoped that the final decision will be responsible and respectful. Unfortunately , the City Hall officials did not think about hundreds of residents who already bought the houses and live in the quiet and beautiful neighborhood at Via Borghese. Why should we suffer only because the builders' development have planned the construction not taking in consideration our needs and wishes . We are firmly against opening Via Borghese for making roads for new development because it will be very dangerous for people especially kids to go along the road which does not have even a pavement from our side of the street. We also oppose to the destruction of the beautiful trees which are the special feature of our neighborhood and benefit a lot to healthy and eco situation of our community. We appeal and beg to take a clever decision which will be reasonable for our community .

Best regards,  
Inessa and Asya Barkan

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**From:** Tanya Varvara <tanyavarvara@me.com>  
**Sent:** June-02-17 12:18 PM  
**To:** Magnifico, Rose  
**Subject:** Woodend Place

c 9
Communication
COUNCIL: June 5/17
CW Rpt. No. 21 Item 21

Good afternoon Rose, I am opposed to the decision council made in regards to opening up Via Borghese Street to accommodate the future development of Woodend Place. Please speak on the behalf if our community and have our street REMAINED closed! Please consider all of the meetings and gatherings us residents have voiced in regards to this matter.

Sincerely

Tanya Varvara

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**From:** tersiga@gmail.com  
**Sent:** June-02-17 12:31 PM  
**To:** Magnifico, Rose  
**Subject:** Country Wide Homes Proposal - Via Borghese St

c <u>10</u>
Communication
COUNCIL: <u>June 8/17</u>
<u>CW</u> Rpt. No. <u>21</u> Item <u>21</u>

Dear Rose Magnifico ,

We are member of the Vellore Community , at 219 Via Borghese, and fully oppose Vaughan city decision to approve aspects of the new development project.

I am writing this email based on the outcome of the May 23rd Vaughan Council meeting.

We were and are strongly oppose to following parts of new development:

1. Opening Via Borghese street.
2. Removal the trees along Via Borghese.

We ask that you as my representative to account my voice for any decision to be made on June 5th!

Thank you!

Alessandro & Antonella Tersigni  
219 Via Borghese Street

c 11
Communication
COUNCIL: June 5/17
CW Rpt. No 21 Item 21

**From:** Ahmed Tawfik <ahmed.tawfik@live.ca>  
**Sent:** June-02-17 12:44 PM  
**To:** Magnifico, Rose  
**Cc:** Joe Collura; ATTARD; Antonella; F. Aykut Erdinc; pfalduto@hotmail.com; Gerard Biasutto; Lisa Gagliardi; Katie DeBartolo; cg m; Marisa I; Jenniferscioli@hotmail.com; Nicole Grisolia; dino.dascanio@bell.net; Lilli Chan; Jason.Hann@bell.net; mikeaward@gmail.com; anthonycatallo88@yahoo.com; gyemis@yahoo.com; Tejinderjeet Singh; kaostziya@gmail.com; Matthew Sivin; sagomes@yorku.ca; David YC Kim; Massimo Giorgio; rajji\_kay@hotmail.com; Kamakshi Shah; franktrianni@yahoo.ca; Alessandro T; cinomancini; Dante Devil hunter; Lina Borghello; high-view@live.com; kim.lombardi@hotmail.com; m.napoli@rogers.com; Zaeem Masood; chirag199@outlook.com; Irina Shirokova; tanya@hyvr.ca; jguido2000@hotmail.com; carm.stilts@rogers.com; daniel@albonese.com; barbones24@sympatico.ca; naz.zaffino@hotmail.com; Chris M; nicolepanait67@yahoo.com; amal.tawfik@outlook.com; ilao@gmail.com; dantinser@sympatico.ca; Patrick Clarizio; Lola Rodriguez; jason-hann@bell.net; robert.dipersio@yahoo.ca; Sam Wadhwa; wpellegrini@rogers.com; Sam Culmone; masciangelosteve@gmail.com; aikido83@hotmail.com; robert\_dipersio@yahoo.ca; Fariya Zaeem; albert.lombardi@rbc.com; sab&nat@hotmail.com; vehan77@gmail.com; amanocchio@averton.ca; dmoretto@sympatico.ca; rajji\_kaur@hotmail.com; gp.precision@hotmail.com; Tanya Varvara; Roberto Panait; Dennis Moretto; Sorochinsky, Tim; moconesi@295.ca; ecbcon@hotmail.com; Daniele; Rose; Barkan Inessa; Miroslav Tkachenko; Amal Tawfik; Reem Tawfik  
**Subject:** Re: Woodend Place development

Hi Rose,

With respect to the upcoming council meeting next Monday related to the subject development I need to record that I do not support and fully oppose the city of Vaughan's decision to approve this new development project.

**I fully echo and support all my neighbors voices of concern, disappointment and anger this left our community after hearing the news of your last meeting.**

**It is extremely frustrating knowing the intentions of the city to be in favor of this project regardless of the various attempts to gain your support which is the least we were expecting from you as a representative of our community.**

**At minimum I strongly request NOT to agree to Open Via Borghese street and reconsider the removal of our trees along Via Borghese.**

I look forward to hearing from you.

Regards

*Ahmed and Amal Tawfik*

140 Via Borghese, Woodbridge,

**From:** Nicole Grisolia <ngriz@rogers.com>  
**Sent:** June-02-17 1:36 PM  
**To:** Magnifico, Rose  
**Subject:** 114 via borghese

c 12 Communication COUNCIL: June 5/17 CW Rpt. No. 21 Item 21
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Good Afternoon Rose

I am writing this letter to let you know that I am extremely unhappy with the decision that was made with regards to the development on Woodend Place. We as residence have expressed many concerns with the proposed development. I understand that the build has made some changes from his original proposal, however the current proposal still does not meet to guidelines in the VOP. The justifications that the building department gave in support of the development are completely unreasonable especially since these are protected lands on the property. Also concerning me is the opening of Via Borghese . The builder has reduced the number of dwellings on the property but that is still not enough. They are putting up far to many homes on such a small piece of land. The builder is jeopardizing the safety of all children on Via Borghese by putting so many homes in such a small area that requires the opening of Via Borghese. We would not need to open up the street if those lands were left zoned as is. However the builder only seem to care about putting more money in his pocket and maximizing his profits. With no concerns for others. He said it himself at the original meeting we had. "The development has to be feasible for him" were his exact words. Well he should have thought about this before he made the real estate purchase instead of putting these children in danger with the increase traffic flow this development will create. We have expressed so many concerns and no one has listened. What's the point of having a VOP if we are not going to follow it. We are ruining Vaughan. The city is not representing the citizen well but rather the builders. It sickens me to see what Vaughan is turning into in particular Woodbridge. There are just too many developments to quote. The builder should meet us half way and they haven't. It's unfortunate that this development has been approved like many others.

Nicolina Grisolia  
Teacher of Severe/Moderate Needs  
BA,BEd,MEd

**From:** Sam Wadhwa <samwadh@gmail.com>  
**Sent:** June-02-17 2:19 PM  
**To:** Magnifico, Rose  
**Cc:** Joe Collura; ATTARD; Antonella; F. Aykut Erdinc; pfalduto@hotmail.com; Gerard Biasutto; Lisa Gagliardi; Katie DeBartolo; cg m; Marisa I; Jenniferscioli@hotmail.com; Nicole Grisolia; dino.dascanio@bell.net; Lilli Chan; Jason.Hann@bell.net; mikeaward@gmail.com; anthonycatallo88@yahoo.com; gyemis@yahoo.com; Tejinderjeet Singh; kaostziya@gmail.com; Matthew Sivin; sagomes@yorku.ca; David YC Kim; Massimo Giorgio; rajji\_kay@hotmail.com; Kamakshi Shah; franktrianni@yahoo.ca; Alessandro T; cinomancini; Dante Devil hunter; Lina Borghello; high-view@live.com; kim.lombardi@hotmail.com; m.napoli@rogers.com; Zaeem Masood; chirag199@outlook.com; Irina Shirokova; tanya@hyvr.ca; jguido2000@hotmail.com; carm.stilts@rogers.com; daniel@albonese.com; barbones24@sympatico.ca; naz.zaffino@hotmail.com; Chris M; nicolepanait67@yahoo.com; amal.tawfik@outlook.com; ilao@gmail.com; dantinser@sympatico.ca; Patrick Clarizio; Lola Rodriguez; jason-hann@bell.net; robert.dipersio@yahoo.ca; Sam Wadhwa; wpellegrini@rogers.com; Sam Culmone; masciangelosteve@gmail.com; aikido83@hotmail.com; robert\_dipersio@yahoo.ca; Fariya Zaeem; albert.lombardi@rbc.com; sab&nat@hotmail.com; vehan77@gmail.com; amanocchio@averton.ca; dmoretto@sympatico.ca; rajji\_kaur@hotmail.com; gp.precision@hotmail.com; Tanya Varvara; Roberto Panait; Dennis Moretto; Sorochinsky, Tim; moconesi@295.ca; ecbcon@hotmail.com; Daniele; Rose; Barkan Inessa; Miroslav Tkachenko; Amal Tawfik; Reem Tawfik  
**Subject:** Woodend Place Development, Council Meeting, June 5th

Hi Rose,

I am a resident at Via Borghese St & was present at the committee of whole meeting on May 23rd, 2017. I was very disappointed by the way the council members dealt our community members and ignored all our concerns, giving approval to the development and agreed to opening of our street:

We all the residents of this community feel that we were not given fair treatment by our elected officials and they have sided with the builder to give them what they were looking for.

We strongly request you NOT TO AGREE to OPEN VIA BORGHESE Street at the ratification meeting on Monday, June 5th for the sake of safety and security of our kids and families

Looking forward to your support,

Regards,  
**Sam Wadhwa**  
**Neelam Wadhwa**  
 168 Via Borghese, Woodbridge  
 Direct: 416-617-7690

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**From:** Chirag Patel <chirag199@outlook.com>  
**Sent:** June-02-17 9:22 PM  
**To:** Magnifico, Rose  
**Subject:** Re: Woodend Place Development, Council Meeting, June 5th

c 18
Communication
COUNCIL: June 5/17
CW Rpt. No. 21 Item 21

Hi Rose,

I am living in this neighborhood since it's inception. Last month, our family has completed 7 years in this neighborhood. I am also echoing same where my other neighbors are doing. My family and I against opening up streets on Via Borghese from Woodend street. I have also sent an email month ago to Counselors and city planners regarding tree removals and loosing green space. I hope, this is not late for me to send this email for Monday's meeting.

Looking forward for full support from you and your colleagues.

Regards,

Chirag Patel

647 268 0886



**Subject:**

FW: Woodend Place

c 116
Communication
COUNCIL: June 5/17
CW Rpt. No. 21 Item 21

**From:** joe.collura [mailto:joe.collura@gmail.com]

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

**To:** Kiru, Bill

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

**Subject:** RE: Woodend Place

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

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

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

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

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

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

Sent from my Samsung Galaxy smartphone.

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

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

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

To: "joe.collura" <joe.collura@gmail.com>

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

Dear Mr. Collura,

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

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

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

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

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

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

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

Best regards.

Bill Kiru

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**From:** joe.collura [<mailto:joe.collura@gmail.com>]

**Sent:** June-02-17 9:37 AM

**To:** DiGirolamo, Diana; Kiru, Bill

**Cc:** DeFrancesca, Rosanna; MacKenzie, John; Bevilacqua, Maurizio; Rosati, Gino; Ferri, Mario; Iafrate, Marilyn; Racco, Sandra; Shefman, Alan

**Subject:** Re: Woodend

Good morning,

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

Look forward to your follow up.

Sent from my Samsung Galaxy smartphone.

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

From: Joe Collura <[joe.collura@gmail.com](mailto:joe.collura@gmail.com)>

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

To: "DiGirolamo, Diana" <[Diana.DiGirolamo@vaughan.ca](mailto:Diana.DiGirolamo@vaughan.ca)>, "Kiru, Bill" <[bill.kiru@vaughan.ca](mailto:bill.kiru@vaughan.ca)>

Cc: "DeFrancesca, Rosanna" <[rosanna.defrancesca@vaughan.ca](mailto:rosanna.defrancesca@vaughan.ca)>, [john.mackenzie@vaughan.ca](mailto:john.mackenzie@vaughan.ca)

Subject: Re: Woodend

Just following up on this.

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

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

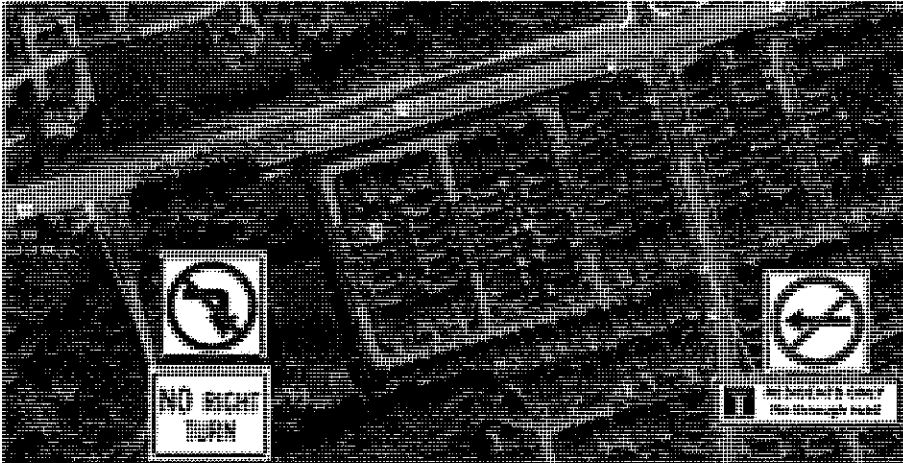
Please advise what consideration can be given to the below points & how I can continue to help this process.

On 24 May 2017 at 19:25, Joe Collura <[joe.collura@gmail.com](mailto:joe.collura@gmail.com)> wrote:

Good evening,

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

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



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

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

**Beauchamp, Alexandra**

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C 2  
**COMMUNICATION**  
CW - May 23 / 2017  
ITEM - 21

**From:** DiGirolamo, Diana  
**Sent:** Tuesday, May 23, 2017 10:50 AM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: Fwd: Policy Review: Vaughan Community Areas and Low-Rise Residential Areas Study

**COMMUNICATION FOR COUNTRYWIDE HOMES WOODEND PLACE – MAY 23, 2017 CW - FILES OP.16.003, Z.15.032 and 19T-15V011**

Please see below communication.

Thank you and best regards,

**Diana DiGirolamo**

**Planner**

905-832-8585 ext. 8860 | [diana.digirolamo@vaughan.ca](mailto:diana.digirolamo@vaughan.ca)

**City of Vaughan | Development Planning Department**

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

[vaughan.ca](http://vaughan.ca)



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**From:** Chirag Patel [mailto:[chirag199@outlook.com](mailto:chirag199@outlook.com)]

**Sent:** Tuesday, February 28, 2017 10:07 AM

**To:** Joe Collura; Daniele; ATTARD; Antonella; F. Aykut Erdinc; pfalduto@hotmail.com; Gerard Biasutto; Lisa Gagliardi; Katie DeBartolo; cg m; Marisa I; Jenniferscioli@hotmail.com; Nicole Grisolia; dino.dascanio@bell.net; Lilli Chan; Jason.Hann@bell.net; mikeaward@gmail.com; anthonycatallo88@yahoo.com; gyemis@yahoo.com; Inessa Barkan; Miroslav Tkachenko; Sorochinsky, Tim; moconesi@295.ca; Elvira Caria; Tejinderjeet Singh; kaostziya@gmail.com; Matthew Sivin; sagomes@yorku.ca; David YC Kim; Massimo Giorgio; rajji\_kay@hotmail.com; Kamakshi Shah; franktrianni@yahoo.ca; Alessandro T; cinomancini; Dante Devil hunter; Lina Borghello; high-view@live.com; kim.lombardi@hotmail.com; m.napoli@rogers.com; Zaeem Masood; Irina Shirokova; tanya@hyvr.ca; jguido2000@hotmail.com; carm.stilts@rogers.com; daniel@albones.com; barbones24@sympatico.ca; naz.zaffino@hotmail.com; Chris M; nicolepanait67@yahoo.com; amal.tawfik@outlook.com; ilao@gmail.com; dantinser@sympatico.ca; Patrick Clarizio; Lola Rodriguez; jason-hann@bell.net; robert.dipersio@yahoo.ca; Sam Wadhwa; wpellegrini@rogers.com; Sam Culmone; masciangelosteve@gmail.com; aikido83@hotmail.com; robert\_dipersio@yahoo.ca; Fariya Zaeem; albert.lombardi@rbc.com; sab&nat@hotmail.com; vehan77@gmail.com; amanocchio@averton.ca; dmoretto@sympatico.ca; rajji\_kaur@hotmail.com; ahmed.tawfik@live.ca; gp.precision@hotmail.com; Tanya Varvara; Roberto Panait; d.moretto@sympatico.ca; Rose  
**Cc:** DeFrancesca, Rosanna; Tamburini, Nancy; Cugliari, Anne-Elise; DiGirolamo, Diana; Fearon, Kyle; Bevilacqua, Maurizio; Ferri, Mario; Di Biase, Michael; Iafrate, Marilyn; Racco, Sandra; Carella, Tony; Shefman, Alan  
**Subject:** Re: Fwd: Policy Review: Vaughan Community Areas and Low-Rise Residential Areas Study

Dear Elected City representatives & City Officials,

I have started my email writing about some passionate comments and then I thought, frankly no one has time to read those since it could be repetitive.

Here what I think on the current proposal which some of us already have floated the ideas regarding that. We all agree that 3 lots with 10% residential area and 90% wooded area, is in plan to be converted into 100% residential lots(80+ new houses) based on the current proposal. I think, that is just doesn't add up at all. We can't undo what was done due to winter storm in 2013/14 and some negligence but atleast, there should be some balance from 10% residential area (single house dwelling) it used to be to 100%. We deserve some green space (i.e. park) in the neighbourhood. I guess, it's not bad ask going from 90% green space it used to be to 50% green space which includes park for our community and future addition to community to go and have common space for all to use.

We have so many parks in the south/east part of our neighborhood within the distance of 600 meters or less from each other. So any resident in that area, are not away from the park more than 300/350 meters max. The closest park from our neighborhood is about 800 meters from where my house is.

Here are list of some parks in that area.

- Vellore Green park
- Via Campanile park
- La Rocca Square
- Fossil Hill Park
- Davos Road Park
- KingsView Park
- Mathew Park

Also, Opening up the Via Borghese street will just create too much traffic in the neighborhood not just from new addition but also the cars coming east on Majormack to by-pass traffic or to go on Via-campanile to avoid traffic lights. And people are people, they will misuse arterial corridor to by pass traffic which adds risk to our kids in the neighbourhood.

The new proposal will completely change our life and will add too much frustration in our life. Please stop our dream neighborhood turning into bricks and wall houses with no passion.

Hoping to see some light at the end of the tunnel.

Regards,  
Chirag

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**From:** Rose <[specialrose\\_99@yahoo.com](mailto:specialrose_99@yahoo.com)>

**Sent:** February 27, 2017 7:07 PM

**To:** Joe Collura; Daniele; ATTARD; Antonella; F. Aykut Erdinc; [pfalduto@hotmail.com](mailto:pfalduto@hotmail.com); Gerard Biasutto; Lisa Gagliardi; Katie DeBartolo; cg m; Marisa I; [Jenniferscioli@hotmail.com](mailto:Jenniferscioli@hotmail.com); Nicole Grisolia; [dino.dascanio@bell.net](mailto:dino.dascanio@bell.net); Lilli Chan; [Jason.Hann@bell.net](mailto:Jason.Hann@bell.net); [mikeaward@gmail.com](mailto:mikeaward@gmail.com); [anthonycatallo88@yahoo.com](mailto:anthonycatallo88@yahoo.com); [gyemis@yahoo.com](mailto:gyemis@yahoo.com); Inessa Barkan; Miroslav Tkachenko; Sorochinsky, Tim; [moconesi@295.ca](mailto:moconesi@295.ca); Elvira Caria; Tejinderjeet Singh; [kaostziya@gmail.com](mailto:kaostziya@gmail.com); Matthew Sivin; [sagomes@yorku.ca](mailto:sagomes@yorku.ca); David YC Kim; Massimo Giorgio; [rajji\\_kay@hotmail.com](mailto:rajji_kay@hotmail.com); Kamakshi Shah; [franktrianni@yahoo.ca](mailto:franktrianni@yahoo.ca); Alessandro T; cinomancini; Dante Devil hunter; Lina Borghello; [high-view@live.com](mailto:high-view@live.com); [kim.lombardi@hotmail.com](mailto:kim.lombardi@hotmail.com); [m.napoli@rogers.com](mailto:m.napoli@rogers.com); Zaeem Masood; [chirag199@outlook.com](mailto:chirag199@outlook.com); Irina Shirokova;

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**Cc:** DeFrancesca, Rosanna; Tamburini, Nancy; Cugliari, Anne-Elise; DiGirolamo, Diana; Fearon, Kyle; [maurizio.bevilacqua@vaughan.ca](mailto:maurizio.bevilacqua@vaughan.ca); [mario.ferri@vaughan.ca](mailto:mario.ferri@vaughan.ca); [michael.dibiase@vaughan.ca](mailto:michael.dibiase@vaughan.ca); [marilyn.iafrate@vaughan.ca](mailto:marilyn.iafrate@vaughan.ca); [sandra.racco@vaughan.ca](mailto:sandra.racco@vaughan.ca); [tony.carella@vaughan.ca](mailto:tony.carella@vaughan.ca); [alan.shefman@vaughan.ca](mailto:alan.shefman@vaughan.ca)  
**Subject:** Re: Fwd: Policy Review: Vaughan Community Areas and Low-Rise Residential Areas Study

**Good Afternoon to all elected Vaughan Politicians and Representatives, Staff and Residents of our Community.**

My name is Rose and my husband Frank and I live in this wonderful neighbourhood surrounding all the issues at hand. My family lives in this wonderful neighbourhood and also our dear friends. As you can see, we love our community and would like to make sure it continues to be admired.

Now the residents have great concerns regarding our community and what the developers and builders are planning to do. The politicians must also be reminded that they have been elected by the residents to represent them and their communities in regards to all future development. The outcome should be a result of respect for all individuals and not off the backs of residents or greased palms as some might suggest in theory.

Access to other roads put in the area is not for the benefit of the community but rather to the benefit and convenience of those building the subdivision. There are plenty of entrances and exits for vehicles to enter the area. Also, other options would be to place access roads from Pine Valley and or Major MacKenzie where there will be less destruction and preserve what already exists around the Via Borghese streets and surrounding area. Safety and security for our children and residents is of utmost importance to our community.

Regarding the trees that we lost in error was a grave situation. All around us we are reminded by all; the environmentalists, the horticulturists, the arbourists, the media that trees are very important for oxygen, for shade, fresh air, wildlife, and we should always protect what we have. What lessons are we teaching our children, that it's okay to cut trees down? Also, where will the birds go or all the ground animals live? Their habitat is also important. This is why the allotted trees that are to be re-planted must be placed back in our immediate neighbourhood not throughout Vaughan. Our neighbourhood lost the trees and that's where they need to go.

Builders have a job to do and so do politicians along with the input of residents. I truly believe we can all work together for the better of everyone involved. We must remember that no one wants to live in a high density subdivision where everyone is squished like sardines. Let's put people and environment and safety first before profits and taxes. Everyone in this community is a proud resident of Vaughan and they are



proving that through their voices. They have also phoned Vaughan City Hall Politicians and their calls were not returned. Some residents were told to "move out", suggesting if you don't like it you can always move. This is an inappropriate response from anyone especially from someone who we elected to represent us in City Hall.

These are all my opinions as an active member and resident of this neighbourhood. We should all work in harmony to make Vaughan the best place to live in. We should portray and promote Vaughan as a place of envy, where people would love to reside. Let's put people first before the almighty dollar. Listen and incorporate what the residents have to say. They live in the area, not the developer, not the builder and certainly not the banks.

The last letter I sent to all members and politicians dated Oct. 30, 2016 did not get a response back. What I did receive was an out of office responses but my letter was never addressed. I am not a number, I am a person, resident, and a taxpayer with valid opinions. I care what happens in my neighbourhood as well as all the residents, not just for us but for our families, children and grandchildren.

I'm proud to live in Vaughan with my family and therefore, asking everyone who can make a difference to please preserve our neighbourhood. Let's make Vaughan the envy of every other community. Let's make Vaughan the best place to live.

Thank you for your time and hopefully all these concerns will be addressed and followed through with respect, dignity, compassion and most importantly fairness. I'm presently out of town and cannot attend this meeting scheduled for tonight. Therefore, I would love for all concerned politicians and decision makers to please give me a response to my letter either before tonight's meeting or perhaps after the meeting. Either way, please have my voice and letter be heard.

Regards,  
Rose Rocca

**Beauchamp, Alexandra**

C 3  
**COMMUNICATION**  
CW - May 23/2017  
ITEM - 21

**From:** DiGirolamo, Diana  
**Sent:** Tuesday, May 23, 2017 10:03 AM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: Fwd: Policy Review: Vaughan Community Areas and Low-Rise Residential Areas Study  
**Attachments:** Proposed Plans.pdf

**COMMUNICATION FOR COUNTRYWIDE HOMES WOODEND PLACE – MAY 23, 2017 CW - FILES OP.16.003, Z.15.032 and 19T-15V011**

Please see below communication and attached letter.

Thank you and best regards,

**Diana DiGirolamo**

**Planner**

905-832-8585 ext. 8860 | [diana.digirolamo@vaughan.ca](mailto:diana.digirolamo@vaughan.ca)

**City of Vaughan | Development Planning Department**

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[vaughan.ca](http://vaughan.ca)



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**From:** Rose [[mailto:specialrose\\_99@yahoo.com](mailto:specialrose_99@yahoo.com)]

**Sent:** Sunday, October 30, 2016 1:17 PM

**To:** Joe Collura; Daniele; ATTARD; Antonella; F. Aykut Erdinc; pfalduto@hotmail.com; Gerard Biasutto; Lisa Gagliardi; Katie DeBartolo; cg m; Marisa I; Jenniferscioli@hotmail.com; Nicole Grisolia; dino.dascanio@bell.net; Lilli Chan; Jason.Hann@bell.net; mikeaward@gmail.com; anthonycatallo88@yahoo.com; gyemis@yahoo.com; Inessa Barkan; Miroslav Tkachenko; Soroichinsky, Tim; moconesi@295.ca; Elvira Caria; Tejinderjeet Singh; kaostziya@gmail.com; Matthew Sivin; sagomes@yorku.ca; David YC Kim; Massimo Giorgio; rajji\_kay@hotmail.com; Kamakshi Shah; franktrianni@yahoo.ca; Alessandro T; cinomancini; Dante Devil hunter; Lina Borghello; high-view@live.com; kim.lombardi@hotmail.com; m.napoli@rogers.com; Zaeem Masood; chirag199@outlook.com; Irina Shirokova; tanya@hyvr.ca; jguido2000@hotmail.com; carm.stilts@rogers.com; daniel@albonese.com; barbones24@sympatico.ca; naz.zaffino@hotmail.com; Chris M; nicolepanait67@yahoo.com; amal.tawfik@outlook.com; ilao@gmail.com; dantinser@sympatico.ca; Patrick Clarizio; Lola Rodriguez; jason-hann@bell.net; robert.dipersio@yahoo.ca; Sam Wadhwa; wpellegrini@rogers.com; Sam Culmone; masciangelosteve@gmail.com; aikido83@hotmail.com; robert\_dipersio@yahoo.ca; Fariya Zaeem; albert.lombardi@rbc.com; sab&nat@hotmail.com; vehan77@gmail.com; amanocchio@averton.ca; dmoretto@sympatico.ca; rajji\_kaur@hotmail.com; ahmed.tawfik@live.ca; gp.precision@hotmail.com; Tanya Varvara; Roberto Panait; d.moretto@sympatico.ca

**Cc:** DeFrancesca, Rosanna; Tamburini, Nancy; Cugliari, Anne-Elise; DiGirolamo, Diana; Fearon, Kyle; Bevilacqua, Maurizio; Ferri, Mario; Di Biase, Michael; Iafrate, Marilyn; Racco, Sandra; Carella, Tony; Shefman, Alan

**Subject:** Re: Fwd: Policy Review: Vaughan Community Areas and Low-Rise Residential Areas Study

Hello Ladies and Gentlemen,

Please read my attachment below regarding the proposed plans for our Via Borghese community.

It is important that everyone is given a voice and is heard.

Regards,

Rose

Hello my name is Rose. I do not have a serial number or a model number nor do I have a work order number or plan number. What I do have is compassion and respect for my community where my family resides, where my grandchildren reside and where I reside which is Vellore Village. I hope that my letter will be heard by all concerned.

Recently, our community has been informed that builders have submitted their plans to develop a subdivision in and around the lands surrounding Wooded Place and the Via Borghese community. The builders have expressed and detailed their proposed plans for multiple style housing. This subdivision as all subdivisions affects our community, our families and children, the surrounding lands, the environment and of course we always forget Mother Nature. These proposed plans include changes to the structure of traffic flow which will greatly affect our lives. We the residents, the builders and developers, planning and building departments and all other departments, along with the City of Vaughan politicians must consider strongly the following variables for our Via Borghese and Wooded Place community as listed below.

1. Our beautiful trees in the existing forested areas.
2. Existing Wildlife
3. Noise Pollution
4. Traffic Control
5. Safety and security

Now let's go into detail shall we.

1. There is an existing beautiful forest full of beautiful trees that are there probably before some of us were born. They provide not only shade and beauty but they serve as a natural oxygen making machine to keep our air clean so you and I and everyone else can breathe a little better.
2. The existing wildlife, oh yes, the chirping species of birds, the playful acts of squirrels, perhaps even lots of raccoons and others finding shelter and food to survive. Then there are the bugs, spiders, ants and worms and many more to list here. I do believe we call this the natural food chain. Every living thing has a purpose in life according to Mother at Nature. We should not allow ourselves to deplete resources that Mother Nature gave us or else we will experience the consequences of destruction of animals, land and other living species. I thought we were supposed to protect our environment not destroy it just because one gets an offer too good to refuse.

3. Noise, the forest is an excellent and natural way to reduce traffic noise. It also provides a barrier to rush hour sounds and pollution.
4. Traffic control – The builders have sketched out their proposed plans to create more traffic in our community, specifically to Via Borghese. They want to destroy the beauty of the area and create more streets by extending Via Borghese as a thorough street. The builders also state that emergency vehicles will require more exits to the areas. So far I haven't seen any vehicles, trucks and emergency vehicles have any difficulties entering or exiting the area. Who will benefit from this? Not the community, not the children that reside and play in the Via Borghese community. It only benefits those persons who wish to put it there for their convenience. The existing traffic flow seems to work just fine. It's time to go back to the drawing board and ask the community residents for their input.
5. Safety and Security – Since Via Borghese resembles to me a square horse-shoe, and it was cleverly designed for this community. It also has other streets inside the horse-shoe and provides enough exits for its residents and vehicles and therefore does not require additional roads. This will serve our children and older residents with a strong sense of safety and security with no additional traffic to worry about. Again, who benefits from changing this when it works, not the residents, not our children, but the builders do.

I wish to make reference to the community of Pinevally and Rutherford where the street Pinveally does not go through known as National Estates. During the last election debates, this concern was brought up by persons asking for the street to be continued through the forest. During the debate there was a lot of heated discussion to keep the area the way it exists. The residents held their ground and with the assistance of the politicians of Vaughan, Council members and professionals and this community will remain the way it is.

We the families of the Via Borghese community are asking for the same respect and outcome as the National Estates community. We have the same thoughts, the same respect for our community. Yes, builders need to build, but don't destroy our existing community in the process. In fact, they should provide more parks and places where everyone of all ages can participate within their immediate area. If there is a will, then there is always a way. We all have options. Let's keep Mother Nature on our side. She will thank all of us later.

Thank you, together we can all make a difference for a positive future.

Regards,

C 4  
COMMUNICATION  
CW - May 23/2017  
ITEM - 21

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**From:** DiGirolamo, Diana  
**Sent:** Tuesday, May 23, 2017 10:29 AM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: Woodend Place Community Meeting Follow-up

**COMMUNICATION FOR COUNTRYWIDE HOMES WOODEND PLACE – MAY 23, 2017 CW - FILES OP.16.003, Z.15.032 and 19T-15V011**

Please see below communication.

Thank you and best regards,

**Diana DiGirolamo**

**Planner**

905-832-8585 ext. 8860 | [diana.digirolamo@vaughan.ca](mailto:diana.digirolamo@vaughan.ca)

**City of Vaughan | Development Planning Department**

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

[vaughan.ca](http://vaughan.ca)



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**From:** Tanya Varvara [mailto:[tanyavarvara@me.com](mailto:tanyavarvara@me.com)]

**Sent:** Tuesday, November 29, 2016 7:42 PM

**To:** Joe Collura

**Cc:** DiGirolamo, Diana; Tamburini, Nancy; Sorochinsky, Tim; moconesi@295.ca; DeFrancesca, Rosanna; Kiru, Bill; Rossi, Melissa; Fearon, Kyle; Postic, Zoran; Hettmann, Joerg; Marrelli, Carmela

**Subject:** Re: Woodend Place Community Meeting Follow-up

Nothing in this rendering respects anything that the community put forth. There are still towns. The street is open and the volume is still existing. How can we all look at this application and for one second think that it is ok after the community has voiced their concerns and opinions loud and clear. I am even having a hard time digesting this myself I can't even imagine what the community would feel when they see this after all the passion they have shown.

I am lost for words, I don't even know how to drop this bomb on the community. Two steps forward 5 steps back once again. I hope that the City of Vaughan officials respect our community enough to really see what is wrong with this application. You all heard our voices loud and clear.

I will leave you all with this:

“The Vaughan Accord is our commitment to the important task of city-building. We have gathered here today as a united Council to sign the Accord and reaffirm our pledge to one another and our citizens that we will work as a team to provide the very best in public service and governance. By adhering to the values upon which the

Vaughan Accord has been built – mutual respect, dedication, integrity and accountability – we will continue our journey to building a world-class city.”  
-Mayor Maurizio Bevilacqua

Sent from my iPhone

On Nov 29, 2016, at 7:27 PM, Joe Collura <[joe.collura@gmail.com](mailto:joe.collura@gmail.com)> wrote:

Hi Diana,

Thank you for the follow up. We will take this away, digest it & follow up accordingly. While a cursory view of this revision reveals good progress, the attached Planning Justification Report Addendum continues to be reaching & in many cases, simply not accurate.

In one instance, it suggests it somehow meets urban design policies which, it is far from. I am not sure how anyone would reasonably believe this revision respects & reinforces the character & compatibility of the existing community. The idea that it, "reflects the character of the nearby area..."??? which, clearly is not part of this community, & this is somehow justification to disregard the compatibility/zoning policies of the VOP is certainly not in keeping with the spirit of the plan.

In other cases, it incorrectly states that this revision "addresses all comments & concerns as desired by City Staff & local residents." Compatibility? Access? Environment? All remain concerns.

We will circle back once we have reviewed. Please keep us informed. Thank you.

On 29 November 2016 at 16:01, DiGirolamo, Diana <[Diana.DiGirolamo@vaughan.ca](mailto:Diana.DiGirolamo@vaughan.ca)> wrote:

Hi Joe,

My apologies for the delay and thank you for your patience, I was out-of-the-office from November 17, 2016 to November 27, 2016 inclusive.

The formal community response you provided to City Staff on November 11, 2016 was circulated to the applicants on November 14, 2016. In consideration of the community's feedback, as well as comments from City Departments and external agencies, the applicants submitted a revised development proposal on November 18, 2016. For your benefit I've attached the Draft Plan of Subdivision, Concept Plan and Planning Justification Report Update. The full resubmission is available for review at the Planning Counter during regular business hours, or online using the City's development application tracking program, PLANit, which is updated as applications are submitted/resubmitted (please see the Plan of Subdivision File 19T-15V011 for all the submission materials).

Please note that the resubmission has just been circulated and has not yet been reviewed by affected City Departments and external agencies.

Thanks and best regards,

**Diana DiGirolamo**

**Planner**

905-832-8585 ext. 8860 | [diana.digirolamo@vaughan.ca](mailto:diana.digirolamo@vaughan.ca)

**City of Vaughan | Development Planning Department**

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

[vaughan.ca](http://vaughan.ca)



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

**Sent:** November-28-16 7:04 PM

**To:** DeFrancesca, Rosanna; Kiru, Bill; DiGirolamo, Diana; Rossi, Melissa; Fearon, Kyle; Postic, Zoran; Hettmann, Joerg

**Cc:** Tamburini, Nancy; Tanya Varvara; Sorochinsky, Tim; [moconesi@295.ca](mailto:moconesi@295.ca)

**Subject:** Re: Woodend Place Community Meeting Follow-up

Good evening,

Circling back as I have not heard back re: my note on the 19th. Please provide an update.

Thank you!

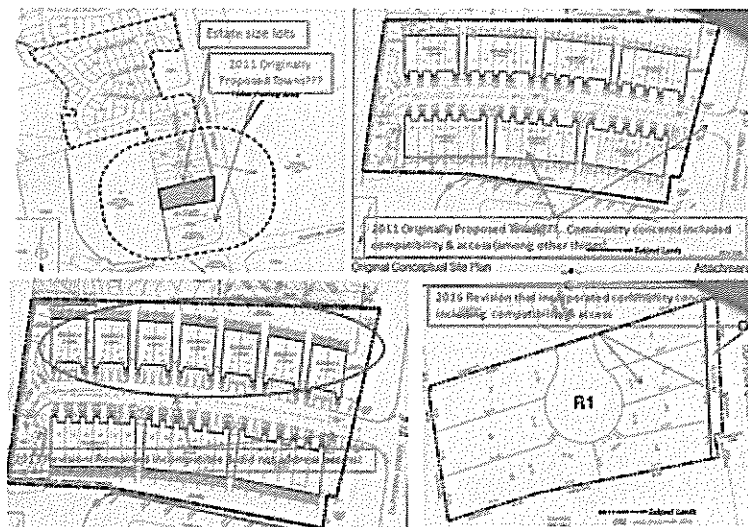
On 19 November 2016 at 15:37, Joe Collura <[joe.collura@gmail.com](mailto:joe.collura@gmail.com)> wrote:



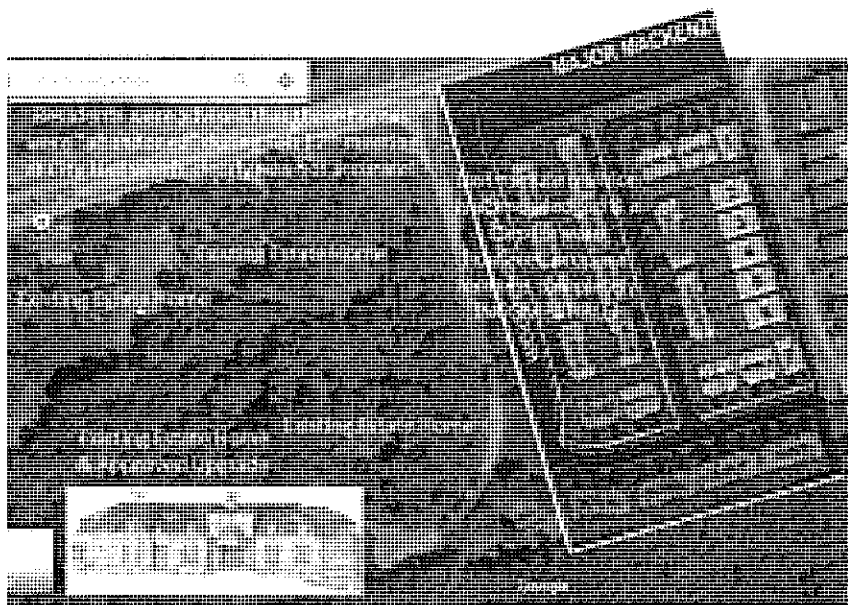
Good day everyone,

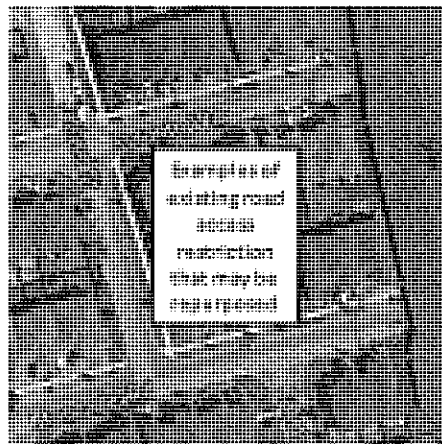
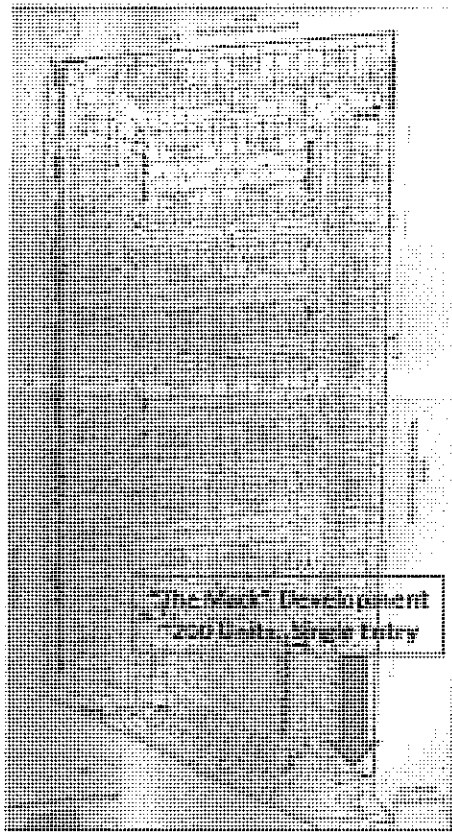
I wanted to follow up to understand what, if any, progress has been made including any feedback regarding the community's latest submission. I know Joerg has committed to providing an update re: the questionable removal of the woodlot. Please advise if there is anything further &/or when we can expect an update.

In the interim & to add to some of our dialogue, here is some additional information for consideration as it relates to the subject applications:

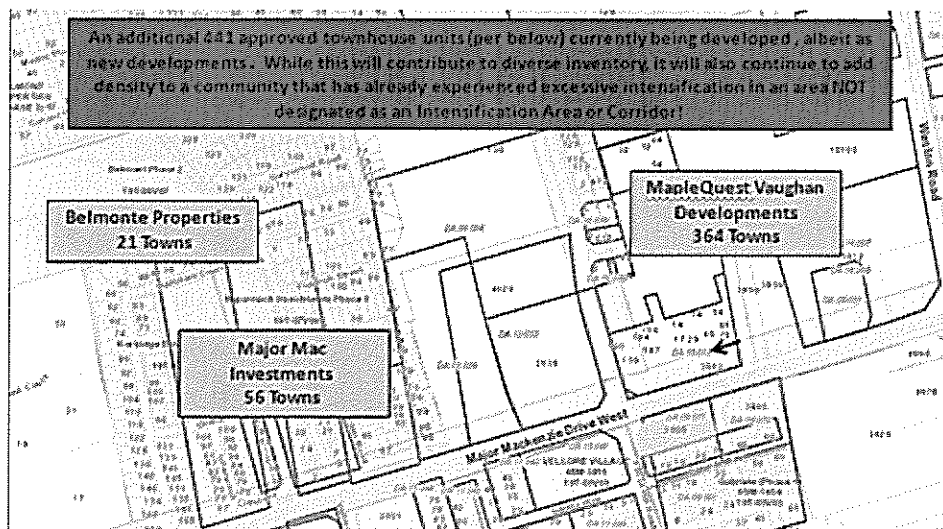


<image002.png>





<image010.png>



On 10 November 2016 at 18:38, Joe Collura <[joe.collura@gmail.com](mailto:joe.collura@gmail.com)> wrote:

Good evening all (please forward as appropriate),

I wanted to thank each of you for taking the time to meet with Tanya & I address the ongoing community concerns with the subject development. I hope you found our input relevant, thoughtful & balanced. We wanted to demonstrate the community's position on how the evolution of this development has been received, the consideration that has been given & the thought that has been given to arriving at a reasonable solution. Please find the community's recommendations attached.

In addition, & as it relates to the concerns of the environment & the NHN, please find attached some documentation that calls to question the activity surrounding the removal of the woodlot, previously located on the subject lands. Some of the concerns include:

- City of Vaughan's very own "ice storm" policy not being adhered to (e.g. "...record the address, size and number of trees being removed...")
- Inconsistent by-law officer response confirming on March 18<sup>th</sup>, 2014, no knowledge of the extent of damage:
- <image014.png>
- followed by a complete contradiction on March 19<sup>th</sup>, 2014 where the same representative explains to a resident that the city was fully aware:  
March 19, 2014 (NS).  
Received a call from the complainant. Informed her that parks and forestry had approved the trees were being cut down due to damage from the ice storm.
- 
- Photos provided to the community, taken after the fact & clearly does not support removal
- An existing NHN appeal by current applicant that "coincidentally" includes subject woodlot!

As discussed, one of the key themes is the fact that the community's concerns remains unaddressed as it relates to the revised development as well as the environment issues. That said, I am encouraged that our conversation helped reinforce the community's position & will support good discussion. We are looking to the city to represent the community & reason.

We will leave this with you & await feedback & next steps. Of course, we are only too happy to answer any questions or provide additional feedback that may help this process.

For now, thank you kindly for your attention!

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

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

---

**From:** DiGirolamo, Diana  
**Sent:** Tuesday, May 23, 2017 10:02 AM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: 31 Woodend place

**COMMUNICATION FOR COUNTRYWIDE HOMES WOODEND PLACE – MAY 23, 2017 CW - FILES OP.16.003, Z.15.032 and 19T-15V011**

Please see below communication.

Thank you and best regards,

**Diana DiGirolamo**

**Planner**

905-832-8585 ext. 8860 | [diana.digirolamo@vaughan.ca](mailto:diana.digirolamo@vaughan.ca)

**City of Vaughan | Development Planning Department**

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

[vaughan.ca](http://vaughan.ca)



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**From:** Tanya Varvara [mailto:[tanyavarvara@me.com](mailto:tanyavarvara@me.com)]

**Sent:** Saturday, October 29, 2016 11:31 AM

**To:** Joe Collura

**Cc:** Access Vaughan - VOL; Parks Distribution List; Daniele; Bevilacqua, Maurizio; Rosati, Gino; Ferri, Mario; Di Biase, Michael; DeFrancesca, Rosanna; Iafrate, Marilyn; Racco, Sandra; Shefman, Alan; Carella, Tony; DiGirolamo, Diana; Iacobelli, Tony

**Subject:** Re: 31 Woodend place

The devastation of these trees needs to be addressed. That being said we are not asking for fingers to be pointed. The City of Vaughan officials received several phone calls when the action was taking place of the tree removal. Being a Vaughan Resident this matter definitely raises concerns and the lack of attention this matter has been given. This has been a concern of the residents of Via Borghese and Woodend Place over the course of this year, yet continues to be swept under the rug. An explanation of the said clear cut of those viable trees would be appreciated.

A concerned resident,

Tanya Varvara

Sent from my iPhone

On Oct 29, 2016, at 11:08 AM, Joe Collura <[joe.collura@gmail.com](mailto:joe.collura@gmail.com)> wrote:

The below communication including the lack of follow up has prompted renewed concern with the manner resident issues are addressed. In particular, the below statement taken from the Access Vaughan site is the minimum expectation & unfortunately, even that courtesy has not been extended:

"Your questions will be answered promptly by knowledgeable and caring staff. If more information or action is required we will put you in touch with the appropriate department for resolution to your inquiry."

The property in question remains an active area of investigation for the many resident who reside within the immediate community & witnessed first hand the devastation that befell this portion of the Natural Heritage Network. The argument that the leveling of this entire woodlot was a result of damage caused by the 2013 ice storm is questionable & evidence collected via the Municipal Freedom of Information Act further supports the community's concerns. The inaction & lack of attention has been & continues to be disappointing & our community is taking steps to address this despite the lack of support thus far. Many examples of how other municipalities have held similar injustices accountable continue to make headlines yet our community concerns remain unactioned:

<http://www.cbc.ca/beta/news/canada/toronto/developer-cut-trees-1.3812549>

[https://www.thestar.com/news/city\\_hall/2016/07/28/mayor-tory-horrified-over-removal-of-trees-on-bayview.html](https://www.thestar.com/news/city_hall/2016/07/28/mayor-tory-horrified-over-removal-of-trees-on-bayview.html)

In the meantime, we will look to the city to offer a response to the below inquiry. Thank you.

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

From: **Daniele** <[dan4730173@hotmail.com](mailto:dan4730173@hotmail.com)>

Date: 28 October 2016 at 20:54

Subject: Fwd: 31 Woodend place

To: Access Vaughan - VOL <[accessvaughan@vaughan.ca](mailto:accessvaughan@vaughan.ca)>

Cc: Joe Collura <[joe.collura@gmail.com](mailto:joe.collura@gmail.com)>, Daniele <[dan4730173@hotmail.com](mailto:dan4730173@hotmail.com)>, Tanya Varvara <[tanyavarvara@me.com](mailto:tanyavarvara@me.com)>, Antonella <[risi\\_antonella@rogers.com](mailto:risi_antonella@rogers.com)>, F Aykut Erdinc <[ferdinc@gmail.com](mailto:ferdinc@gmail.com)>, "pfalduto@hotmail.com" <[pfalduto@hotmail.com](mailto:pfalduto@hotmail.com)>, Gerard Biasutto <[biasuttog@gmail.com](mailto:biasuttog@gmail.com)>, Lisa Gagliardi <[lisagagliardi@rogers.com](mailto:lisagagliardi@rogers.com)>, Katie DeBartolo <[kdebartolo@hotmail.com](mailto:kdebartolo@hotmail.com)>, cg m <[cgm4\\_76@hotmail.com](mailto:cgm4_76@hotmail.com)>, Marisa I <[maripossa\\_19@hotmail.com](mailto:maripossa_19@hotmail.com)>, "Jenniferscioli@hotmail.com" <[Jenniferscioli@hotmail.com](mailto:Jenniferscioli@hotmail.com)>, Nicole Grisolia <[ngriz@rogers.com](mailto:ngriz@rogers.com)>, "dino dascanio@bell.net" <[dino.dascanio@bell.net](mailto:dino.dascanio@bell.net)>, Lilli Chan <[lillichan8@gmail.com](mailto:lillichan8@gmail.com)>, "Jason Hann@bell.net" <[Jason.Hann@bell.net](mailto:Jason.Hann@bell.net)>, "mikeaward@gmail.com" <[mikeaward@gmail.com](mailto:mikeaward@gmail.com)>, "anthonycatallo88@yahoo.com" <[anthonycatallo88@yahoo.com](mailto:anthonycatallo88@yahoo.com)>, "gyemis@yahoo.com" <[gyemis@yahoo.com](mailto:gyemis@yahoo.com)>, Inessa Barkan <[b\\_inessa@hotmail.com](mailto:b_inessa@hotmail.com)>, Miroslav Tkachenko <[miroslavt@hotmail.com](mailto:miroslavt@hotmail.com)>, Tejinderjeet Singh <[tejsale@gmail.com](mailto:tejsale@gmail.com)>, "kaostziya@gmail.com" <[kaostziya@gmail.com](mailto:kaostziya@gmail.com)>, Matthew Sivin <[matthewsivin@gmail.com](mailto:matthewsivin@gmail.com)>, "sagomes@yorku.ca" <[sagomes@yorku.ca](mailto:sagomes@yorku.ca)>, David YC Kim <[pinevalley7@gmail.com](mailto:pinevalley7@gmail.com)>, Massimo Giorgio <[massimo@etpainting.com](mailto:massimo@etpainting.com)>, "rajji\_kay@hotmail.com" <[rajji\\_kay@hotmail.com](mailto:rajji_kay@hotmail.com)>, Kamakshi Shah <[sconcrete@yahoo.ca](mailto:sconcrete@yahoo.ca)>, "franktrianni@yahoo.ca" <[franktrianni@yahoo.ca](mailto:franktrianni@yahoo.ca)>, Alessandro T <[tersiga@gmail.com](mailto:tersiga@gmail.com)>, cinomancini <[eleonoracino@hotmail.com](mailto:eleonoracino@hotmail.com)>, Dante Devil hunter <[alex.borghello@gmail.com](mailto:alex.borghello@gmail.com)>, Lina Borghello <[lina.borghello@gmail.com](mailto:lina.borghello@gmail.com)>, "high-view@live.com" <[high-view@live.com](mailto:high-view@live.com)>, "kim lombardi@hotmail.com" <[kim.lombardi@hotmail.com](mailto:kim.lombardi@hotmail.com)>, "m.napoli@rogers.com" <[m.napoli@rogers.com](mailto:m.napoli@rogers.com)>, Zaeem Masood <[zmasood@gmail.com](mailto:zmasood@gmail.com)>, "chirag199@outlook.com" <[chirag199@outlook.com](mailto:chirag199@outlook.com)>, Irina Shirokova <[ishirokova19@gmail.com](mailto:ishirokova19@gmail.com)>, "tanya@hyvr.ca"

<tanya@hyvr.ca>, "jguido2000@hotmail.com" <jguido2000@hotmail.com>, "carm stilts@rogers.com" <carm.stilts@rogers.com>, "daniel@albonese.com" <daniel@albonese.com>, "barbones24@sympatico.ca" <barbones24@sympatico.ca>, "naz zaffino@hotmail.com" <naz.zaffino@hotmail.com>, Chris M <christosm39@hotmail.com>, "nicolepanait67@yahoo.com" <nicolepanait67@yahoo.com>, "amal tawfik@outlook.com" <amal.tawfik@outlook.com>, "ilao@gmail.com" <ilao@gmail.com>, "dantinser@sympatico.ca" <dantinser@sympatico.ca>, Patrick Clarizio <patclarizio@hotmail.com>, Lola Rodriguez <irathgeb@rogers.com>, "jason-hann@bell.net" <jason-hann@bell.net>, "robert dipersio@yahoo.ca" <robert.dipersio@yahoo.ca>, Sam Wadhwa <samwadh@gmail.com>, "wpellegrini@rogers.com" <wpellegrini@rogers.com>, Sam Culmone <sculmone20@gmail.com>, "masciangelosteve@gmail.com" <masciangelosteve@gmail.com>, "aikido83@hotmail.com" <aikido83@hotmail.com>, Roberto Panait <roberto.panait@gmail.com>, "robert\_dipersio@yahoo.ca" <robert\_dipersio@yahoo.ca>, Fariya Zaeem <fariya@gmail.com>, "albert lombardi@rbc.com" <albert.lombardi@rbc.com>, "sab&nat@hotmail.com" <sab&nat@hotmail.com>, "vehan77@gmail.com" <vehan77@gmail.com>, "amanocchio@averton.ca" <amanocchio@averton.ca>, "dmoretto@sympatico.ca" <dmoretto@sympatico.ca>, "rajji\_kaur@hotmail.com" <rajji\_kaur@hotmail.com>, "ahmed tawfik@live.ca" <ahmed.tawfik@live.ca>, "gp precision@hotmail.com" <gp.precision@hotmail.com>, ATTARD <joeattard@rogers.com>

Hello Access Vaughan

I received an automatic reply that you had received my email and that I would be getting a response in 1 to 3 business days however I am yet to receive a non automated response from anybody at city Hall. Is the lack of a response an indication of what has actually been done thus far on the enforcement of the situation? I was hoping to be able to keep the little bit of faith that I had left in Vaughan that Vaughan would have done the right thing. The 3 days as you can see have passed.

Please do the right thing.

Thank you

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

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

From: Daniele <dan4730173@hotmail.com>

Date: 2016-10-23 1:22 PM (GMT-05:00)

To: Access Vaughan - VOL <accessvaughan@vaughan.ca>

Subject: 31 Woodend place

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

From: Daniele <dan4730173@hotmail.com>

Date: 2016-10-23 1:22 PM (GMT-05:00)

To: Access Vaughan - VOL <accessvaughan@vaughan.ca>

Subject: 31 Woodend place

I was wondering if the city has anything to say for what it has done to enforce the bylaws for tree removal on this property since it has been clear cut from once fully treed to now fully weeded. It

seems nobody from Vaughan cares. Have any fines been administered? Is anyone being held accountable? I don't want to know who has been fined just want to know if anybody has been.

Thank you

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



---

**From:** DiGirolamo, Diana  
**Sent:** Tuesday, May 23, 2017 9:50 AM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: Via Borghese/Woodend Place

**COMMUNICATION FOR COUNTRYWIDE HOMES WOODEND PLACE – MAY 23, 2017 CW - FILES OP.16.003, Z.15.032 and 19T-15V011**

Please see below communication.

Thank you and best regards,

**Diana DiGirolamo**

**Planner**

905-832-8585 ext. 8860 | [diana.digirolamo@vaughan.ca](mailto:diana.digirolamo@vaughan.ca)

**City of Vaughan | Development Planning Department**

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

[vaughan.ca](http://vaughan.ca)



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**From:** Tanya Varvara [mailto:[tanyavarvara@me.com](mailto:tanyavarvara@me.com)]  
**Sent:** Friday, September 30, 2016 7:46 AM  
**To:** DiGirolamo, Diana; DeFrancesca, Rosanna; Tamburini, Nancy  
**Cc:** Joe Collura; Dan4730173@hotmail.com  
**Subject:** Via Borghese/Woodend Place

Hello Rosanna, I met with the community today. I do not agree at all with the proposed plan that Countrywide brought forward. I am sitting here scratching my head. How does this proposed plan respect what is currently surrounding the area. There are estate homes to the north and west of this proposed plan. 40 and 50 foot lots to the south and east side. Exactly how do 25foot lots fit in? The town homes are still on the plan which means the zoning would have to be approved to change and allow for them correct?

There are still some areas that have not been acknowledge ie. the tree clear cutting? Whose is held accountable? What is the city doing in this regard? When we asked for back up it came back inconclusive. Shouldn't the tree situation be settled before an application can be accepted? Is there a loop hole here? Why is this situation being ignored?

Also we have a petition signed by the entire block of Via Borghese and Gambit to not have the street open. This is a big grey area for the residents. Will the city not take that into account? Will the city officials respect what the current community feels? Again what is the loop hole in this regard?

Unfortunately It seems this development has turned to a price tag of profits. Again why is the profit margin of a developers investment the key goal here? I just don't understand please enlighten me.

I don't think anything should be accepted less than 40, 50 and estate lots which is currently surrounding the proposed plan. For city officials to accept a plan with towns and these 25ft houses is unacceptable. That would mean changing the official plan again to suit a profit margin. Why would this be the most important aspect of the proposed plan?

I would ask yourself and city officials to respect the community and the current zoning of this subdivision. We trust that you as our councillor and representative would have the best interest of your community members in mind.

We are moving in baby steps, it's a start I guess. Look forward to meeting with you all again :)

Tanya

Sent from my iPhone

---

**From:** DiGirolamo, Diana  
**Sent:** Tuesday, May 23, 2017 9:40 AM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: Questionable Development - Countrywide Woodend Place Inc.

**COMMUNICATION FOR COUNTRYWIDE HOMES WOODEND PLACE – MAY 23, 2017 CW - FILES OP.16.003, Z.15.032 and 19T-15V011**

Please see below communication.

Thank you and best regards,

**Diana DiGirolamo**

**Planner**

905-832-8585 ext. 8860 | [diana.digirolamo@vaughan.ca](mailto:diana.digirolamo@vaughan.ca)

**City of Vaughan | Development Planning Department**

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

[vaughan.ca](http://vaughan.ca)



---

**From:** Tanya Varvara [mailto:[tanyavarvara@me.com](mailto:tanyavarvara@me.com)]

**Sent:** Friday, July 29, 2016 6:33 PM

**To:** Joe Collura

**Cc:** DeFrancesca, Rosanna; Tamburini, Nancy; Cugliari, Anne-Elise; Antonella; F. Aykut Erdinc; pfalduto@hotmail.com; Gerard Biasutto; Lisa Gagliardi; Katie DeBartolo; Dan4730173@hotmail.com; cg m; Marisa I; Jenniferscioli@hotmail.com; Nicole Grisolia; dino.dascanio@bell.net; Lilli Chan; Jason.Hann@bell.net; mikeaward@gmail.com; anthonycatallo88@yahoo.com; gyemis@yahoo.com; Inessa Barkan; Miroslav Tkachenko; Sorochinsky, Tim; moconesi@295.ca; Elvira Caria; DiGirolamo, Diana

**Subject:** Re: Questionable Development - Countrywide Woodend Place Inc.

Hi Joe,

Not sure if you've heard back from Rosanna or anyone else at the city of Vaughan in response to your note. If so, I would be interested in any updates you have.

In the meantime, I wanted to share an article that is VERY familiar. In it, it talks about how a community is devastated about the questionable actions of a developer who LEVELED a large number of trees to make way for townhouses. Sound familiar?

The other unfortunate part to this is when it is compared to our concerns:

### **City of Toronto - trees removed in a questionable manner...**

- Councillor leading the charge against the development
- Mayor visited the site to assess devastation first hand
- Municipality pushing for significant penalties

Here is a copy of the article:

[https://www.thestar.com/news/city\\_hall/2016/07/27/city-of-toronto-investigating-removal-of-trees-on-north-york-property.html](https://www.thestar.com/news/city_hall/2016/07/27/city-of-toronto-investigating-removal-of-trees-on-north-york-property.html)

[https://www.thestar.com/news/city\\_hall/2016/07/28/mayor-tory-horrified-over-removal-of-trees-on-bayview.html](https://www.thestar.com/news/city_hall/2016/07/28/mayor-tory-horrified-over-removal-of-trees-on-bayview.html)

### **City of Vaughan - trees removed in a questionable manner..**

- Nothing to report ?????????

I am wondering if the City of Vaughan is doing investigations on the removal of trees on our questionable development of Via Borghese.

Hope to hear something soon. Have a great weekend.

Tanya

Sent from my iPhone

On Jul 9, 2016, at 8:17 AM, Joe Collura <[joe.collura@gmail.com](mailto:joe.collura@gmail.com)> wrote:

Good morning Rosanna,

Hope you are enjoying the Summer.

I wanted to circle back to understand the progress of the Woodend Place applications. I continue to receive inquiries from many concerned residents & unfortunately have no updates to offer. I, & I know many other residents, have followed up with various city departments to no avail. Our opposition to the application in its current form remains strong & while the minor revision presented during the public hearing was noted, we trust there are many additional changes forthcoming to ensure the community's, & evidently, other Members of Council, concerns are accounted for. We have yet to hear any details regarding the joint community/applicant meeting which, you proposed & are eager for that discussion so we can arrive at a mutually agreeable solution.

We are conscious of the time required to complete this process & do not want to be put in a position where important matters are then forced to be dealt with in a short period of time. This development, our families & our community deserves more!

Rosanna, we are looking to you as our Member of council, to represent us as you have & bring balance to this discussion which, at the moment continues to be weighed more heavily against us. Please provide an update & let us know how we can support this process.

Thank you.

On 7 July 2016 at 13:41, DiGirolamo, Diana <[Diana.DiGirolamo@vaughan.ca](mailto:Diana.DiGirolamo@vaughan.ca)> wrote:

Hi Joe,

I hope all is well.

At this time I do not have an update on the CountryWide Homes Woodend Place applications; the applicant has not yet submitted a revised Draft Plan to show singles along the Via Borghese frontage.

I appreciate your patience through this process. I will be sure to update you when I am in receipt of a revised Draft Plan.

Thank you and best regards,

**Diana DiGirolamo**

**Planner**

905-832-8585 ext. 8860 | [diana.digirolamo@vaughan.ca](mailto:diana.digirolamo@vaughan.ca)

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

**[vaughan.ca](http://vaughan.ca)**

<image001.png>

**From:** Joe Collura [<mailto:joe.collura@gmail.com>]  
**Sent:** July-06-16 7:58 PM

**To:** DiGirolamo, Diana

**Subject:** Re: Questionable Development - Countrywide Woodend Place Inc.

Hello Diana,

Hope you are enjoying the Summer. It has been some time since we've heard anything regarding the applications. We would appreciate an update as residents are still very much concerned with the progress of the development.

Your attention is appreciated. Thank you in advance.

On 8 June 2016 at 10:30, DiGirolamo, Diana <[Diana.DiGirolamo@vaughan.ca](mailto:Diana.DiGirolamo@vaughan.ca)> wrote:

Hi Joe,

The Community Meeting will be organized once the applicant has submitted their revised proposal. The timing of their resubmission is completely within their hands.

I can now PDF the TZ Analysis; it will be included as a Communication at the future COW Meeting.

We will be in touch.

Thanks and best regards,

**Diana DiGirolamo**

**Planner**

905-832-8585 ext. 8860 | [diana.digirolamo@vaughan.ca](mailto:diana.digirolamo@vaughan.ca)

**City of Vaughan | Development Planning Department**

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

**[vaughan.ca](http://vaughan.ca)**

<image001.png>

**From:** Joe Collura [mailto:[joe.collura@gmail.com](mailto:joe.collura@gmail.com)]  
**Sent:** June-02-16 6:12 PM  
**To:** DiGirolamo, Diana  
**Subject:** Re: Questionable Development - Countrywide Woodend Place Inc.

Thank you for your follow up Diana. I note the following:

- We look forward to the pending meeting between the Applicant, Councillor DeFrancesca & residents; any idea of when this may happen?
- We will consolidate/reiterate our concerns & hope the Applicant will address them
- By no means am I suggesting a cookie-cutter approach. On the contrary, it is the unique community surroundings & context we trust will be taken into account & ultimately help to arrive at a solution that respects the existing community & environment. The Nulook example in particular was simply demonstrating good partnerships, strong collaboration & respect for the community
- I appreciate the comments re: the environmental impacts & thank you for Mr. Brusco's contact details. Considering the property history we have gathered along with the timing of when the trees were cut, we know exactly who the culprit is (as I'm sure the city does also) & will escalate our concerns in due course. To be clear, our investigation is also encompassing the manner in which the city dealt with the initial concerns, the questionable information gathered, the inconsistent communication with residents & the lack of accountability that continues. The progress of this development & the compensation of the significant amount of vegetation that was removed remains to be seen & will inform our next steps in this regard.
- The amount of density should help dictate this issue around access. If a reasonable development is approved, that respect the existing community, there will be no need to make any changes to the existing infrastructure.
- I do recall your mentioning the issues in accessing the TZ analysis however, please confirm it will now form part of the overall submission.

Diana, I know the amount of time you continue to set aside in addressing our concerns & again, want to acknowledge your efforts. Thank you as always.

On 2 June 2016 at 08:59, DiGirolamo, Diana <[Diana.DiGirolamo@vaughan.ca](mailto:Diana.DiGirolamo@vaughan.ca)> wrote:

Hi Joe,

Thank you for following up with the City of Vaughan regarding the development applications at 11, 31 and 51 Woodend Place (Files OP.16.003, Z.15.032, 19T-15V011). I am happy to hear you had a positive

experience at the May 3, 2016 Public Hearing. It is always the goal of Vaughan Council and City Staff to ensure that residents feel engaged.

You can continue to send materials and correspondence to my attention; it will be included as a Communication in a future technical report to the Committee of the Whole (COW). Please note that to date, no COW date has been scheduled. With regard to next steps and prior to a technical report being forwarded to COW, a Community Meeting will be organized by Councillor DeFrancesca's office between the applicant, local residents and appropriate City Staff. This is a recommendation that was endorsed at the Committee of the Whole (Public Hearing) on May 3, 2016. To date the Community Meeting has not been organized. Given that the applicant intends on submitting a revised proposal which includes singles on Via Borghese, it is beneficial for all parties to receive the revised plans prior to arranging the Community Meeting.

With respect to some of your specific concerns that came out of the Public Hearing, please see the following summary which I've attempted to organize into your categories:

**Applicant's representative's failure to address community concerns & Applicant's representative's transportation comments**

If you feel that the applicant did not adequately respond to the deputations at the Public Hearing, specifically with respect to the proposed built form and design, there is an opportunity to have your questions addressed by the applicant at the Community Meeting.

Going forward, I recommend putting together a list of questions in advance of the Community Meeting - to allow the applicant time to review and prepare for – in order to provide a more comprehensive response to the community at the Community Meeting.

As the local representative for your neighbourhood, I will coordinate this agenda with you, the applicant and Councillor DeFrancesca prior to the Community Meeting.

**Examples of unreasonable proposals, met with honest feedback & in one instance, ended with reasonable development**

It is important to realize that each site and each application is context specific, has a unique set of challenges, and is not a one-size-fits-all approach. For instance:



- Centra (Keele) Inc. (Item #1, Report No. 22) is located within the *Village of Maple Heritage Conservation District Plan*. No decision has been rendered to date on this development proposal.
- Nulook Developments Inc. (Item #3, Report No. 22) is located within the Oak Ridges Moraine Conservation Plan Area. No decision has been rendered to date on this development proposal.
- 1678573 Ontario Inc. ["The Mack"] (Item #52, Report No. 30) was constrained by existing residential to the west and south, and Highway 400 to the east, which did not make a second access possible.

However, I agree that when there is collaboration between the applicant, the public and staff the end result is better received by the existing community.

#### **Noticeable Resistance to Committee of the Whole Concerns by Planning Representatives**

With respect to the implications on the Natural Heritage Network, the Public Hearing report outlined the environmental and engineering reports that have been submitted to date by the applicant, and noted that the proposed development is being reviewed in accordance with the Core Feature policies of VOP 2010.

The Development Planning Department and the Toronto and Region Conservation Authority (TRCA) met with the applicant in April to discuss the issue of tree removals on-site. At that meeting, the TRCA requested the applicant to revise their Environmental Impact Study (EIS) to address the historical tree loss. The present Owner of the subject lands (CountryWide Homes) advised they are not the party responsible for the tree removal, however, the applicant is being cooperative with both the City and TRCA's request to highlight this loss throughout their submission. To date, the revised EIS has not been submitted, therefore no additional information is available to share at this time. As always, the submission materials are publically available should you wish to review them.

I am not in a position to comment on legal matters regarding laying of charges against the previous owner(s) of the property. If you would like to discuss this matter further, kindly contact Mr. Lino Brusco, Supervisor with our By-law Enforcement Department at (905) 832-8221 ext. 8282.

With respect to access (i.e. transportation matters), much like the environmental review, this matter is being reviewed by City Staff and external agencies. As Andrew Pearce, Director of Development

Engineering and Infrastructure Planning, noted at the Community Meeting that took place on February 17, 2016, safety for existing and new residents shall be a primary consideration.

It is my understanding the Traffic Zone Analysis you submitted was not included as a Communication in the Public Hearing Report because it was too large to PDF. Our correspondence noting this situation is attached below.

<image002.png>

Again, I want to thank you for your follow-up on the subject applications and I look forward to working with you prior to the Community Meeting.

Best regards,

**Diana DiGirolamo**

**Planner**

905-832-8585 ext. 8860 | [diana.digirolamo@vaughan.ca](mailto:diana.digirolamo@vaughan.ca)

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

[vaughan.ca](http://vaughan.ca)

<image001.png>

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

**Sent:** May-22-16 3:23 PM

**To:** DiGirolamo, Diana

**Cc:** Antonella; F. Aykut Erdinc; [pfalduto@hotmail.com](mailto:pfalduto@hotmail.com); Gerard Biasutto; Lisa Gagliardi; Tanya Varvara; Katie DeBartolo; [Dan4730173@hotmail.com](mailto:Dan4730173@hotmail.com); cg m; Marisa I; [Jenniferscioli@hotmail.com](mailto:Jenniferscioli@hotmail.com); Nicole Grisolia; [dino.dascanio@bell.net](mailto:dino.dascanio@bell.net); Lilli Chan; [Jason.Hann@bell.net](mailto:Jason.Hann@bell.net); [mikeaward@gmail.com](mailto:mikeaward@gmail.com); [anthonycatallo88@yahoo.com](mailto:anthonycatallo88@yahoo.com); [gyemis@yahoo.com](mailto:gyemis@yahoo.com); Inessa Barkan; Miroslav Tkachenko; Sorochinsky, Tim; [moconesi@295.ca](mailto:moconesi@295.ca); [elviracaria@aol.com](mailto:elviracaria@aol.com); DeFrancesca, Rosanna; Tamburini, Nancy; Kiru, Bill; Bevilacqua, Maurizio; Ferri, Mario; Carella, Tony; Di Biase, Michael; Rosati, Gino; Racco, Sandra; Shefman, Alan; Iafrate, Marilyn

**Subject:** Fwd: Questionable Development - Countrywide Woodend Place Inc.

Hello Diana,

I am following up regarding the progress re: the Countrywide Homes Woodend Place Inc. applications. I understand that all details gathered to date will form part of the final recommendation. As such & while much has been included thus far, I did not see the **Traffic Zone analysis** I completed in any of the material & have included it again. I have also attached a more **current version of the our consolidated opposition**. I know there is already an overwhelming number of submissions to date in opposition to the applications however, I continue to field additional objections including inquiries as to whether written submission are still being accepted. To that end, I have included a number of residents as a means of providing an update. I, along with the many who have vocalized their objections, are eagerly awaiting next steps. Please keep us informed.

Having had time to reflect on the May 3rd meeting, & as you can imagine, paying close attention to every word uttered, here are a number of items we believe should form part of the dialogue related to this application & ultimately, the final recommendation:

- **Applicant's representative's failure to address community concerns** - In every OTHER instance that evening, the builder/representative provided commentary that acknowledged community issues after hearing resident deputations. Unfortunately, that was not the case with our concerns with the exception of some commentary regarding how transportation was a contributing factor to justifying design & divergence from the Vaughan Official Plan including a disregard for the existing design & character of the existing community. We acknowledge & are thankful for the proactive steps taken by **Councilor DeFrancesca** as well as the last minute revision by the applicant (per below) however, there is consensus (including the strong opposition voiced by **Regional Councilor Rosati**) that much more is needed to ensure the character & context of the existing community is respected. There are examples of current development (see below) that are more aligned to the existing community & again, demonstrate just how out of place the subject application is. I look forward to dialogue that will help us arrive at a more reasonable point.

<image003.png>

<image004.png>

- **Applicant's representative's transportation comments** - per the below communication to the province, a number of residents took exception with the implication that transportation is somehow more relevant to individuals in townhouses & that should contribute to a disregard of the many policies in place to support reasonable development. Transportation will be welcomed within our immediate community considering the significant growth we have already experienced along with the development that is pending. Adding unnecessarily intensification including design that is overwhelming contrary to the existing community is simply not reasonable which, is further evidenced by the number of exceptions that would be required in order to

proceed. I am meeting with the Minister of Transportation to discuss these matters further.

- **Examples of unreasonable proposals, met with honest feedback & in one instance, ended with reasonable development** - We acknowledge two instances where *Councilor Iafrate* showcased inspiring leadership which, ultimately led to outstanding collaboration including a balanced approach that contributed to mutually agreeable solutions:

1. Item 1 (Keele & Cromwell Rd application) - Honest commentary that described the existing community & how the application was no in keeping with that character. She suggested a follow up meeting with the applicant however, only if the existing plans be revisited that respect the existing community.
2. Item 3 (Teston & Dufferin) - A strong example of leadership & partnership by both Councilor Iafrate & the applicant, that addressed what was originally an unreasonable proposal in terms of the existing community & ended up as a development the community & the city can be proud of:

- <image005.png> <image006.png>
- <image007.png> <image008.png>

- **Noticeable Resistance to Committee of the Whole Concerns by Planning Representatives** - *Councilor Dibiase* clearly heard the community's concerns & represented our issues well including how the application infringed on Natural Areas & how the proposed design did not respect community's concerns around not opening streets as well as the lack of design conformity to the existing community:

- There was a defensive exchange by planning representatives over the concerns that the roads NOT be opened, an issue the community voiced very clearly. And this, despite many examples of other developments being approved with a larger number of units & single access (e.g. ~200 Unit at The Mack, 400 & Major Mackenzie):
- <image009.png>
- Concerns were also raised during the session over the handling of Natural Areas including discrepancies over the views provided by the applicant's representative & what is considered a Core Features. Planning representative acknowledged the discrepancy including the fact that some ambiguity remains in this area however, would carefully review the issue.

<image010.png> <image011.png>

In keeping with the theme o Natural Areas & as previously mentioned, our investigation continues regarding the removal of the woodlot on 31 Woodend Place. In response to our request for information related to how this was managed, the city has sent some information however, per the Feb 17th residents meeting where it was explained that photos were sent to justify the leveling of this woodlot, to date we have only been provided photos that were taken after the fact, did not account for nearly the scope of devastation that occurred & appears to have been

taken by the by-law officer & not by the resident (see below). This, along with the questionable commentary offered by the city representatives still leaves many questions unanswered & so our investigation continues.

<image012.png> <image013.png> <image014.png>

Some of the residents did come across a May 9th Toronto Star article that questioned Vaughan's environmental record with many high profile individuals weighing in (see below). That said, I know there is a delicate balance that must be factored & I hope our leaders will continue to represent us well in this regard.

“Vaughan council is actively promoting the removal of land from the Greenbelt for some development proposals, instead of staying neutral and being fair,” said King-Vaughan **MP Deb Schulte**

**Tim Gray, the executive director of Environmental Defence**, said Vaughan's efforts have not gone unnoticed.

“Vaughan is being quite aggressive and is using the review process to get as many parcels of land (as possible) taken out of protection and into urban development,”

**Maria Augimeri, a Toronto councillor and chair of the Toronto and Region Conservation Agency**, said that while Vaughan's actions may seem local, they are having an impact beyond its borders.

Diana, I hope we have demonstrated our commitment to our community & Vaughan at large. We hope to arrive at a place where collaboration will be demonstrated & reason will rule! Thank you as always for your attention!

Vellore for a REASONABLE Vaughan!

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

From: **Joe Collura** <[joe.collura@gmail.com](mailto:joe.collura@gmail.com)>

Date: 4 May 2016 at 05:39

Subject: Questionable Development - Countrywide Woodend Place Inc.

To: [sdelduca.mpp.co@liberal.ola.org](mailto:sdelduca.mpp.co@liberal.ola.org)

Cc: Antonella <[risi\\_antonella@rogers.com](mailto:risi_antonella@rogers.com)>, "F. Aykut Erdinc" <[ferdinc@gmail.com](mailto:ferdinc@gmail.com)>, [pfalduto@hotmail.com](mailto:pfalduto@hotmail.com), Gerard Biasutto <[biasuttog@gmail.com](mailto:biasuttog@gmail.com)>, Lisa Gagliardi <[lisagagliardi@rogers.com](mailto:lisagagliardi@rogers.com)>, Tanya Varvara <[tanyavarvara@me.com](mailto:tanyavarvara@me.com)>, Katie DeBartolo <[kdebartolo@hotmail.com](mailto:kdebartolo@hotmail.com)>, "Dan4730173@hotmail.com" <[Dan4730173@hotmail.com](mailto:Dan4730173@hotmail.com)>, [cgm4\\_76@hotmail.com](mailto:cgm4_76@hotmail.com)>, Marisa I <[maripossa\\_19@hotmail.com](mailto:maripossa_19@hotmail.com)>, "Jenniferscioli@hotmail.com" <[Jenniferscioli@hotmail.com](mailto:Jenniferscioli@hotmail.com)>, Nicole Grisolia <[ngriz@rogers.com](mailto:ngriz@rogers.com)>, "dino.dascanio@bell.net" <[dino.dascanio@bell.net](mailto:dino.dascanio@bell.net)>, Lilli Chan <[lillichan8@gmail.com](mailto:lillichan8@gmail.com)>, [Jason.Hann@bell.net](mailto:Jason.Hann@bell.net), [mikeaward@gmail.com](mailto:mikeaward@gmail.com), [anthonycatallo88@yahoo.com](mailto:anthonycatallo88@yahoo.com), "gyemis@yahoo.com" <[gyemis@yahoo.com](mailto:gyemis@yahoo.com)>, Inessa Barkan <[b\\_inessa@hotmail.com](mailto:b_inessa@hotmail.com)>, Miroslav Tkachenko <[miroslavt@hotmail.com](mailto:miroslavt@hotmail.com)>, "Sorochinsky, Tim" <[tim.sorochinsky@aecom.com](mailto:tim.sorochinsky@aecom.com)>, [moconesi@295.ca](mailto:moconesi@295.ca)

Good morning Minister Del Duca,

My name is Joe Collura & I have been a resident of Vaughan for more than 24yrs. I care greatly for our city & am excited to see how we have grown. To that end, I am also a proponent of development adhering to the many policies within Vaughan that support respectful & responsible growth.

I, along with many of my fellow residents (a fraction of whom I have copied), attended a public meeting last night to voice our concerns about the subject development (details attached). Coincidentally, you attended an award ceremony just prior to our meeting. Minister, believe me when I tell you we have & continue to be actively involved in this process & are working closely with the city to ensure the community's best interest are not lost in this process & that a viable solution for all involved can be achieved.

I am reaching out to you as the representative for the applicant mentioned your name as part of their presentation last night. Specifically, he eluded to how through various discussions (& I am paraphrasing) you have tasked them & others, with bringing residents closer to transit. You would be hard pressed to find a resident that would disagree with that direction however, the representative for the applicant somehow used this to justify development that, by all accounts, ignores existing city policies, does not respect the surrounding community & has contributed to disappointing treatment of Natural Areas which, the city had previously committed to protect (we continue to investigate this matter).

Minister Del Duca, we have experienced enormous growth in Vaughan & as the attached will demonstrate, significant concentration already within our immediate community (not to mention what is currently being developed). We welcome expanded transit in our area as many of us continue to commute until adequate infrastructure is made available. There was also a suggestion by the applicant's representative that transit meant more to the proposed dwellings than it would to the existing unit types (townhouse vs. detached)? I can assure you Minister, transit is universal & considering the overwhelming population growth within our immediate community, a welcomed addition that will be utilized by many without the need for further intensification that is contrary to the city's own policies.

As mentioned, we are continuing to work closely with the city & trust our leaders will have the community's best interest at heart. At minimum, adhere to the very language set forth within the many planning policies that are designed to encourage responsible growth & respect the existing community. I felt it was important to engage you in this discussion & welcome any feedback you may offer.

Thank you for your attention Minister Del Duca!

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

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**From:** DiGirolamo, Diana  
**Sent:** Tuesday, May 23, 2017 10:13 AM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: 31 Woodend Place

C 5  
COMMUNICATION  
CW - May 23/2017  
ITEM - 21

**COMMUNICATION FOR COUNTRYWIDE HOMES WOODEND PLACE – MAY 23, 2017 CW - FILES OP.16.003, Z.15.032 and 19T-15V011**

Please see below communication.

Thank you and best regards,

**Diana DiGirolamo**

**Planner**

905-832-8585 ext. 8860 | [diana.digirolamo@vaughan.ca](mailto:diana.digirolamo@vaughan.ca)

**City of Vaughan | Development Planning Department**

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

[vaughan.ca](http://vaughan.ca)



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**From:** Daniele [<mailto:dan4730173@hotmail.com>]

**Sent:** Wednesday, November 16, 2016 5:30 PM

**To:** Hettmann, Joerg; 'Joe Collura'; Access Vaughan - VOL

**Cc:** Tanya Varvara; Zaeem Masood; DiGirolamo, Diana; Kiru, Bill; Bayley, Rob; Rendon, Ruth; Iacobelli, Tony; Michaels, Gus; Girard, Rick; Postic, Zoran; Uyeyama, Grant; Heron, Janice; Bisceglia, Brenda; Brusco, Nicolino; DeFrancesca, Rosanna; Tamburini, Nancy; Sorochinsky, Tim; [moconesi@295.ca](mailto:moconesi@295.ca); Elvira Caria

**Subject:** Re: 31 Woodend Place

Hello Joe.

Not sure if you remember or not but this Joerg from the city is the same guy whom was present at the meeting at city Hall. He is the one who said he had pictures of the ice damaged trees that were approved to be cut and was able to provide the pictures but then never ended up answering numerous calls and messages. My feeling is that this is all just another carpet that they will be sweeping their mess underneath. How can they have just started the analysis if they knew of this forever? I have lost all faith in everyone in city hall. We should approach Parliament with a Non-confidence vote in regards to our council. What do you think?

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

From: "Hettmann, Joerg" <[Joerg.Hettmann@vaughan.ca](mailto:Joerg.Hettmann@vaughan.ca)>

Date: 2016-11-16 5:01 PM (GMT-05:00)

To: 'Joe Collura' <[joe.collura@gmail.com](mailto:joe.collura@gmail.com)>, Access Vaughan - VOL <[accessvaughan@vaughan.ca](mailto:accessvaughan@vaughan.ca)>



Cc: Daniele <[dan4730173@hotmail.com](mailto:dan4730173@hotmail.com)>, Tanya Varvara <[tanyavarvara@me.com](mailto:tanyavarvara@me.com)>, Zaeem Masood <[zmasood@gmail.com](mailto:zmasood@gmail.com)>, "DiGirolamo, Diana" <[Diana.DiGirolamo@vaughan.ca](mailto:Diana.DiGirolamo@vaughan.ca)>, "Kiru, Bill" <[Bill.Kiru@vaughan.ca](mailto:Bill.Kiru@vaughan.ca)>, "Bayley, Rob" <[Rob.Bayley@vaughan.ca](mailto:Rob.Bayley@vaughan.ca)>, "Rendon, Ruth" <[Ruth.Rendon@vaughan.ca](mailto:Ruth.Rendon@vaughan.ca)>, "Iacobelli, Tony" <[Tony.Iacobelli@vaughan.ca](mailto:Tony.Iacobelli@vaughan.ca)>, "Michaels, Gus" <[Gus.Michaels@vaughan.ca](mailto:Gus.Michaels@vaughan.ca)>, "Girard, Rick" <[Rick.Girard@vaughan.ca](mailto:Rick.Girard@vaughan.ca)>, "Postic, Zoran" <[Zoran.Postic@vaughan.ca](mailto:Zoran.Postic@vaughan.ca)>, "Uyeyama, Grant" <[Grant.Uyeyama@vaughan.ca](mailto:Grant.Uyeyama@vaughan.ca)>, "Heron, Janice" <[Janice.Heron@vaughan.ca](mailto:Janice.Heron@vaughan.ca)>, "Bisceglia, Brenda" <[Brenda.Bisceglia@vaughan.ca](mailto:Brenda.Bisceglia@vaughan.ca)>, "Brusco, Nicolino" <[Nicolino.Brusco@vaughan.ca](mailto:Nicolino.Brusco@vaughan.ca)>, "DeFrancesca, Rosanna" <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>, "Tamburini, Nancy" <[Nancy.Tamburini@vaughan.ca](mailto:Nancy.Tamburini@vaughan.ca)>, "Soroichinsky, Tim" <[tim.soroichinsky@aecom.com](mailto:tim.soroichinsky@aecom.com)>, [moconesi@295.ca](mailto:moconesi@295.ca), Elvira Caria <[elviracarria@aol.com](mailto:elviracarria@aol.com)>  
Subject: RE: 31 Woodend Place

Hi Joe;

As a follow-up to our conversation from last Thursday, November 10<sup>th</sup>, 2016, we have started our analysis of the inventory of lost trees at 31 Woodend Place. We anticipate that we will be able to present a report on the findings as well as recommendations for mitigation by December 12<sup>th</sup>, 2016.

I hope this information is helpful.

Please feel free to contact me at any time with any questions, comments or concerns.

Best regards,

*Joerg Hettmann, R.P.F.*

Manager of Parks and Roads  
City of Vaughan  
T. 905-832-8577 ext. 6139  
F. 905-303-2008  
E. [joerg.hettmann@vaughan.ca](mailto:joerg.hettmann@vaughan.ca)



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

**Sent:** November-06-16 6:47 AM

**To:** Access Vaughan - VOL

**Cc:** Daniele; Tanya Varvara; Zaeem Masood; DiGirolamo, Diana; Kiru, Bill; Bayley, Rob; Rendon, Ruth; Iacobelli, Tony; Michaels, Gus; Girard, Rick; Postic, Zoran; Uyeyama, Grant; Hettmann, Joerg; Heron, Janice; Bisceglia, Brenda; Brusco, Nicolino; DeFrancesca, Rosanna; Tamburini, Nancy; Soroichinsky, Tim; [moconesi@295.ca](mailto:moconesi@295.ca); Elvira Caria

**Subject:** Re: 31 Woodend Place

Thank you for your acknowledgment & we look forward to understanding next steps. In the meantime, here are some images for consideration including how other municipalities are clearly paying close attention to the importance of EVERY tree.



On 4 November 2016 at 15:36, Access Vaughan - VOL <[accessvaughan@vaughan.ca](mailto:accessvaughan@vaughan.ca)> wrote:  
Good afternoon residents of Woodend Place,

We are writing today to assure you that the lack of a response is not an indication of the City's efforts in assisting to resolve this matter.

We have united City staffers across several departments to ensure that we provide an accurate response and a collaborative and holistic approach in assisting with the resolution this matter for you, our residents.

Any and all actions and conversations had here among staff are taking place in good faith and with the concerns of Woodend Place residents at the forefront.

We will be reaching out with more detail next week to discuss next steps.

We hope that this is acceptable.

Thank you.

**City of Vaughan | Access Vaughan**  
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



On 29 October 2016 at 11:08, Joe Collura <[joe.collura@gmail.com](mailto:joe.collura@gmail.com)> wrote:

The below communication including the lack of follow up has prompted renewed concern with the manner resident issues are addressed. In particular, the below statement taken from the Access Vaughan site is the minimum expectation & unfortunately, even that courtesy has not been extended:

"Your questions will be answered promptly by knowledgeable and caring staff. If more information or action is required we will put you in touch with the appropriate department for resolution to your inquiry."

The property in question remains an active area of investigation for the many resident who reside within the immediate community & witnessed first hand the devastation that befell this portion of the Natural Heritage Network. The argument that the leveling of this entire woodlot was a result of damage caused by the 2013 ice storm is questionable & evidence collected via the Municipal Freedom of Information Act further supports the community's concerns. The in action & lack of attention has been & continues to be disappointing & our community is taking steps to address this despite the lack of support thus far. Many examples of how other municipalities have held similar injustices accountable continue to make headlines yet our community concerns remain unactioned:

<http://www.cbc.ca/beta/news/canada/toronto/developer-cut-trees-1.3812549>

[https://www.thestar.com/news/city\\_hall/2016/07/28/mayor-tory-horrified-over-removal-of-trees-on-bayview.html](https://www.thestar.com/news/city_hall/2016/07/28/mayor-tory-horrified-over-removal-of-trees-on-bayview.html)

In the meantime, we will look to the city to offer a response to the below inquiry. Thank you.

---

**From:** Daniele [mailto:[dan4730173@hotmail.com](mailto:dan4730173@hotmail.com)]

**Sent:** Friday, October 28, 2016 8:54 PM

**To:** Access Vaughan - VOL

**Subject:** Fwd: 31 Woodend place

Hello Access Vaughan

I received an automatic reply that you had received my email and that I would be getting a response in 1 to 3 business days however I am yet to receive a non automated response from anybody at city Hall. Is the lack of a response an indication of what has actually been done thus far on the enforcement of the situation? I was hoping to be able to keep the little bit of faith that I had left in Vaughan that Vaughan would have done the right thing. The 3 days as you can see have passed.

Please do the right thing.

Thank you

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

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

From: Daniele <[dan4730173@hotmail.com](mailto:dan4730173@hotmail.com)>

Date: 2016-10-23 1:22 PM (GMT-05:00)

To: Access Vaughan - VOL <[accessvaughan@vaughan.ca](mailto:accessvaughan@vaughan.ca)>

Subject: 31 Woodend place

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

From: Daniele <[dan4730173@hotmail.com](mailto:dan4730173@hotmail.com)>  
**Date:** 2016-10-23 1:22 PM (GMT-05:00)  
To: Access Vaughan - VOL <[accessvaughan@vaughan.ca](mailto:accessvaughan@vaughan.ca)>  
Subject: 31 Woodend place

I was wondering if the city has anything to say for what it has done to enforce the bylaws for tree removal on this property since it has been clear cut from once fully treed to now fully weeded. It seems nobody from Vaughan cares. Have any fines been administered? Is anyone being held accountable? I don't want to know who has been fined just want to know if anybody has been.

Thank you

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

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**From:** DiGirolamo, Diana  
**Sent:** Tuesday, May 23, 2017 9:13 AM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: 11, 31 and 51 Woodend Place - Files 19T-15V011, Z.15.032 and DA.15.078  
**Attachments:** image001.png; image002.png

**COMMUNICATION FOR COUNTRYWIDE HOMES WOODEND PLACE – MAY 23, 2017 CW - FILES OP.16.003, Z.15.032 and 19T-15V011**

Please see below communication.

Thank you and best regards,

**Diana DiGirolamo**  
**Planner**  
905-832-8585 ext. 8860 | [diana.digirolamo@vaughan.ca](mailto:diana.digirolamo@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



---

**From:** Daniele [<mailto:dan4730173@hotmail.com>]  
**Sent:** Tuesday, May 24, 2016 5:07 PM  
**To:** DiGirolamo, Diana  
**Cc:** Chan, Albert  
**Subject:** Re: 11, 31 and 51 Woodend Place - Files 19T-15V011, Z.15.032 and DA.15.078

At last, a response. Thank you Diana. I understand that the current owner is not the culprit however is anyone going after the previous owner? I want my son to see the birds and trees that is why we purchased this home. Now there is neither near by as there once was. I have planted 6 trees on my property however this does not make up for Vaughan's loss of those magnificent trees. That land should be brought back to its original state. 51 also has numerous large trees that are missing with only their stumps left (photos can be provided ) in place. When is this murder of nature going to halt? When is this city going to uphold the rules in which we are all to follow? When will the same rules apply to all?

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

----- Original message -----  
**From:** "DiGirolamo, Diana" <[Diana.DiGirolamo@vaughan.ca](mailto:Diana.DiGirolamo@vaughan.ca)>  
**Date:** 2016-05-24 4:54 PM (GMT-05:00)  
**To:** 'Daniele' <[dan4730173@hotmail.com](mailto:dan4730173@hotmail.com)>

Cc: "Chan, Albert" <Albert.Chan@vaughan.ca>

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

Hi Daniele,

Thank you for your follow-up with the City of Vaughan. Please be advised that the Development Planning Department and the Toronto and Region Conservation Authority (TRCA) met with the applicant in April to discuss the issue of the tree removal on-site; at this time the TRCA is requesting that the applicant revise their Environmental Impact Study to address the historical tree loss. The present Owner of the subject lands (CountryWide Homes) is not the party responsible for the tree removals, however, the applicant is being fully cooperative with City's and TRCA's requests to highlight this loss through their submission materials. This information is always publically available, however, at this time there has not been a status update given that these materials are still being reviewed by internal City Departments and external agencies.

Best regards,

**Diana DiGirolamo**  
**Planner**

905-832-8585 ext. 8860 | [diana.digirolamo@vaughan.ca](mailto:diana.digirolamo@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



---

**From:** Daniele [<mailto:dan4730173@hotmail.com>]

**Sent:** May-24-16 12:24 PM

**To:** DiGirolamo, Diana; Chan, Albert

**Subject:** Re: 11, 31 and 51 Woodend Place - Files 19T-15V011, Z.15.032 and DA.15.078

How come nobody responds or acts on this issue? Is something being hidden from the public?

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

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

From: Daniele <[dan4730173@hotmail.com](mailto:dan4730173@hotmail.com)>

Date: 2016-05-20 7:00 AM (GMT-05:00)

To: "DiGirolamo, Diana" <[Diana.DiGirolamo@vaughan.ca](mailto:Diana.DiGirolamo@vaughan.ca)>, "Chan, Albert" <[Albert.Chan@vaughan.ca](mailto:Albert.Chan@vaughan.ca)>

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

Good morning.

Does anyone know what is the status on this? Has anyone been charged or can anyone cut down however many trees down they want even 20 inches across? I even called the mayor with no response.

Regards

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

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

From: "DiGirolamo, Diana" <[Diana.DiGirolamo@vaughan.ca](mailto:Diana.DiGirolamo@vaughan.ca)>

Date: 2016-02-02 4:09 PM (GMT-05:00)

To: "Chan, Albert" <[Albert.Chan@vaughan.ca](mailto:Albert.Chan@vaughan.ca)>

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

Hi Albert,

Following up on our conversation from yesterday, please find attached a screenshot provided from a local resident for the subject lands which helps demonstrate the extent to which the lands have been cleared.

Thank you and best regards,

**Diana DiGirolamo**

**Planner**

905-832-8585 ext. 8860 | [diana.digirolamo@vaughan.ca](mailto:diana.digirolamo@vaughan.ca)

**City of Vaughan | Development Planning Department**

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

[vaughan.ca](http://vaughan.ca)



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C 6  
COMMUNICATION  
CW - May 23/2017  
ITEM - 121

**From:** Joe Collura <joe.collura@gmail.com>  
**Sent:** Saturday, May 20, 2017 10:44 AM  
**To:** Clerks@vaughan.ca  
**Cc:** Daniele; ATTARD; Antonella; F. Aykut Erdinc; pfalduto@hotmail.com; Gerard Biasutto; Lisa Gagliardi; Katie DeBartolo; cg m; Marisa I; Jenniferscioli@hotmail.com; Nicole Grisolia; dino.dascanio@bell.net; Lilli Chan; Jason.Hann@bell.net; mikeaward@gmail.com; anthonymcatallo88@yahoo.com; gyemis@yahoo.com; Inessa Barkan; Miroslav Tkachenko; Tejinderjeet Singh; kaostziya@gmail.com; Matthew Sivin; sagomes@yorku.ca; David YC Kim; Massimo Giorgio; rajji\_kay@hotmail.com; Kamakshi Shah; franktrianni@yahoo.ca; Alessandro T; cinomancini; Dante Devil hunter; Lina Borghello; high-view@live.com; kim.lombardi@hotmail.com; m.napoli@rogers.com; Zaeem Masood; chirag199@outlook.com; Irina Shirokova; tanya@hyvr.ca; jguido2000@hotmail.com; carm.stilts@rogers.com; daniel@albonese.com; barbones24@sympatico.ca; naz.zaffino@hotmail.com; Chris M; nicolepanait67@yahoo.com; amal.tawfik@outlook.com; ilao@gmail.com; dantinser@sympatico.ca; Patrick Clarizio; Lola Rodriguez; jason-hann@bell.net; robert.dipersio@yahoo.ca; Sam Wadhwa; wpellegrini@rogers.com; Sam Culmone; masciangelosteve@gmail.com; aikido83@hotmail.com; robert\_dipersio@yahoo.ca; Fariya Zaeem; albert.lombardi@rbc.com; sab&nat@hotmail.com; vehan77@gmail.com; amanocchio@averton.ca; dmoretto@sympatico.ca; rajji\_kaur@hotmail.com; ahmed.tawfik@live.ca; gp.precision@hotmail.com; Tanya Varvara; Roberto Panait; Dennis Moretto; Rose; Sorochinsky, Tim; moconesi@295.ca; DiGirolamo, Diana; Kiru, Bill; Fearon, Kyle; Rossi, Melissa; MacKenzie, John; Postic, Zoran; Hettmann, Joerg; Bevilacqua, Maurizio; Ferri, Mario; Rosati, Gino; DeFrancesca, Rosanna; Iafrate, Marilyn; Carella, Tony; Racco, Sandra; Shefman, Alan  
**Subject:** COMMITTEE OF THE WHOLE MAY 23, 2017  
**Attachments:** May 23 2017 - Woodend City Planning Recommendation - Community Response.docx

To whom it may concern:

Re:

OFFICIAL PLAN AMENDMENT FILE OP.16.003 ZONING BY-LAW AMENDMENT FILE Z.15.032  
DRAFT PLAN OF SUBDIVISION FILE 19T-15V011 COUNTRYWIDE HOMES WOODEND PLACE INC.

Please find attached a consolidated Community response regarding a recent Planning recommendation. We trust it will be included as part of the Committee of the Whole review.



**Mayor of Vaughan and Members of Council**

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

Attention: **Committee of the Whole**, **Bill Kiru**, Senior Manager of Development Planning, **Diana DiGirolamo**, Planner, **Melissa Rossi**, Manager Policy Planning, **Kyle Fearon**, Planner, **Zoran Postic**, Director, Transportation Services Parks & Forestry Operation, **John MacKenzie**, Deputy City Manager, Planning and Growth Management

Subject: **May 23<sup>rd</sup> Committee of the Whole, City of Vaughan Planning Department Recommendation re:**  
**Country wide Homes Woodend Place Inc.**  
**11, 31, 51 Woodend Place**  
**File name: Countrywide Homes Woodend Place Inc.**  
**OFFICIAL PLAN AMENDMENT FILE OP.16.003**  
**ZONING BY-LAW AMENDMENT FILE Z.15.032**  
**DRAFT PLAN OF SUBDIVISION FILE 19T-15V011**  
**File numbers: Z.15.032, 19T-15V011 and DA.15078**

Having reviewed the Planning Department's recommendation related to the subject files & with the Vaughan Official Plan (in its entirety) in context along with significant community involvement to refer to, the details being presented are reaching at best & in many instances, **SIMPLY NOT ACCURATE!** Is it really Planning's position to justify development that is completely out of context by referencing the existence of similar design that is NO WHERE NEAR the proposed development???

I will attempt to synthesize a collective community response including a rebuttal to some of what is contained within Planning's recent submission (not exhaustive):

**Community Response to Planning's Recommendation**

- Communications Plan
  - "...circulated to all property owners within 150m of the subject lands..." NOT TRUE!
    - Residents on Woodend Place did not receive notification. When residents raised this concern during the February 17<sup>th</sup>, 2016 community meeting, city officials stated, in an open forum that those homes were "abandoned" which, was not accurate. Only after the community engaged these residents were they then included in subsequent communications
  - "Additional working sessions between City of Vaughan staff, the agent, and a smaller working group comprised of local residents and stakeholders were arranged through the Local Councillor's office on September 9, 2016, September 26, 2016, and December 21, 2016." INCOMPLETE DETAILS!
    - OMB was leveraged early in the discussion
    - City Staff did not correct inaccurate statements that were made during these sessions & instead residents had to quote policy to counter claims being made (e.g. development has to be economically viable, lands permit towns, etc...)
    - November 10<sup>th</sup> community meeting noticeably absent where Forestry Services acknowledged removal of tree from 31 Woodend **WAS NOT DOCUMENTED** (completely contradicts statements made later in the recommendation)

- A) The proposed development does not meet “any” of the goals or objectives of Vaughan Official Plan 2010 (VOP 2010) NOT TRUE!
  - At no point has the community suggested the proposal does not meet “any” of the VOP objective. In fact, there are very specific references to what the community believes are not being met including (not exhaustive):
    - Chapter 1
      - 1.5
        - Goal 1 (...This Official Plan seeks to maintain the stability of existing residential communities,...)
        - Goal 8 (...Intensification Areas have been limited to 3% of the overall land base to protect existing Community Areas and Natural Areas.)
    - Chapter 2
      - 2.2.3.2 That Community Areas are considered Stable Areas and therefore Community Areas with existing development are not intended to experience significant physical change.
    - Chapter 3
      - 3.2.3 Natural features such as wetlands, woodlands and the extensive valley and stream corridors are identified as Core Features to be protected and enhanced.
    - Chapter 9
      - 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
      - 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...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. (refer to point a thru g)
      - 9.2.3.1b In Community Areas with existing development, the scale, massing, setback and orientation of Detached Houses and Semi-Detached Houses will respect and reinforce the scale, massing, setback and orientation of other built and approved Detached Houses and/or Semi-Detached Houses in the immediate area.
  - Planning's assertion that the proposal is “compatible but not identical to the surrounding residential community is simply NOT ACCURATE. The design, size, shape, etc... being proposed is NO WHERE to be found within the immediate community & requires Planning to refer to an area well out of context to attempt to justify this statement. The document also refers to the Royal Pine condo for some reason which, again is out of context & not relevant (that development is a travesty unto itself!)
- B) The proposed development will erode the surrounding estate residential community
  - While the recommendation references the benefits the Low Rise Residential policy updates, to be clear this study simply reinforces the fact that this proposal remains non-compliant. There are significant examples within the existing VOP to support a decline of this recommendation in its current form (refer to above)
- C) The proposed development does not respect the character of the surrounding community
  - Planning references the revisions of the proposal however, what is glaringly obvious is the initial submission was so far out of context (& still is), the subsequent changes revisions, while welcomed; continue to be well out of context. It would be akin to the community suggesting only 1 home be built to replace 3, later relenting to suggest 3 estate homes.

- Again, Planning references that the proposal is “compatible but not identical” to the surrounding lots. This is simply NOT ACCURATE & requires Planning to refer to an area well out of context to attempt to justify this statement
- D) The proposed built form will have a negative impact on the existing community
  - “...along the south side of Major Mackenzie Drive between Weston Road and Pine Valley Drive...” ARE RESIDENTS REALLY SUPPOSED TO BELIEVE THIS TO BE REASONABLE!!! By this logic, any development in any part of Vaughan can simply point to similar design because it exists somewhere in Vaughan. THIS IS A VERY DISAPPOINTING ATTEMPT TO JUSTIFY WHAT IS CLEARLY UNREASONABLE!!!
- E) The proposed style is not consistent with the character of the existing community
  - Refer to A
- F) The proposed extension of Via Borghese will increase traffic and decrease safety for the existing community
  - While the traffic study is acknowledged, there have be countless examples of Planning relenting to accommodate developers (e.g. The Mack, one entrance, 200 units) yet no consideration being given to what is important to the community!
  - Seeing as Block 42 on plan 65M-4149 is held by the City of Vaughan, & condition to remove the Holding Symbol “(H)” is dependent on the City approving development for the lands to the west, there is opportunity for meaningful discussion to arrive at a mutually agreeable solution
  - It is also worth noting that the community also met with Minister of Transportation, Steven Del Duca who clarified that while transportation development is occurring to support the area, it is by no means an excuse for development to contradict the VOP.
- H) Tree removals occurred at 31 Woodend Place and no compensation was provided
  - “...Transportation Services, Parks and Forestry Operations Department reviewed the submitted pictures and granted approval for the removal of hazardous trees...” This is a VERY DISTURBING STATEMENT considering Forestry Services (i.e. Zoran Postic & Joerg Hettman) acknowledged during the November 10<sup>th</sup> community meeting, also attended by Councillor Defrancesca, that they DID NOT leverage ANY PHOTOS to grant approval nor did the city have an inventory of the trees that were removed which, was required per the January 2014 Ice Storm policies. Further, it was acknowledged that the photos that were on record were taken after the removal had been completed.

**My private tree is hazardous and needs to be removed. Do I require a permit?**

No. Due to the volume of trees which have been damaged on private property, a permit is not required to remove or make safe a hazard tree at this time. However, we ask that property owners call in at a later date so that staff may record the address, size and number of trees being removed. Information can be forwarded to: [parks@vaughan.ca](mailto:parks@vaughan.ca) or 905-832-8577 press 0.

NO PHOTOS WERE PROVIDED nor was an inventory recorded as required by 2014 “Winter Storm” City of Vaughan policy



taken after that fact!



No photos have been provided to account for the volume of trees that were removed



- i) The remaining mature trees on the subject lands should be maintained
  - During a December 21<sup>st</sup> community meeting, the city finally acknowledged the level of devastation the questionable tree removal had caused. Councillor DeFrancesca said she had no idea this many trees were removed (246) which, is unfortunate seeing as many residents pleaded for help while the removal was occurring
  - The City's efforts to assess the volume of trees removed is acknowledge however, to suggest that by simply planting these trees throughout Vaughan somehow restores the environmental benefits that were taken, is simply NO ACCEPTABLE!
  - The above points are further emphasized by the fact that the proposal recommends the remaining 565 trees be removed further eroding the environmental benefits that once existed!
- J) The applicability of Schedule 2 - "Natural Heritage Network" of Vaughan Official Plan 2010, Volume 1
  - By granting the proposed OPA, the City would be contributing to the erosion of the NHA as well as resolving the appeal that is currently pending with the Province. Until such time as a viable environmental replacement strategy has been agreed to by the City, the Community & the Applicant, the NHN designation should remain in place

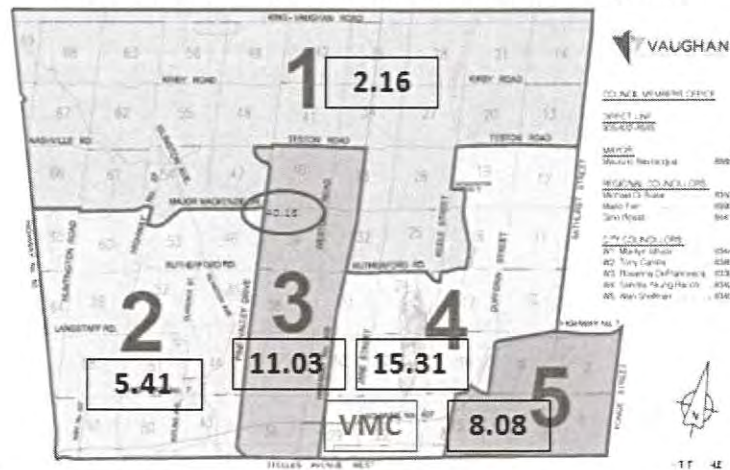
**Applicant's Planning Justification Addendum** (submitted as an addendum to the Planning Justification and Urban Design Report (dated March 2016), a number of false statement &/or inaccuracies are noteworthy:

- **Pg. 3** "This resubmission addresses all comments and concerns as desired by City staff and local residents" **(FALSE)**
- **Pg. 6** "The Resubmission conforms with Section 9.1.2.2 as it respects and reinforces the existing physical character and uses of the surrounding area by utilizing a consistent lot, street and block pattern, configuration of lots and setback standards; and proposing similar building types and architectural style to the existing low-rise residential development in the surrounding area..." **(FALSE; does NOT meet above policy; neglects 9.1.2.3 which, is more applicable; 2.2.3.2. ...not intended to experience significant physical change. Noticeably absent???)**
- **Pg. 6** "Furthermore, it should be noted that townhomes are a building type that is expressly permitted in the *Low-Rise Residential* designation as stated in Section 9.2.2.1c. We are therefore of the opinion the Resubmission is consistent with the Urban Design and Built Form policies of the VOP 2010." **(FALSE; the stated policy is pursuant to policies in subsection 9.2.3 of which the proposal in its current form CANNOT meet e.g. 9.2.3.1.b; also 2.2.3.2. ...not intended to experience significant physical change. Noticeably absent???)**
- **Pg. 12** The Resubmission propose an appropriate density which provides a transition from the approved apartment building at the intersection of Major MacKenzie Drive West and Pine Valley Drive to the adjacent single family dwellings. **(IRRELEVANT; if the applicant is looking to the surrounding area to justify any part of the proposal, the homes on the west side of Woodend should be included along with all the surrounding estate homes which, are more representative of the immediate community)**
- **Pg.14** The Resubmission is consistent with City's vision as set out in the VOP 2010 and comply with relevant policies specifically pertaining to the City's urban structure, low-rise residential designation, urban design and built form and natural heritage network. **(FALSE for reasons already stated above)**

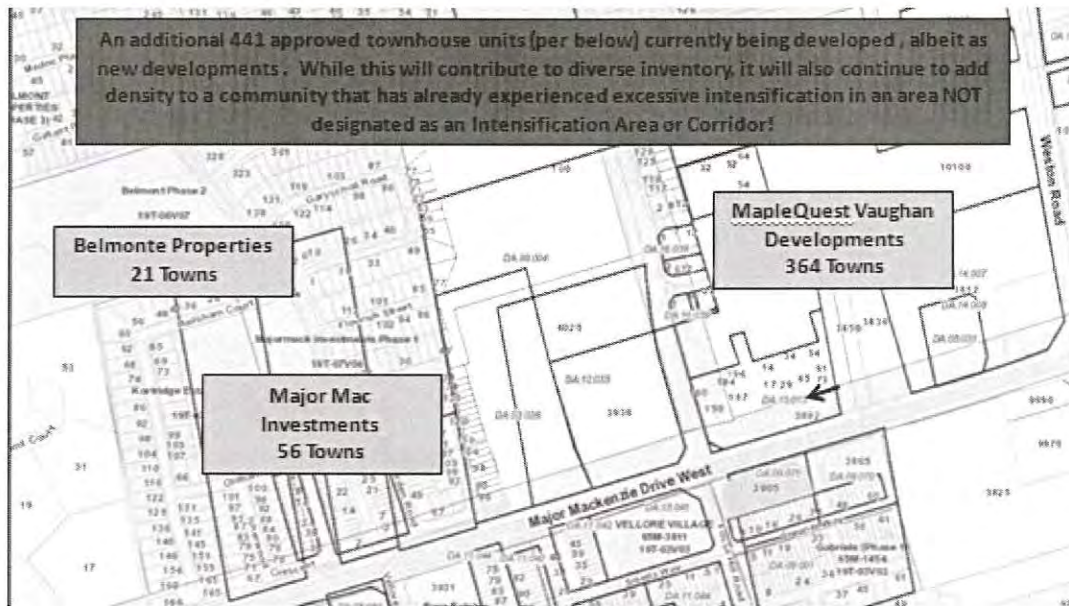
Here are some additional points of relevance:

- Subject lands & immediate area **NOT** classified as Intensification Area
- Subject lands & immediate area **NOT** classified as Intensification Corridor
- Subject lands & immediate area have already absorbed **ABOVE AVERAGE INTENSIFICATION** with a significant amount of volume still pending (i.e. 400+ towns already approved)

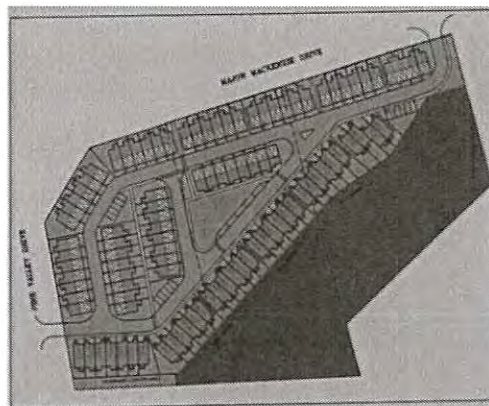
# Density Change Since 2006 (per March 2016 York Region TZ data)



Note: Ward 4 has 55% more developable land than Ward 3 & contains the VMC; T2 1039 (subject T2) has experienced the 3<sup>rd</sup> highest growth for a non-identified intensification area in all of Vaughan (54.03 current)



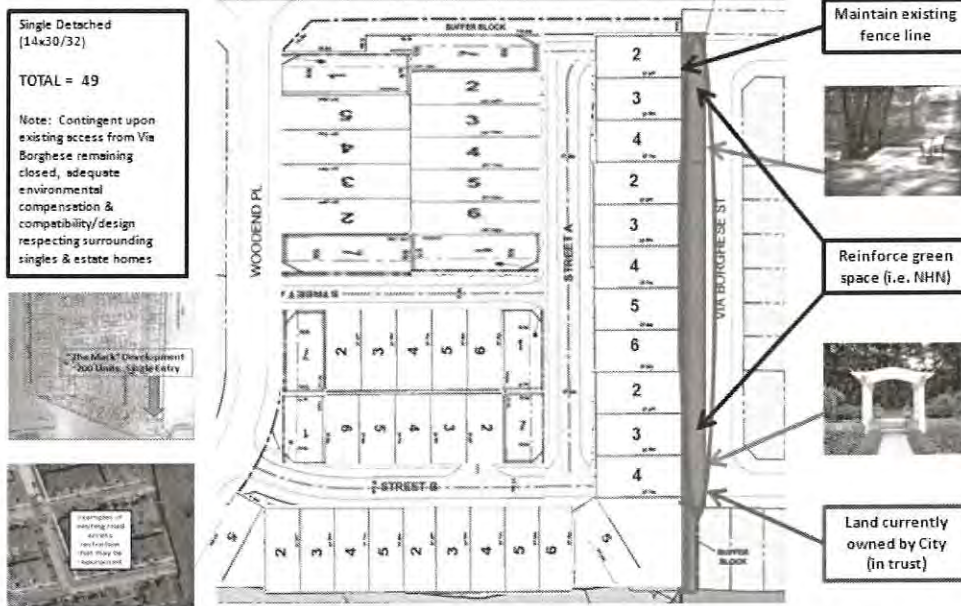
Additional 100 towns being proposed at the corner of Pine Valley & Major Mackenzie!!!





- Subject lands & immediate area are zone Rural Residential & would **NOT** allow for proposal urban design
- Subject lands & immediate area identified & reaffirmed as large lot neighbourhood & any proposed infill should **NOT significantly disrupt or change the character of the neighbourhood**
- Adhering to Vaughan's 45% intensification target, substantial growth can be achieved without the need for rezoning (e.g. 45' lots x 49 units = 1533% increase)

**Community Response: Option 1 – Unit Increase From 3 to 49 (1533%!)  
Addresses Community's concerns re: Compatibility, Access & Environment**



Respect existing zoning (concession re: min. area) & infrastructure; Reinforce & Strengthen Environment

**Community Response: Option 2 – Unit Increase From 3 to 55 (1767%!)  
Addresses Community's concerns re: Compatibility, Access & Environment**



Respect existing community (concession re: frontage & min. area) & infrastructure; Reinforce & Strengthen Environment

- Urban design & compatibility within current proposal does **NOT** respect or reinforce character of existing community
- There are many examples throughout Vaughan where planning has approved infrastructure that is **FAR LESS ACCESSIBLE** for the benefit of development (e.g. The Mack, 200+ units) yet, little consideration is being given to an entire community???
- A recommendation that would simply plant trees throughout Vaughan would **NOT** restore the environmental benefits that were taken by the questionable removal of an entire woodlot

Planning's recommendation to approve the proposal in its current form is not aligned with the VOP & many statements contained within said recommendation are simply incorrect. The community believes more discussion is warranted so we may arrive at a solution that addresses all stakeholder needs. As has been the case since we began this engagement, this is about supporting reasonable growth & development for our fair City.

**From:** DiGirolamo, Diana  
**Sent:** Tuesday, May 23, 2017 9:11 AM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: Questionable Development - Countrywide Woodend Place Inc.  
**Attachments:** Countrywide Woodend Place Resident Response.docx; 2016 Vaughan Traffic Zone Estimate - update1.xlsx

**COMMUNICATION FOR COUNTRYWIDE HOMES WOODEND PLACE – MAY 23, 2017 CW - FILES OP.16.003, Z.15.032 and 19T-15V011**

Please see below and the attached communication.

Thank you and best regards,

**Diana DiGirolamo**

**Planner**

905-832-8585 ext. 8860 | [diana.digirolamo@vaughan.ca](mailto:diana.digirolamo@vaughan.ca)

**City of Vaughan I Development Planning Department**

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

[vaughan.ca](http://vaughan.ca)



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

**Sent:** Sunday, May 22, 2016 3:23 PM

**To:** DiGirolamo, Diana

**Cc:** Antonella; F. Aykut Erdinc; pfalduto@hotmail.com; Gerard Biasutto; Lisa Gagliardi; Tanya Varvara; Katie DeBartolo; Dan4730173@hotmail.com; cg m; Marisa I; Jenniferscioli@hotmail.com; Nicole Grisolia; dino.dascanio@bell.net; Lilli Chan; Jason.Hann@bell.net; mikeaward@gmail.com; anthonycatallo88@yahoo.com; gyemis@yahoo.com; Inessa Barkan; Miroslav Tkachenko; Sorochinsky, Tim; moconesi@295.ca; elviracaria@aol.com; DeFrancesca, Rosanna; Tamburini, Nancy; Kiru, Bill; Bevilacqua, Maurizio; Ferri, Mario; Carella, Tony; Di Biase, Michael; Rosati, Gino; Racco, Sandra; Shefman, Alan; Iafrate, Marilyn

**Subject:** Fwd: Questionable Development - Countrywide Woodend Place Inc.

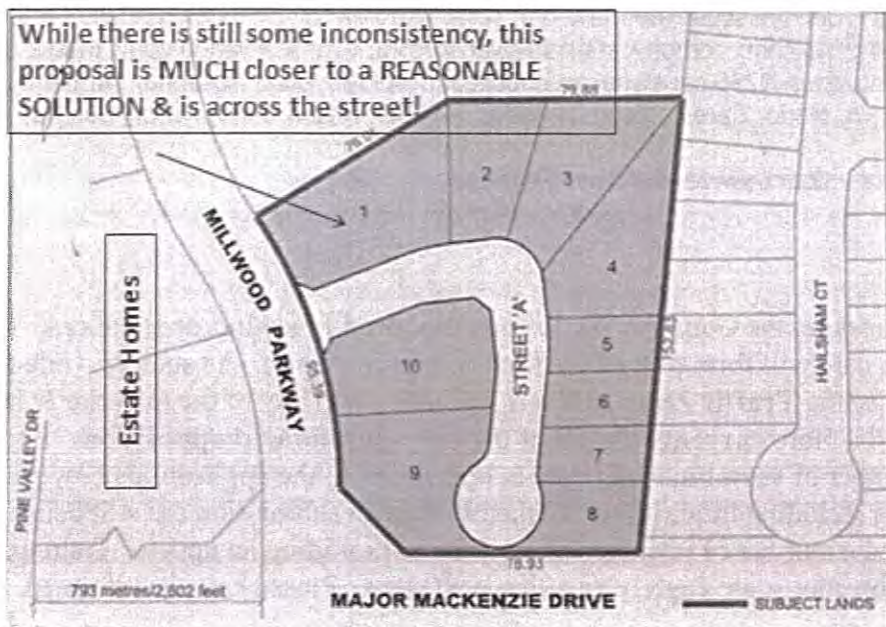
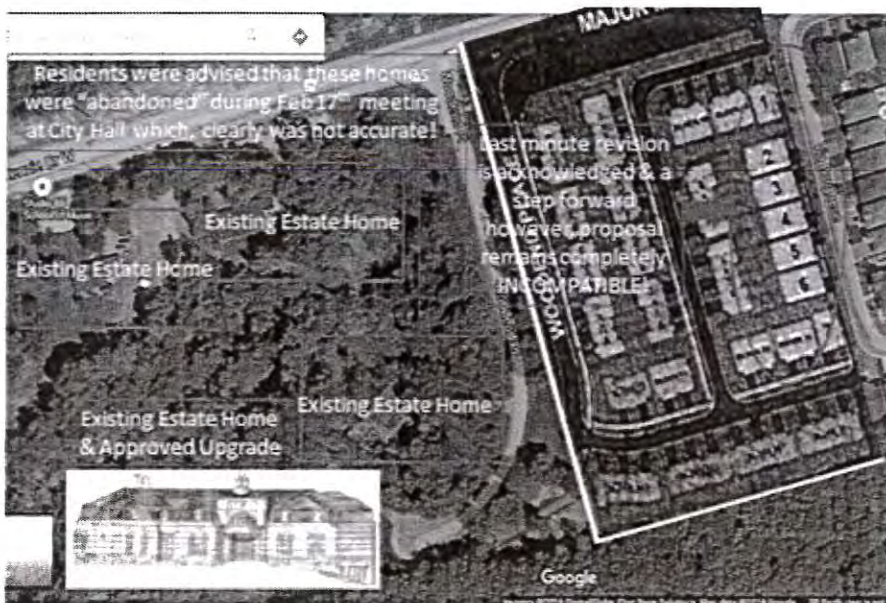
Hello Diana,

I am following up regarding the progress re: the Countrywide Homes Woodend Place Inc. applications. I understand that all details gathered to date will form part of the final recommendation. As such & while much has been included thus far, I did not see the **Traffic Zone analysis** I completed in any of the material & have included it again. I have also attached a more **current version of the our consolidated opposition**. I know there is already an overwhelming number of submissions to date in opposition to the applications however, I continue to field additional objections including inquiries as to whether written submission are still being accepted. To that end, I have included a number of residents as a means of providing an update. I, along with the many who have vocalized their objections, are eagerly awaiting next steps. Please keep us informed.



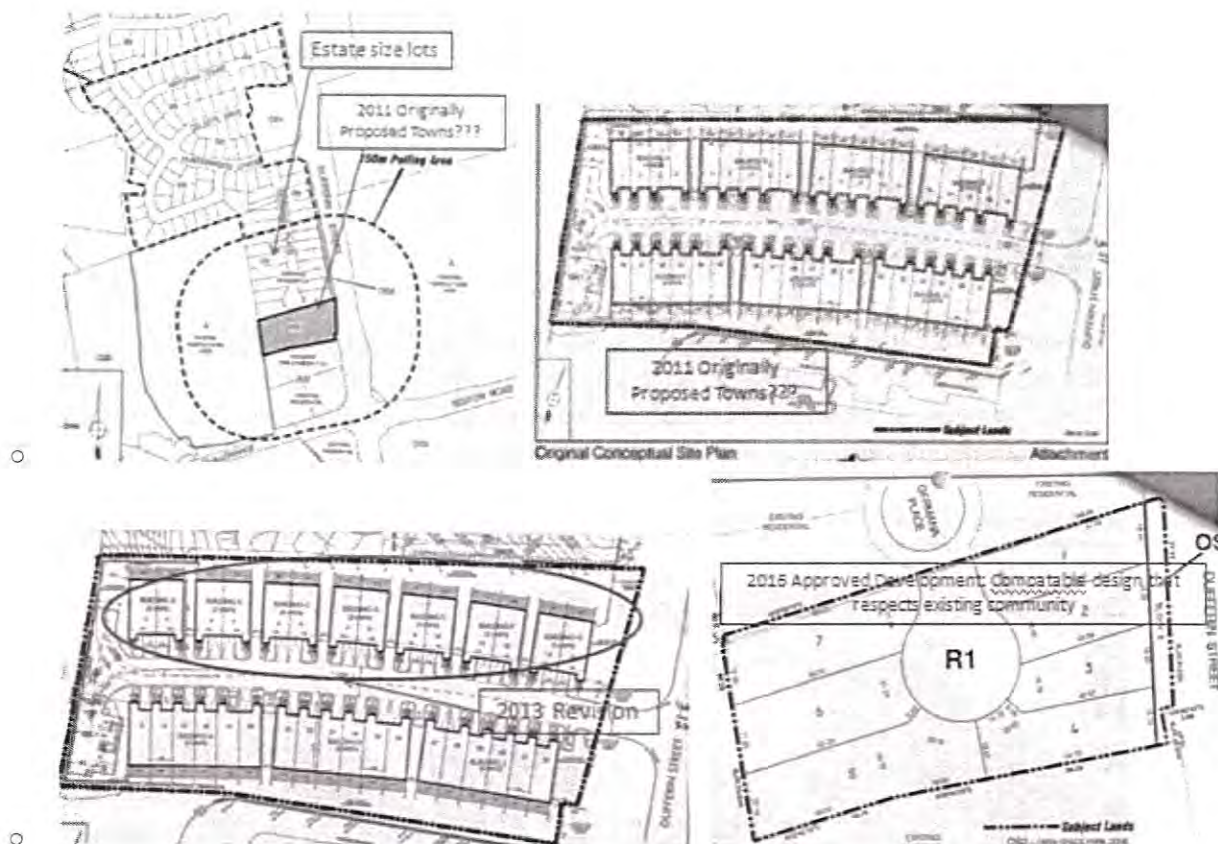
Having had time to reflect on the May 3rd meeting, & as you can imagine, paying close attention to every word uttered, here are a number of items we believe should form part of the dialogue related to this application & ultimately, the final recommendation:

- **Applicant's representative's failure to address community concerns** - In every OTHER instance that evening, the builder/representative provided commentary that acknowledged community issues after hearing resident deputations. Unfortunately, that was not the case with our concerns with the exception of some commentary regarding how transportation was a contributing factor to justifying design & divergence from the Vaughan Official Plan including a disregard for the existing design & character of the existing community. We acknowledge & are thankful for the proactive steps taken by **Councilor DeFrancesca** as well as the last minute revision by the applicant (per below) however, there is consensus (including the strong opposition voiced by **Regional Councilor Rosati**) that much more is needed to ensure the character & context of the existing community is respected. There are examples of current development (see below) that are more aligned to the existing community & again, demonstrate just how out of place the subject application is. I look forward to dialogue that will help us arrive at a more reasonable point.





- **Applicant's representative's transportation comments** - per the below communication to the province, a number of residents took exception with the implication that transportation is somehow more relevant to individuals in townhouses & that should contribute to a disregard of the many policies in place to support reasonable development. Transportation will be welcomed within our immediate community considering the significant growth we have already experienced along with the development that is pending. Adding unnecessarily intensification including design that is overwhelming contrary to the existing community is simply not reasonable which, is further evidenced by the number of exceptions that would be required in order to proceed. I am meeting with the Minister of Transportation to discuss these matters further.
- **Examples of unreasonable proposals, met with honest feedback & in one instance, ended with reasonable development** - We acknowledge two instances where *Councilor Iafrate* showcased inspiring leadership which, ultimately led to outstanding collaboration including a balanced approach that contributed to mutually agreeable solutions:
  1. Item 1 (Keele & Cromwell Rd application) - Honest commentary that described the existing community & how the application was no in keeping with that character. She suggested a follow up meeting with the applicant however, only if the existing plans be revisited that respect the existing community.
  2. Item 3 (Teston & Dufferin) - A strong example of leadership & partnership by both Councilor Iafrate & the applicant, that addressed what was originally an unreasonable proposal in terms of the existing community & ended up as a development the community & the city can be proud of:

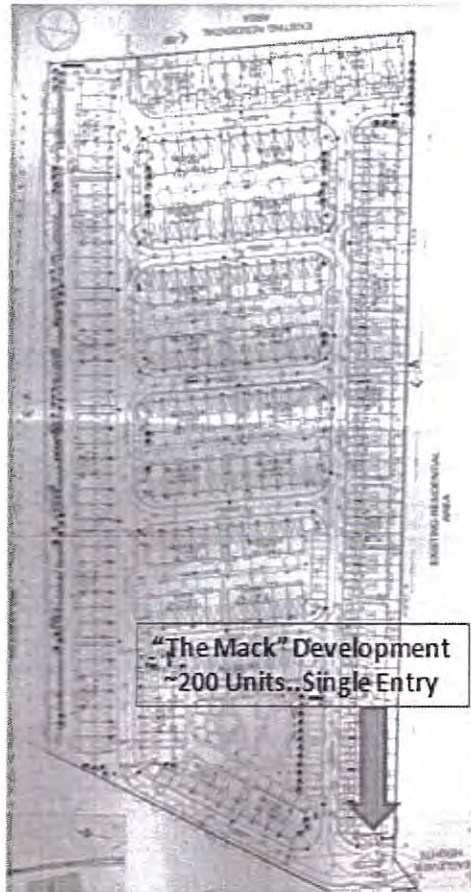


- **Noticeable Resistance to Committee of the Whole Concerns by Planning Representatives** - *Councilor Dibiase* clearly heard the community's concerns & represented our issues well including how



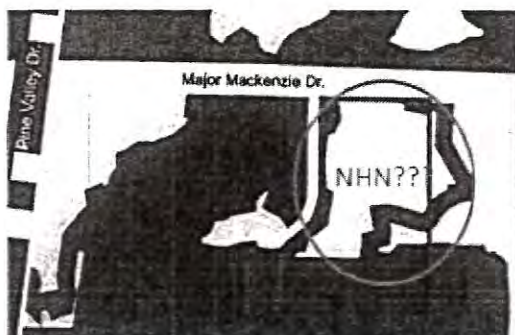
the application infringed on Natural Areas & how the proposed design did not respect community's concerns around not opening streets as well as the lack of design conformity to the existing community:

- There was a defensive exchange by planning representatives over the concerns that the roads NOT be opened, an issue the community voiced very clearly. And this, despite many examples of other developments being approved with a larger number of units & single access (e.g. ~200 Unit at The Mack, 400 & Major Mackenzie):

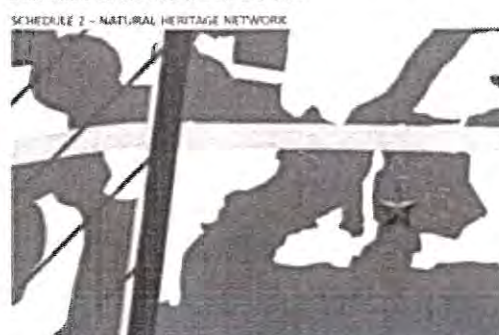


- Concerns were also raised during the session over the handling of Natural Areas including discrepancies over the views provided by the applicant's representative & what is considered a Core Features. Planning representative acknowledged the discrepancy including the fact that some ambiguity remains in this area however, would carefully review the issue.

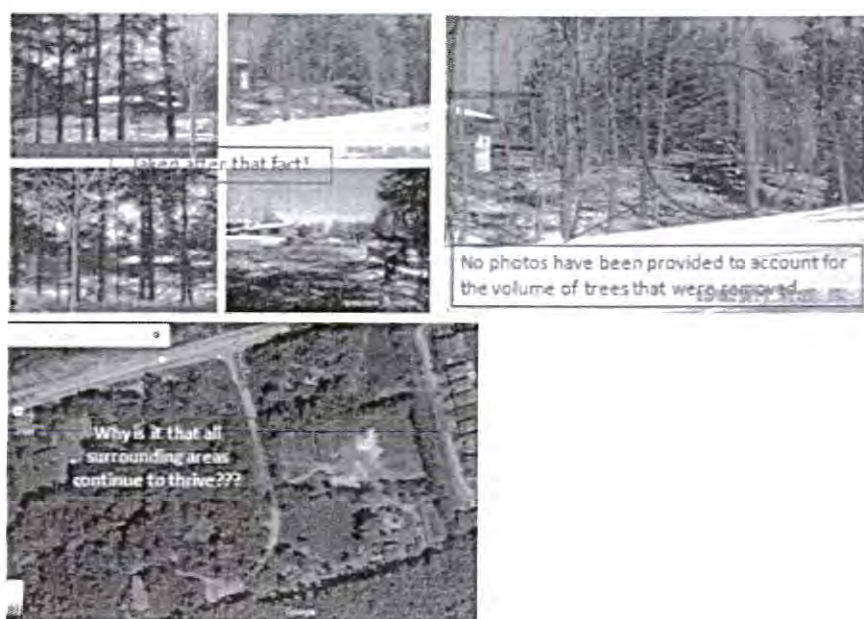
Provided by applicant's rep & not an accurate depiction of NHN schedules contained within the VOP



Provided by City of Vaughan Planning Department & presently a schedule contained within the VOP



In keeping with the theme of Natural Areas & as previously mentioned, our investigation continues regarding the removal of the woodlot on 31 Woodend Place. In response to our request for information related to how this was managed, the city has sent some information however, per the Feb 17th residents meeting where it was explained that photos were sent to justify the leveling of this woodlot, to date we have only been provided photos that were taken after the fact, did not account for nearly the scope of devastation that occurred & appears to have been taken by the by-law officer & not by the resident (see below). This, along with the questionable commentary offered by the city representatives still leaves many questions unanswered & so our investigation continues.



Some of the residents did come across a May 9th Toronto Star article that questioned Vaughan's environmental record with many high profile individuals weighing in (per below). That said, I know there is a delicate balance that must be factored & I hope our leaders will continue to represent us well in this regard.

“Vaughan council is actively promoting the removal of land from the Greenbelt for some development proposals, instead of staying neutral and being fair,” said King-Vaughan **MP Deb Schulte**

**Tim Gray, the executive director of Environmental Defence,** said Vaughan's efforts have not gone unnoticed.

“Vaughan is being quite aggressive and is using the review process to get as many parcels of land (as possible) taken out of protection and into urban development,”

**Maria Augimeri, a Toronto councillor and chair of the Toronto and Region Conservation Agency,** said that while



Vaughan's actions may seem local, they are having an impact beyond its borders.

Diana, I hope we have demonstrated our commitment to our community & Vaughan at large. We hope to arrive at a place where collaboration will be demonstrated & reason will rule! Thank you as always for your attention!

Vellore for a REASONABLE Vaughan!

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

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

Date: 4 May 2016 at 05:39

Subject: Questionable Development - Countrywide Woodend Place Inc.

To: [sdelduca.mpp.co@liberal.ola.org](mailto:sdelduca.mpp.co@liberal.ola.org)

Cc: Antonella <[risi\\_antonella@rogers.com](mailto:risi_antonella@rogers.com)>, "F. Aykut Erdinc" <[ferdinc@gmail.com](mailto:ferdinc@gmail.com)>, [pfalduto@hotmail.com](mailto:pfalduto@hotmail.com), Gerard Biasutto <[biasuttog@gmail.com](mailto:biasuttog@gmail.com)>, Lisa Gagliardi <[lisagagliardi@rogers.com](mailto:lisagagliardi@rogers.com)>, Tanya Varvara <[tanyavarvara@me.com](mailto:tanyavarvara@me.com)>, Katie DeBartolo <[kdebartolo@hotmail.com](mailto:kdebartolo@hotmail.com)>, "Dan4730173@hotmail.com" <[Dan4730173@hotmail.com](mailto:Dan4730173@hotmail.com)>, cg m <[cgm4\\_76@hotmail.com](mailto:cgm4_76@hotmail.com)>, Marisa I <[maripossa\\_19@hotmail.com](mailto:maripossa_19@hotmail.com)>, "Jenniferscioli@hotmail.com" <[Jenniferscioli@hotmail.com](mailto:Jenniferscioli@hotmail.com)>, Nicole Grisolia <[ngriz@rogers.com](mailto:ngriz@rogers.com)>, "dino.dascanio@bell.net" <[dino.dascanio@bell.net](mailto:dino.dascanio@bell.net)>, Lilli Chan <[lillichan8@gmail.com](mailto:lillichan8@gmail.com)>, Jason.Hann@bell.net, [mikeaward@gmail.com](mailto:mikeaward@gmail.com), [anthonycatallo88@yahoo.com](mailto:anthonycatallo88@yahoo.com), "gyemis@yahoo.com" <[gyemis@yahoo.com](mailto:gyemis@yahoo.com)>, Inessa Barkan <[b\\_inessa@hotmail.com](mailto:b_inessa@hotmail.com)>, Miroslav Tkachenko <[miroslavt@hotmail.com](mailto:miroslavt@hotmail.com)>, "Sorochinsky, Tim" <[tim.sorochinsky@aecom.com](mailto:tim.sorochinsky@aecom.com)>, [moconesi@295.ca](mailto:moconesi@295.ca)

Good morning Minister Del Duca,

My name is Joe Collura & I have been a resident of Vaughan for more than 24yrs. I care greatly for our city & am excited to see how we have grown. To that end, I am also a proponent of development adhering to the many policies within Vaughan that support respectful & responsible growth.

I, along with many of my fellow residents (a fraction of whom I have copied), attended a public meeting last night to voice our concerns about the subject development (details attached). Coincidentally, you attended an award ceremony just prior to our meeting. Minister, believe me when I tell you we have & continue to be actively involved in this process & are working closely with the city to ensure the community's best interest are not lost in this process & that a viable solution for all involved can be achieved.

I am reaching out to you as the representative for the applicant mentioned your name as part of their presentation last night. Specifically, he eluded to how through various discussions (& I am paraphrasing) you have tasked them & others, with bringing residents closer to transit. You would be hard pressed to find a resident that would disagree with that direction however, the representative for the applicant somehow used this to justify development that, by all accounts, ignores existing city policies, does not respect the surrounding community & has contributed to disappointing treatment of Natural Areas which, the city had previously committed to protect (we continue to investigate this matter).

Minister Del Duca, we have experienced enormous growth in Vaughan & as the attached will demonstrate, significant concentration already within our immediate community (not to mention what is currently being developed). We welcome expanded transit in our area as many of us continue to commute until adequate infrastructure is made available. There was also a suggestion by the applicant's representative that transit meant more to the proposed dwellings than it would to the existing unit types (townhouse vs. detached)? I can assure you Minister, transit is universal & considering the overwhelming population growth within our immediate

community, a welcomed addition that will be utilized by many without the need for further intensification that is contrary to the city's own policies.

As mentioned, we are continuing to work closely with the city & trust our leaders will have the community's best interest at heart. At minimum, adhere to the very language set forth within the many planning policies that are designed to encourage responsible growth & respect the existing community. I felt it was important to engage you in this discussion & welcome any feedback you may offer.

Thank you for your attention Minister Del Duca!

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

May 3<sup>rd</sup>, 2016

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

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

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

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

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

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

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

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

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

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

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



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

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

Homes within immediate community (all single detached)



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



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





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

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

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

In addition, I note a recent recommendation (IMPLEMENTATION OPTIONS COMMUNITY AREA POLICY REVIEW FOR LOW-RISE RESIDENTIAL DESIGNATIONS FILE 15.120 WARDS 1 TO 5), submitted by Deputy City Manager, Planning & Growth Management and Director of Policy Planning and Environmental Sustainability, March 1<sup>st</sup>, 2016 and directionally approved by the Committee of the Whole per the extracts from the Council Meeting of March 22<sup>nd</sup>, 2016 (pgs 49-69):

[http://www.vaughan.ca/council/minutes\\_agendas/AgendaItems/CW0301\\_16\\_14.pdf](http://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW0301_16_14.pdf)

Much of the findings and recommendations are consistent with the issues related to the subject proposal including but not limited to:

*"...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

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





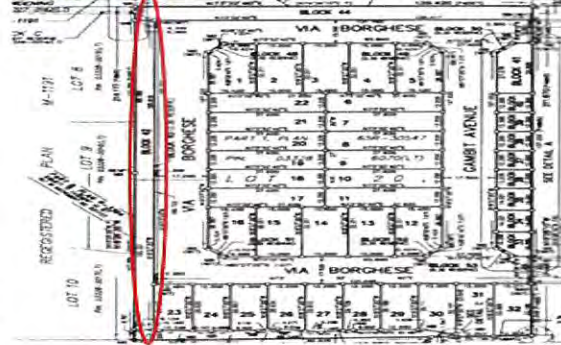
The subject lands (11, 31 and 51 Woodend Place) are zoned **RR Rural Residential Zone** by Zoning By-law 1-88. Section 4.2 clearly defines uses permitted as **Single Family Detached Dwelling**.

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

ZONING MAP FOR CONTEXT :



PLAN 65M-4149



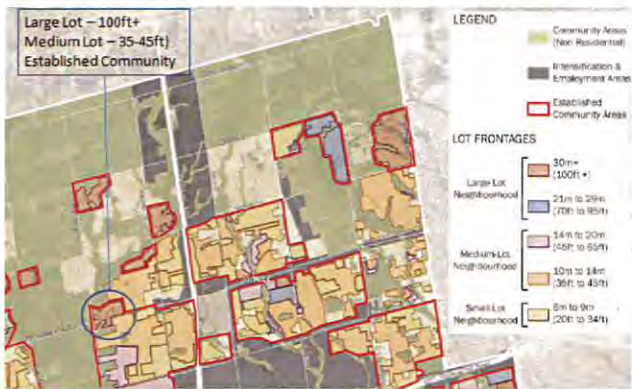
The conditions related to the "H" are as follows:

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

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

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

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



Turning to Intensification, I note:

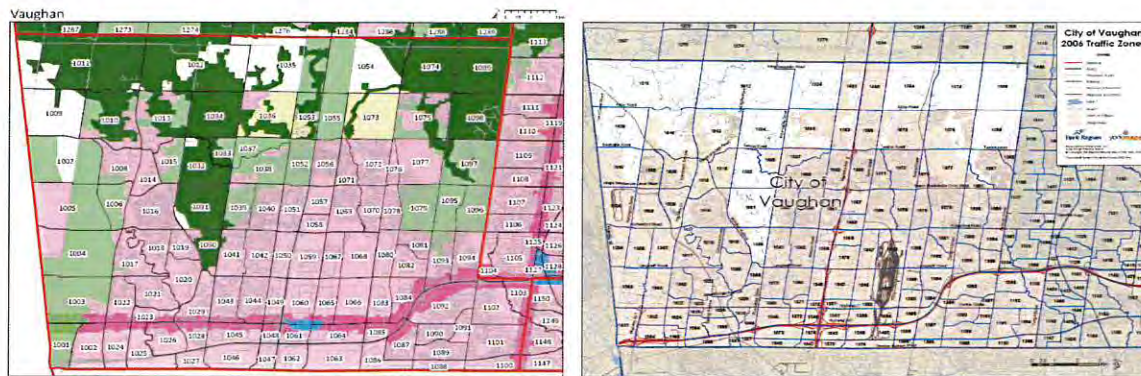
- York Region's anticipated growth between 2006-2031 includes:
  - 1,507,480 population
  - 780,270 jobs
  - 90,720 intensification units (234,110 total units)

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

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



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



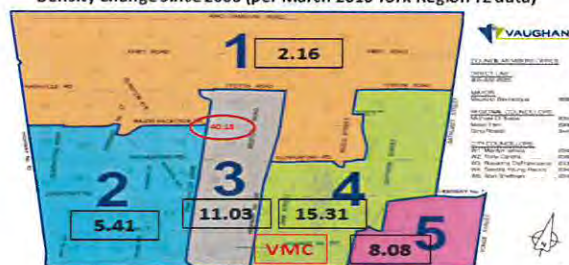
Per the below analysis, and with the exception of Ward 4 which has an additional 1400 hectares of developable area (55% more) and home to the Vaughan Metropolitan Centre, Ward 3 has contributed the most density growth since 2006. Furthermore, TZs 1039 (subject area) and 1040 reveal significant intensification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

2006 Census Base														
Ward	Traffic Zone 2001	Intensification Area	Units							Population	% of Population	2006 Employment	Developable Area (Ha)	Job / Employment per Ha
			Singles	Semis	Rows	Apartments	Duplex	Total	% of Total					
Ward 1 Totals			10922	1893	1850	498	743	15906	23%	58302	23%	14559	7188	10.14
Ward 2 Totals			10862	1158	516	1063	811	14410	20.72%	52341	20.99%	20754	3581	20.41
Ward 3 Totals			9722	1360	1299	147	717	13245	19.05%	49192	19.73%	32484	2498	32.70
Ward 4 Totals			3774	1140	1342		278	6534	9.40%	23983	9.62%	81362	3880	27.15
Ward 5 Total			12674	120	1659	3987	1003	19443	27.96%	65524	26.28%	12999	1542	50.93
3	1039		370	76	2	2	28	478	3.61%	1800	3.66%	58	134.1	13.85
3	1040		2008	658	373		151	3190	24.08%	11836	24.06%	1.063	229.0	56.33

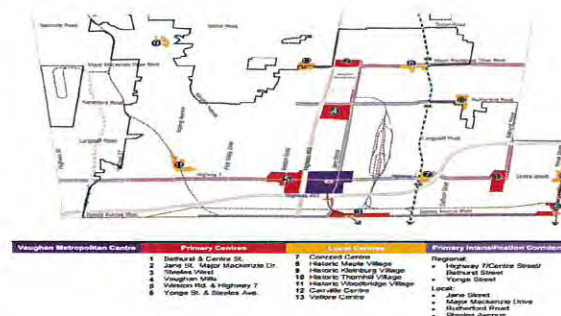
2016 Forecast by Traffic Zone (per 2011 Census Base)															
Ward	Traffic Zone 2001	Traffic Zone	Intensification Area	Units						Population	% of Population	2016 Employment	Developable Area (Ha)	Job / Employment per Ha	
				Singles	Semis	Rows	Apartment	Duplex	Total						% of Total
Ward 1 Totals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

Change From 2006					
Ward	Traffic Zone 2001	Traffic Zone 2006	Total Units	Total Population	Job / Employment per Ha
Ward 1 Totals			4537	12022	2.16
Ward 2 Totals			2372	5108	5.41
Ward 3 Totals			5761	18868	11.03
Ward 4 Totals			9548	32483	15.31
Ward 5 Totals			4152	6945	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 3<sup>rd</sup> highest growth for a non-identified intensification area in all of Vaughan (54.03 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 <sup>1</sup>	360	220	780	7,720	9,080
Designated Greenfield Area <sup>2</sup>	10,970	1,660	4,720	7,450	24,800
<b>Total</b>	<b>11,330</b>	<b>1,880</b>	<b>5,500</b>	<b>15,170</b>	<b>33,880</b>

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

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

#### Vaughan CMHC Completions 2005-2014

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

#### Estimate of Years of Supply in Vaughan

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

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

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

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



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

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



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

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

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





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

**EXISTING SCHEDULE 2 – NATURAL HERITAGE NETWORK**



**PROPOSED SCHEDULE 2B – NATURAL HERITAGE NETWORK**



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

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

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

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

March 18, 2014 (NS).

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

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

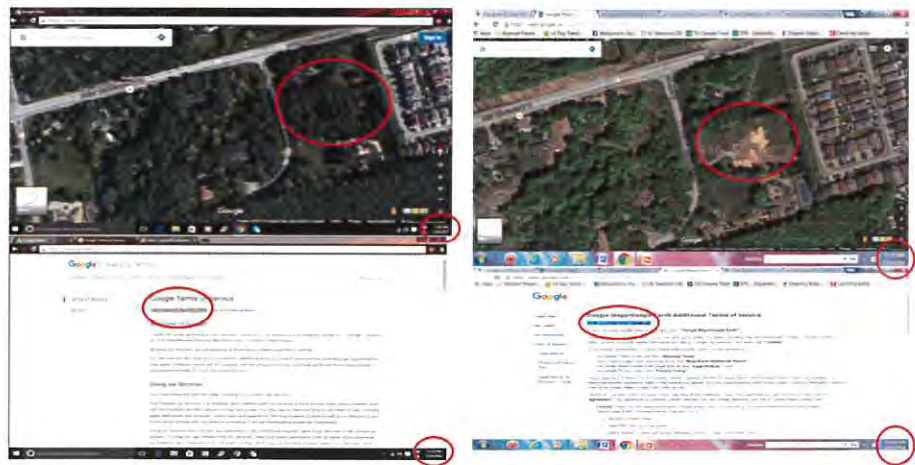
March 19, 2014 (NS).

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

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

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

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



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

**PROPOSED SCHEDULE 2B – NATURAL HERITAGE NETWORK**



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

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

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

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

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

*“Remember our history and heritage by protecting and preserving important landmarks;”*

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

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



## Recommendation

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

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

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



In closing, please find attached a number of resident responses that both share the views provided within this document. These letters by no means represent all residents opposed to the subject applications. ***I trust the combination of the information provided including the objective data and overwhelming community response, will support the decision to decline the subject proposal and encourage a recommendation that both respects the surrounding community and environment and is more aligned with the spirit of responsible growth.***

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

Yours truly,

Joe Collura

Proud citizen of Vaughan and advocate for responsible growth!

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

March 29, 2016

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

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

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11, 31, 51 Woodend Place  
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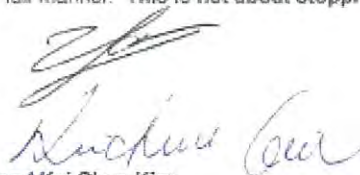
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Considering the glaring divergence from the existing policies, I am confident that upon review, the Committee of the Whole along with all accountable City Planning Officials will decline the proposal in its current form. In addition to the many findings a review of this submission will undoubtedly uncover, I agree that three common themes effectively summarize the significant issues with the subject proposal.

1. Urban Design- maintaining consistency - Significant contradiction to the Vaughan Official Plan
2. Land Use- compatibility with context - Unreasonable Intensification including unnecessary rezoning
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I trust the overwhelming findings will not only support the refusal of this application but draw attention to what appears to be questionable actions involving the subject lands. I care greatly about our fair City and will always support its progress when done so in a respectful and fair manner. This is not about stopping development. Instead, this is more about supporting responsible growth!

Yours truly,



Young Chul Kim and Kei Chun Kim

Proud citizen of Vaughan and advocate for responsible growth!



Lester and Lilli Chan  
43 Via Borghese St  
Woodbridge, ON

March 29, 2016

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Yours truly,



Lester Chan and Lilli Chan

Proud citizen of Vaughan and advocate for responsible growth!

Resident Name: Miroslav Tkachenko  
Resident Address: 80 Via Berghere, ON, L4H 0Y6  
Phone: 905-237-0788  
Email: miroslavt@hotmail.com

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Yours truly,



Resident Name:

Miroslav Tkachenko

Proud citizen of Vaughan and advocate for responsible growth!

Resident Name: Alvin J. Fink  
Resident Address: 11111 K. Street St  
Phone: 416 223 2500  
Email: alvin.fink@toronto.ca

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Yours truly,

Resident Name

Proud citizen of Vaughan and advocate for responsible growth!

24 Mar 2016

Resident Name: Jeff and Katie DeBartolo  
Resident Address: 204 Via Bonifazi  
Phone: 416-890-2818  
Email: kdebartolo@hotmail.com

March 29, 2016

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Yours truly,



Resident Name

Proud citizen of Vaughan and advocate for responsible growth!

Katie DeBartolo.

Resident Name: Kenneth Goodell  
Resident Address: 45 Ledgeway Drive, L4A 3S5  
Phone: 416-593-8331  
Email: Ken.Goodell@capeco.com

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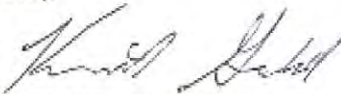
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Yours truly,



Proud citizen of Vaughan and advocate for responsible growth!

Resident Name: LEONARD ACATI  
Resident Address: 42 AVOCET DR  
Phone: 416-822-9260  
Email: leonardacati@gmail.com

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Yours truly,



Resident Name

Proud citizen of Vaughan and advocate for responsible growth!



Resident Name: Cosimo G. Llamas  
Resident Address: 60 Saville Crescent  
Phone: 416 489 4249 L4L7C5  
Email: cosimog@rogers.com

March 29, 2016

Mayor of Vaughan and Members of Council

Vaughan City Hall  
2141 Major Mackenzie Drive,  
Vaughan, Ontario L8A 1T1

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

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

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

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Resident Name

Proud citizen of Vaughan and advocate for responsible growth!

Resident Name: ANTHONY BRALCO  
Resident Address: 63 ROBIN NEST DR.  
Phone: 416-525-9098  
Email: BREARRZ@YMAIL.COM

March 29, 2016

Mayor of Vaughan and Members of Council  
Vaughan City Hall  
2141 Major Mackenzie Drive,  
Vaughan, Ontario L8A 1T1

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File numbers: Z.15.032, 19T-15V011 and DA.15073

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Resident Name

Proud citizen of Vaughan and advocate for responsible growth!

Resident Name: Joe Femia  
Resident Address: 266 MATTHEWSON ST  
Phone: 416-917-4921  
Email: femajoe@yahoo.ca

March 29, 2018

Mayor of Vaughan and Members of Council  
Vaughan City Hall  
2141 Major Mackenzie Drive,  
Vaughan, Ontario L8A 1T1

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

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11, 31, 51 Woodend Place  
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Resident Name

Proud citizen of Vaughan and advocate for responsible growth!

Resident Name: Vince Armit  
Resident Address: 289 MATHEWSON ST  
Phone: 416-418-3471  
Email: VJ.ARMIT@ROGERS.COM

March 29, 2016

Mayor of Vaughan and Members of Council  
Vaughan City Hall  
2141 Major Mackenzie Drive,  
Vaughan, Ontario L5A 1T1

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

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11, 31, 51 Woodend Place  
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Resident Name: \_\_\_\_\_  
Resident Address: \_\_\_\_\_  
Phone: \_\_\_\_\_

Email: \_\_\_\_\_

May 3<sup>rd</sup>, 2016

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

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## Units and Population by

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						
1	1007		40					40	0.25%	153	0.26%	30	369.1	0.50	
1	1008 KI		98					98	0.62%	373	0.64%	78	165.3	2.73	
1	1009		26					26	0.16%	98	0.17%	272	268.4	1.38	
1	1010 KI		90					90	0.57%	343	0.59%	34	213.8	1.76	
1	1011		47					47	0.30%	180	0.31%	7	529.4	0.35	
1	1012		49					49	0.31%	186	0.32%	13	413.5	0.48	
1	1013 KI		244				43	18	305	1.92%	1079	1.85%	380	277.5	5.26
1	1014 KI		280				21	21	322	2.02%	1183	2.03%	443	92.4	17.61
1	1015 KI		168					13	181	1.14%	684	1.17%	168	66.4	12.83
1	1032		45						45	0.28%	171	0.29%	7	87.5	2.04
1	1033		8						8	0.05%	31	0.05%	1	75.2	0.43
1	1034		35						35	0.22%	133	0.23%	4	261.8	0.52
1	1035		51						51	0.32%	194	0.33%	6	519.6	0.39
1	1036		75						75	0.47%	285	0.49%	97	269.5	1.42
1	1053		76						76	0.48%	289	0.50%	262	66.7	8.27
1	1054		35						35	0.22%	133	0.23%	384	599.3	0.86
1	1055		5						5	0.03%	19	0.03%	3	155.0	0.14
1	1056		Jane & Major Mac	1281	956	191		96	2524	15.87%	9356	16.05%	431	192.2	50.93
1	1057								0.00%		0.00%	3,510	101.5	34.57	
1	1058		44	242	319			605	3.80%	2103	3.61%	682	73.4	37.96	
1	1069		1640		348	343	123	2454	15.43%	8507	14.59%	1,863	220.8	46.97	
1	1070		1126		19	10	85	1240	7.80%	4686	8.04%	714	147.8	36.53	
1	1071		621	55	479		47	1202	7.56%	4315	7.40%	755	121.8	41.64	
1	1072		2298	498	253	21	173	3243	20.39%	12083	20.72%	1,486	266.2	50.98	
1	1073		32					32	0.20%	122	0.21%	9	317.6	0.41	
1	1074		71					71	0.45%	270	0.46%	18	306.0	0.94	
1	1075		695	66	140		52	953	5.99%	3540	6.07%	217	284.5	13.21	
1	1076		232	66	101		17	416	2.62%	1520	2.61%	807	66.1	35.21	
1	1078	1306	10		60	98	1474	9.27%	5487	9.41%	1,744	134.5	53.76		
1	1098	178					178	1.12%	681	1.17%	129	235.9	3.43		
1	1099	26					26	0.16%	98	0.17%	3	289.5	0.35		

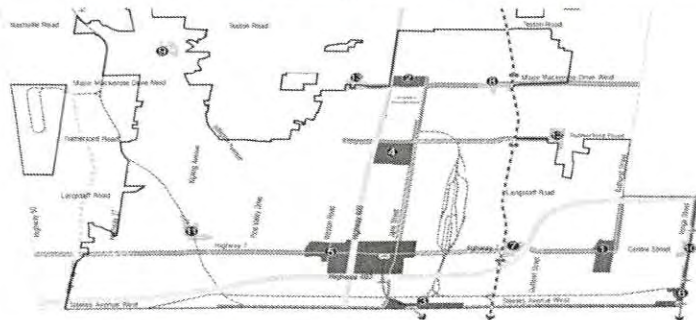
Ward 1 Totals			10922	1893	1850	498	743	15906	23%	58302	23%	14559	7188	10.14
2	1001		3					3	0.02%	12	0.02%	27	124.3	0.32
2	1002		0					0	0.00%	0	0.00%	2,666	151.4	17.61
2	1003		2					2	0.01%	8	0.02%	1,544	424.3	3.66
2	1004		37					37	0.26%	141	0.27%	245	468.9	0.82
2	1005		9					9	0.06%	35	0.07%	1,612	354.7	4.64
2	1006		28					28	0.19%	106	0.20%	42	97.4	1.52
2	1016		2682	910	335	10	202	4139	28.72%	15406	29.43%	908	302.4	53.94
2	1017		845	12			64	921	6.39%	3497	6.68%	408	131.6	29.66
2	1018		882				66	948	6.58%	3605	6.89%	261	131.2	29.47
2	1019		710				53	763	5.29%	2900	5.54%	187	98.6	31.30
2	1020		492		24		37	553	3.84%	2092	4.00%	1,006	160.2	19.34
2	1021		1146		24	151	86	1407	9.76%	5051	9.65%	938	170.7	35.09
2	1022		1360	60	54		102	1576	10.94%	5953	11.37%	1,415	165.8	44.44
2	1023		529	84	79	397	40	1129	7.83%	3494	6.68%	196	56.4	65.45
2	1024		1					1	0.01%	4	0.01%	3,757	134.1	28.05
2	1025		143				11	154	1.07%	586	1.12%	2,156	132.7	20.66
2	1026		369				28	397	2.76%	1509	2.88%	267	74.9	23.71
2	1027					104		104	0.72%	200	0.38%	1,548	61.6	28.37
2	1028		616	92		21	46	775	5.38%	2893	5.53%	609	79.2	44.22
2	1029		879			380	66	1325	9.20%	4323	8.26%	804	146.6	34.97
2	1030		128				10	138	0.96%	522	1.00%	132	37.3	17.53
2	1031		1					1	0.01%	4	0.01%	26	76.6	0.39



Ward 2 Totals			10862	1158	516	1063	811	14410	20.72%	52341	20.99%	20754	3581	20.41
3	1037		8					8	0.06%	31	0.06%	1	78.5	0.41
3	1038		99					99	0.75%	376	0.76%	47	223.4	1.89
3	1039		370	76	2	2	28	478	3.61%	1800	3.66%	58	134.1	13.85
3	1040		2008	658	373		151	3190	24.08%	11836	24.06%	1,063	229.0	56.33
3	1041		448				34	482	3.64%	1831	3.72%	132	178.4	11.00
3	1042		1510				114	1624	12.26%	6171	12.54%	441	231.5	28.56
3	1043		1884	360	88	42	142	2516	19.00%	9382	19.07%	761	222.1	45.67
3	1044	Weston & Hwy 7	1612	94	653	102	121	2582	19.49%	9276	18.86%	1,924	217.5	51.50
3	1045	Weston & Hwy 7	21					21	0.16%	78	0.16%	7,959	177.2	45.35
3	1046								0.00%		0.00%	7,472	161.1	46.38
3	1047								0.00%		0.00%	2,358	53.9	43.74
3	1048	Weston & Hwy 7							0.00%		0.00%	1,388	33.8	41.09
3	1049	Weston & Hwy 7							0.00%		0.00%	5,671	120.2	47.18
3	1050		36					36	0.27%	137	0.28%	2,322	114.6	21.46
3	1051		1682	172	183	1	127	2165	16.35%	8105	16.48%	882	145.4	61.82
3	1052		44					44	0.33%	169	0.34%	5	177.2	0.98



Ward 3 Totals			9722	1360	1299	147	717	13245	19.05%	49192	19.73%	32484	2498	32.70
4	1059	Vaughan Mills	1					1	0.02%	4	0.02%	8,616	228.7	37.69
4	1060 RC	VMC							0.00%		0.00%	9,866	206.0	47.89
4	1061 RC	VMC							0.00%		0.00%	1,709	66.4	
4	1062								0.00%		0.00%	1,135	75.7	15.00
4	1063	Steeles West							0.00%		0.00%	3,425	184.2	18.60
4	1064 RC	VMC							0.00%		0.00%	4,954	134.7	36.78
4	1065 RC	VMC	4					4	0.06%	16	0.07%	4,745	169.8	28.04
4	1066								0.00%		0.00%	2,886	138.9	20.78
4	1067				2			2	0.03%	8	0.03%	4,159	149.5	27.88
4	1068		10	26	68			104	1.59%	357	1.49%	3,130	152.9	22.81
4	1077							13	0.00%		0.00%	930	310.4	3.00
4	1079		13					43	0.20%	51	0.21%	2	234.7	0.22
4	1080		20	10	19			49	0.75%	177	0.74%	4,123	107.7	39.92
4	1081		755	526	412		57	1750	26.78%	6362	26.53%	252	106.2	62.28
4	1082		158	8	27		12	205	3.14%	763	3.18%	9,699	154.5	67.72
4	1083								0.00%		0.00%	8,350	151.2	55.23
4	1084		2					2	0.03%	8	0.03%	4,849	150.4	32.29
4	1085		219	26			17	262	4.01%	991	4.13%	1,329	70.0	33.14
4	1086								0.00%		0.00%	5,803	133.7	43.40
4	1093		782	148	264		59	1253	19.18%	4606	19.21%	341	226.2	21.87
4	1094		1771	396	550		133	2850	43.62%	10492	43.75%	973	145.4	78.85
4	1095		4					4	0.06%	16	0.07%	1	147.1	0.11
4	1096		6					6	0.09%	23	0.10%	36	150.7	0.39
4	1097		29					29	0.44%	109	0.45%	50	285.0	0.56
Ward 4 Totals			3774	1140	1342		278	6534	9.40%	23983	9.62%	81362	3880	27.15
5	1087		1546	10	146	140	116	1958	10.07%	7102	10.84%	464	119.2	63.49
5	1088		990		170	238	75	1473	7.58%	5064	7.73%	868	77.5	76.58
5	1089		1883		136	10	142	2171	11.17%	8163	12.46%	780	135.8	65.83
5	1090		1513		122	16	114	1765	9.08%	6612	10.09%	620	106.3	68.06
5	1091	Bathurst & Centre		16	219	1335	0	1570	8.07%	3346	5.11%	2,790	83.1	69.65
5	1092		1599	14	175		120	1908	9.81%	7163	10.93%	1,760	280.5	31.81
5	1100	Yonge & Steeles	614		117	838	48	1615	9.31%	4503	6.87%	2,383	124.2	55.44
5	1101		2887	80	492	1400	217	5076	26.11%	16399	25.03%	1,930	308.6	59.39
5	1102		1325		63	10	149	1547	7.96%	5815	8.87%	309	225.7	27.13
5	1103		317		19		24	360	1.85%	1357	2.07%	1,095	76.0	32.26
Ward 5 Total			12674	120	1659	3987	1003	19443	27.96%	65524	26.28%	12999	1542	50.93
Total			47954	5671	6666	5695	3552	69538	100%	249342	100%	162158	18689	22.02



Vaughan Metropolitan Centre			Primary Centres	Local Centres	Primary Intensification Corridors
1	Bathurst & Centre St.	7	Concord Centre	Regional:	Highway 7/Centre Street/
2	Jane St. Major Mackenzie Dr.	8	Historic Maple Village		Bathurst Street
3	Steeles West	9	Historic Thornhill Village		Yonge Street
4	Vaughan Mills	10	Historic Woodbridge Village		
5	Vision Rd. & Highway 7	11	Carville Centre	Local:	Jane Street
6	Yonge St. & Steeles Ave.	12	Vellore Centre		Major Mackenzie Drive
		13			Rutherford Road
					Steeles Avenue

Traffic Zone in Vaughan - 2006, 2011 and 2016

2011 Census Base															
Ward	Traffic Zone 2001	Traffic Zone	Intensification Area	Units							2011 Population	% of Population	2011 Employment	Developable Area (Ha)	Job / Employment per Ha
				Singles	Semis	Rows	Apartments	Duplex	Total	% of Total					
1	1007	1007		10	0	0	0	0	10	0.05%	37	0.06%	50	212.8	0.41
		1359		20	0	0	0	0	20	0.11%	74	0.12%	3	156.3	0.49
1	1008 KI	1008		95	0	0	0	0	95	0.52%	353	0.55%	12	165.3	2.21
1	1009	1009		20	0	0	0	0	20	0.11%	74	0.12%	332	268.4	1.51
1	1010 KI	1010		135	0	0	0	0	135	0.74%	502	0.78%	33	213.8	2.50
1	1011	1011		65	0	0	0	0	65	0.35%	242	0.38%	29	529.4	0.51
1	1012	1012		75	0	0	0	0	75	0.41%	279	0.44%	35	413.5	0.76
1	1013 KI	1013		345	0	0	35	0	380	2.07%	1,348	2.11%	387	277.5	6.25
1	1014 KI	1014		310	0	0	30	0	340	1.85%	1,209	1.89%	419	92.4	17.63
1	1015 KI	1015		215	0	0	0	0	215	1.17%	799	1.25%	172	66.4	14.63
1	1032	1032		25	0	0	0	0	25	0.14%	93	0.15%	5	87.5	1.12
1	1033	1033		5	0	0	0	0	5	0.03%	19	0.03%	1	75.2	0.26
1	1034	1034		25	0	0	0	0	25	0.14%	93	0.15%	104	261.8	0.75
1	1035	1035		30	0	0	0	0	30	0.16%	112	0.17%	50	371.7	0.43
		1431		15	0	0	0	0	15	0.08%	56	0.09%	2	147.9	0.39
1	1036	1036		75	0	0	0	0	75	0.41%	279	0.44%	52	269.5	1.23
1	1053	1053		75	0	0	0	0	75	0.41%	279	0.44%	159	66.7	6.56
1	1054	1054		20	0	0	0	0	20	0.11%	74	0.12%	135	418.0	0.50
		1463		10	0	0	0	0	10	0.05%	37	0.06%	346	181.3	2.12
1	1055	1055		5	0	0	0	0	5	0.03%	19	0.03%	13	155.0	0.20
1	1056	1056	Jane & Major Mac	1315	380	230	95	155	2,675	14.59%	9,446	14.77%	502	192.2	51.77
1	1057	1057		0	0	0	0	0	0	0.00%	0	0.00%	3,119	101.5	30.72
1	1058	1058		5	375	275	10	0	665	3.63%	2,241	3.51%	960	73.4	43.64
1	1069	1069		1770	0	380	900	60	3,110	16.97%	9,685	15.15%	2,365	220.8	54.58
1	1070	1070		1215	0	30	30	105	1,380	7.53%	5,027	7.86%	648	147.8	38.39
1	1071	1071		925	55	545	0	35	1,560	8.51%	5,487	8.58%	880	121.8	52.29
1	1072	1072		2490	480	270	0	150	3,390	18.49%	12,329	19.28%	1,625	266.2	52.42
1	1073	1073		30	0	0	0	0	30	0.16%	112	0.17%	28	317.6	0.44
1	1074	1074		20	0	0	0	0	20	0.11%	74	0.12%	51	306.0	0.41
1	1075	1075		1060	70	270	0	10	1,410	7.69%	5,082	7.95%	468	284.5	19.51
1	1076	1076		230	55	130	75	15	505	2.76%	1,656	2.59%	685	66.1	35.42
1	1078	1078	1360	0	10	185	175	1,730	9.44%	6,032	9.43%	1,108	134.5	53.09	
1	1098	1098	200	0	0	0	5	205	1.12%	761	1.19%	157	235.9	3.89	
1	1099	1099	10	0	0	0	0	10	0.05%	37	0.06%	26	289.5	0.22	

Ward 1 Totals				12205	1915	2140	1360	710	18330	21%	63945	21%	14960	7188	10.98
2	1001	1001		0	0	0	0	0	0	0.00%	0	0.00%	8	124.3	0.06
2	1002	1002		0	0	0	0	0	0	0.00%	0	0.00%	3,042	85.6	35.54
		1354		0	0	0	0	0	0	0.00%	0	0.00%	502	65.8	7.63
2	1003	1003		0	0	0	0	0	0	0.00%	0	0.00%	1,473	260.1	5.66
		1355		0	0	0	0	0	0	0.00%	0	0.00%	3,371	164.2	20.54
		1004		0	0	0	0	0	0	0.00%	0	0.00%	289	171.8	1.68
2	1004	1356		5	0	0	0	0	5	0.03%	19	0.03%	1	134.6	0.14
		1357		30	0	0	0	0	30	0.19%	112	0.20%	160	162.5	1.67
2	1005	1005		0	0	0	0	0	0	0.00%	0	0.00%	949	197.3	4.81
		1358		5	0	0	0	0	5	0.03%	19	0.03%	335	157.4	2.24
2	1006	1006		25	0	0	0	0	25	0.16%	93	0.17%	32	97.4	1.28
2	1016	1016		2935	940	335	0	110	4,320	27.13%	15,684	28.09%	1,342	302.4	56.30
2	1017	1017		1035	140	35	0	30	1,240	7.79%	4,558	8.16%	395	131.6	37.63
2	1018	1018		990	0	0	0	20	1,010	6.34%	3,749	6.71%	448	131.2	31.99
2	1019	1019		735	0	0	5	25	765	4.80%	2,827	5.06%	243	98.6	31.13
2	1020	1020		535	10	25	5	15	590	3.70%	2,165	3.88%	357	160.2	15.74
2	1021	1021		1415	75	70	275	130	1,965	12.34%	6,709	12.01%	837	170.7	44.21
2	1022	1022		30	120	5	0	25	180	1.13%	638	1.14%	1,113	41.0	42.72
		1362		1435	40	0	5	135	1,615	10.14%	5,946	10.65%	267	124.8	49.80
2	1023	1023		180	260	95	570	30	1,135	7.13%	3,066	5.49%	712	56.4	67.03
2	1024	1024		0	0	0	0	0	0	0.00%	0	0.00%	2,324	82.6	28.14
		1363		0	0	0	0	0	0	0.00%	0	0.00%	612	51.5	11.88
		1025		0	0	0	0	0	0	0.00%	0	0.00%	1,607	21.8	73.85
2	1025	1364		0	0	0	115	0	115	0.72%	216	0.39%	121	57.5	5.86
		1365		0	0	0	0	0	0	0.00%	0	0.00%	0	53.4	0.00
2	1026	1026		440	0	0	0	15	455	2.86%	1,687	3.02%	263	41.2	47.31
		1366		10	0	0	0	0	10	0.06%	37	0.07%	18	33.7	1.64
2	1027	1027		0	0	0	0	0	0	0.00%	0	0.00%	1,564	43.5	35.99
		1367		0	0	0	0	0	0	0.00%	0	0.00%	37	18.1	2.04
2	1028	1028		155	5	175	0	5	340	2.14%	1,168	2.09%	173	30.1	44.55
		1368		420	115	0	25	50	610	3.83%	2,186	3.92%	461	49.1	53.98
2	1029	1029		740	0	0	110	50	900	5.65%	3,128	5.60%	535	110.1	33.28
		1369		210	0	0	230	15	455	2.86%	1,264	2.26%	177	36.5	39.49
2	1030	1030		140	0	0	0	5	145	0.91%	538	0.96%	274	37.3	21.76
2	1031	1031		10	0	0	0	0	10	0.06%	37	0.07%	115	76.6	1.98



Ward 2 Totals				11480	1705	740	1340	660	15925	19%	55845	19%	24156	3581	22.34
3	1037	1037		0	0	0	0	0	0	0%	0	0%	0	78.5	0.00
3	1038	1038		305	110	90	0	0	505	3%	1,810	3%	63	223.4	8.38
3	1039	1039		1745	85	10	0	0	1,840	11%	6,821	11%	259	134.1	52.78
3	1040	1040		2095	835	500	0	20	3,450	20%	12,407	20%	1,464	229.0	60.58
3	1041	1041		450	0	0	0	10	460	3%	1,707	3%	202	178.4	10.70
3	1042	1042		1690	0	0	0	75	1,765	10%	6,539	11%	462	231.5	30.24
3	1043	1043		520	0	100	0	30	650	4%	2,354	4%	254	55.9	46.62
		1370		1510	350	0	35	85	1,980	12%	7,210	12%	695	166.2	47.57
3	1044	1044	Weston & Hwy 7	1740	45	145	10	80	2,020	12%	7,381	12%	400	162.4	47.92
		1371		0	80	495	60	0	635	4%	1,971	3%	1,582	55.1	64.45
3	1045	1045	Weston & Hwy 7	0	0	0	0	0	0	0%	0	0%	5,835	126.6	46.10
		1372		0	0	0	0	0	0	0%	0	0%	2,633	50.6	52.02
3	1046	1046		0	0	0	0	0	0	0%	0	0%	4,001	79.2	50.51
		1373		0	0	0	0	0	0	0%	0	0%	2,377	81.9	29.01
3	1047	1047		0	0	0	0	0	0	0%	0	0%	2,124	33.1	64.20
		1374		0	0	0	0	0	0	0%	0	0%	410	20.8	19.69
3	1048	1048	Weston & Hwy 7	0	0	0	0	0	0	0%	0	0%	1,891	33.8	56.01
		1049		0	0	0	0	0	0	0%	0	0%	4,844	100.3	48.30
3	1049	1375	Weston & Hwy 7	0	0	0	0	0	0	0%	0	0%	518	19.9	26.05
3	1050	1050		0	0	0	0	0	0	0%	0	0%	2,547	114.6	22.22
3	1051	1051		1730	80	365	5	35	2,215	13%	8,005	13%	1,172	145.4	63.13
3	1052	1052		1025	315	280	0	0	1,620	9%	5,818	9%	980	177.2	38.36

Ward 3 Totals				12810	1900	1985	110	335	17140	20%	62023	21%	34715	2498	38.73
4	1059	1059	Vaughan Mills	0	0	0	0	0	0	0%	0	0%	5,524	86.6	63.78
		1376		0	0	0	0	0	0	0%	0	0%	6,761	142.1	47.56
4	1060 RC	1060	VMC	0	0	0	0	0	0	0%	0	0%	11,874	156.1	76.09
		1377		0	0	0	0	0	0	0%	0	0%	1,280	49.9	25.68
4	1061 RC	1061	VMC	0	0	0	0	0	0	0%	0	0%	2,952	66.4	44.49
4	1062	1062		0	0	0	0	0	0	0%	0	0%	0	32.6	0.00
		1378		0	0	0	0	0	0	0%	0	0%	1,301	43.1	30.20
4	1063	1063	Steeles West	0	0	0	0	0	0	0%	0	0%	481	61.3	7.84
		1379		0	0	0	0	0	0	0%	0	0%	3,235	69.4	46.59
4	1064 RC	1064	VMC	0	0	0	0	0	0	0%	0	0%	1,451	53.5	27.11
		1380		0	0	0	0	0	0	0%	0	0%	1,135	57.0	19.90
4	1065 RC	1065	VMC	0	0	0	0	0	0	0%	0	0%	2,546	77.7	32.75
		1382		0	0	0	0	0	0	0%	0	0%	4,908	130.5	37.60
4	1066	1066		0	0	0	0	0	0	0%	0	0%	3,053	138.9	21.98
4	1067	1067		0	0	0	0	0	0	0%	0	0%	5,623	149.5	37.62
4	1068	1068		0	35	90	10	5	140	1%	446	1%	2,501	152.9	19.28
4	1077	1077		0	0	0	0	0	0	0%	0	0%	1,402	310.4	4.52
4	1079	1079		1660	385	245	0	5	2,295	18%	8,333	18%	593	234.7	38.04
4	1080	1080		0	0	0	0	0	0	0%	0	0%	5,685	107.7	52.77
4	1081	1081		725	525	515	20	20	1,805	14%	6,300	14%	1,199	106.2	70.62
4	1082	1082		210	0	40	5	5	260	2%	934	2%	7,972	154.5	57.65
		1083		0	0	0	0	0	0	0%	0	0%	3,289	76.5	43.00
4	1083	1383		0	0	0	0	0	0	0%	0	0%	2,985	74.7	39.98
		1084		0	0	0	0	0	0	0%	0	0%	5,595	111.9	50.00
4	1084	1384		0	0	0	0	0	0	0%	0	0%	927	38.5	24.10
		1085		210	25	0	0	15	250	2%	920	2%	1,364	70.0	32.64
4	1085	1086		0	0	0	0	0	0	0%	0	0%	1,008	52.1	19.36
		1385		0	0	0	0	0	0	0%	0	0%	2,422	50.5	47.93
4	1086	1388		0	0	0	0	0	0	0%	0	0%	1,464	31.1	47.03
		1093		1515	300	230	0	10	2,055	16%	7,462	16%	755	141.9	57.92
4	1093	1390		835	155	405	0	0	1,395	11%	4,942	11%	291	84.3	62.11
		1094		605	45	160	0	0	810	6%	2,918	6%	716	84.4	43.07
4	1094	1389		505	0	95	0	0	600	5%	2,180	5%	219	61.0	39.35
4	1095	1095		330	40	40	5	0	415	3%	1,505	3%	80	147.1	10.77
4	1096	1096		865	5	395	0	0	1,265	10%	4,490	10%	919	150.7	35.89
4	1097	1097		1020	0	0	0	0	1,020	8%	3,792	8%	177	198.1	20.04
		1391		260	0	0	0	0	260	2%	967	2%	426	49.4	28.22
		1392		270	20	0	0	0	290	2%	1,075	2%	85	37.9	30.63
Ward 4 Totals				9010	1535	2215	40	60	12860	15%	46264	16%	95717	3880	36.59
5	1087	1087		1525	15	135	20	300	1,995	9%	7,212	10%	378	119.2	63.69
5	1088	1088		985	0	170	660	95	1,910	9%	5,767	8%	755	77.5	84.19
5	1089	1089		1820	5	155	5	290	2,275	10%	8,274	12%	807	135.8	66.85
5	1090	1090		1495	0	115	0	235	1,845	8%	6,724	10%	561	106.3	68.57
5	1091	1091	Bathurst & Centre	0	0	95	1455	5	1,555	7%	3,053	4%	2,758	52.1	111.49
		1387		15	0	525	815	0	1,435	7%	3,445	5%	1,025	36.0	124.21
5	1092	1092		1095	0	55	0	60	1,210	6%	4,450	6%	843	190.3	27.82
		1386		580	0	150	0	20	750	3%	2,702	4%	1,683	90.2	48.61
		1100		350	0	170	970	75	1,565	7%	3,920	6%	1,346	70.6	74.59
5	1100	1395	Yonge & Steeles	265	0	0	0	20	285	1%	1,053	2%	1,722	53.6	51.79
5	1101	1101		1835	10	235	380	115	2,575	12%	8,711	13%	1,007	180.2	53.94
		1394		1020	115	325	1010	40	2,510	12%	7,268	10%	1,268	128.4	66.49
5	1102	1102		905	0	65	5	25	1,000	5%	3,666	5%	741	144.8	30.44
		1393		525	0	0	0	15	540	2%	2,003	3%	74	80.9	25.68
5	1103	1103		305	0	30	0	10	345	2%	1,263	2%	583	76.0	24.29
Ward 5 Totals				12720	145	2225	5420	1305	21815	25%	69511	23%	15552	1542	55.17
Total				58225	7200	9305	8270	3070	86070	100%	297589	100%	185099	18689	25.83

2016 Forecast by Traffic Zone (per 2011 Census Base)															
Ward	Traffic Zone 2001	Traffic Zone	Intensification Area	Units							Population	% of Population	2016 Employment	Developable Area (Ha)	Job / Employment per Ha
				Singles	Semis	Rows	Apartment:	Duplex	Total	% of Total					
1	1007	1007		10	0	0	0	0	10	0.05%	37	0.05%	325	212.8	1.70
		1359		483	169	200	0	20	872	4.27%	3,073	4.37%	209	156.3	21.00
1	1008 KI	1008		559	0	0	0	12	571	2.79%	2,101	2.99%	274	165.3	14.37
1	1009	1009		20	0	0	0	0	20	0.10%	74	0.10%	332	268.4	1.51
1	1010 KI	1010		188	0	0	0	2	190	0.93%	700	1.00%	141	213.8	3.93
1	1011	1011		65	0	0	0	0	65	0.32%	240	0.34%	29	529.4	0.51
1	1012	1012		75	0	0	0	0	75	0.37%	277	0.39%	35	413.5	0.75
1	1013 KI	1013		375	0	0	35	4	414	2.03%	1,461	2.08%	542	277.5	7.22
1	1014 KI	1014		319	0	0	30	0	349	1.71%	1,232	1.75%	481	92.4	18.55
1	1015 KI	1015		216	0	0	0	0	216	1.06%	796	1.13%	172	66.4	14.59
1	1032	1032		25	0	0	0	0	25	0.12%	92	0.13%	5	87.5	1.11
1	1033	1033		5	0	0	0	0	5	0.02%	18	0.03%	1	75.2	0.25
1	1034	1034		25	0	0	0	0	25	0.12%	92	0.13%	104	261.8	0.75
	1035	1035		30	0	0	0	0	30	0.15%	111	0.16%	50	371.7	0.43
1	1035	1431		15	0	0	0	0	15	0.07%	55	0.08%	2	147.9	0.39
1	1036	1036		75	0	0	0	0	75	0.37%	277	0.39%	53	269.5	1.22
1	1053	1053		76	0	0	0	0	76	0.37%	280	0.40%	159	66.7	6.59
1	1054	1054		20	0	0	0	0	20	0.10%	74	0.10%	135	418.0	0.50
		1463		10	0	0	0	0	10	0.05%	37	0.05%	423	181.3	2.53
1	1055	1055		5	0	0	0	0	5	0.02%	18	0.03%	13	155.0	0.20
1	1056	1056	Land & Major Mac	1,324	880	230	85	161	2,680	13.16%	9,421	13.40%	509	192.2	51.68
1	1057	1057		0	0	0	0	0	0	0.00%	0	0.00%	3,819	101.5	37.62
1	1058	1058		5	375	275	10	0	665	3.25%	2,223	3.16%	1,646	73.4	52.74
1	1069	1069		1,782	0	475	1,140	66	3,463	16.94%	10,415	14.81%	2,488	220.8	58.44
1	1070	1070		1,231	0	30	30	109	1,400	6.85%	5,057	7.19%	803	147.8	39.65
1	1071	1071		931	55	545	0	39	1,570	7.68%	5,476	7.79%	885	121.8	52.24
1	1072	1072		2,507	480	295	97	156	3,535	17.29%	12,568	17.87%	1,644	266.2	53.39
1	1073	1073		30	0	0	0	0	30	0.15%	111	0.16%	28	317.6	0.44
1	1074	1074		20	0	0	0	0	20	0.10%	74	0.10%	51	306.0	0.41
1	1075	1075		1,158	70	270	0	12	1,510	7.39%	5,407	7.69%	484	284.5	20.71
1	1076	1076		232	55	130	75	17	509	2.49%	1,656	2.35%	787	66.1	36.96
1	1078	1078		1,370	0	10	207	181	1,768	8.65%	6,080	8.65%	1,265	134.5	54.61
1	1098	1098		200	0	0	0	5	205	1.00%	754	1.07%	157	235.9	3.86
1	1099	1099		10	0	0	0	0	10	0.05%	37	0.05%	26	289.5	0.22



Ward 1 Totals				13396	2084	2460	1719	784	20443	21%	70324	22%	18075	7188	12.30
2	1001	1001		0	0	0	0	0	0	0.00%	0	0.00%	666	124.3	5.35
2	1002	1002		0	0	0	0	0	0	0.00%	0	0.00%	3,430	85.6	40.07
		1354		0	0	0	0	0	0	0.00%	0	0.00%	502	65.8	7.63
2	1003	1003		0	0	0	0	0	0	0.00%	0	0.00%	2,835	260.1	10.90
		1355		0	0	0	0	0	0	0.00%	0	0.00%	4,550	164.2	27.71
		1004		0	0	0	0	0	0	0.00%	0	0.00%	835	171.8	4.86
2	1004	1356		5	0	0	0	0	5	0.03%	18	0.03%	1,539	134.6	11.57
		1357		30	0	0	0	0	30	0.18%	111	0.19%	1,530	162.5	10.09
2	1005	1005		0	0	0	0	0	0	0.00%	0	0.00%	949	197.3	4.81
		1358		5	0	0	0	0	5	0.03%	18	0.03%	1,620	157.4	10.41
2	1006	1006		25	0	0	0	0	25	0.15%	92	0.16%	32	97.4	1.28
2	1016	1016		2,939	940	335	0	124	4,338	25.85%	15,615	27.18%	1,453	302.4	56.44
2	1017	1017		1,039	211	35	0	36	1,321	7.87%	4,804	8.36%	608	131.6	41.11
2	1018	1018		993	0	0	0	26	1,019	6.07%	3,749	6.53%	451	131.2	32.01
2	1019	1019		739	0	0	5	27	771	4.59%	2,825	4.92%	245	98.6	31.14
2	1020	1020		573	22	25	87	17	724	4.31%	2,488	4.33%	520	160.2	18.78
2	1021	1021		1,421	75	151	275	136	2,058	12.26%	6,951	12.10%	1,151	170.7	47.47
2	1022	1022		30	120	5	0	25	180	1.07%	633	1.10%	1,254	41.0	46.02
		1362		1,435	40	0	5	141	1,621	9.66%	5,917	10.30%	271	124.8	49.59
2	1023	1023		180	260	95	570	34	1,139	6.79%	3,054	5.32%	814	56.4	68.62
2	1024	1024		0	0	0	0	0	0	0.00%	0	0.00%	2,614	82.6	31.64
		1363		0	0	0	0	0	0	0.00%	0	0.00%	1,030	51.5	20.00
		1025		0	0	0	227	0	227	1.35%	423	0.74%	1,815	21.8	102.81
2	1025	1364		0	0	0	115	0	115	0.69%	214	0.37%	121	57.5	5.83
		1365		0	0	0	0	0	0	0.00%	0	0.00%	0	53.4	0.00
2	1026	1026		440	0	0	118	19	577	3.44%	1,906	3.32%	372	41.2	55.28
		1366		10	0	0	0	0	10	0.06%	37	0.06%	18	33.7	1.63
2	1027	1027		0	0	0	0	0	0	0.00%	0	0.00%	1,658	43.5	38.16
		1367		0	0	0	0	0	0	0.00%	0	0.00%	37	18.1	2.04
2	1028	1028		155	5	175	0	5	340	2.03%	1,158	2.02%	323	30.1	49.23
		1368		422	115	0	25	52	614	3.66%	2,182	3.80%	463	49.1	53.93
2	1029	1029		740	0	0	232	54	1,026	6.11%	3,343	5.82%	738	110.1	37.08
		1369		212	0	23	230	17	482	2.87%	1,340	2.33%	181	36.5	41.68
2	1030	1030		140	0	0	0	5	145	0.86%	533	0.93%	274	37.3	21.65
2	1031	1031		10	0	0	0	0	10	0.06%	37	0.06%	115	76.6	1.98



Ward 2 Totals				11543	1788	844	1889	718	16782	17%	57449	18%	35013	3581	25.82
3	1037	1037		0	0	0	0	0	0	0%	0	0%	0	78.5	0.00
3	1038	1038		1,300	196	293	0	17	1,806	10%	6,463	9%	379	223.4	30.63
3	1039	1039		1,762	85	10	0	2	1,859	10%	6,833	10%	415	134.1	54.03
3	1040	1040		2,111	873	661	0	26	3,671	19%	13,022	19%	1,597	229.0	63.84
3	1041	1041		453	0	0	0	12	465	2%	1,711	3%	204	178.4	10.73
3	1042	1042		1,690	0	0	0	81	1,771	9%	6,504	10%	666	231.5	30.98
3	1043	1043		520	0	100	0	32	652	3%	2,341	3%	306	55.9	47.31
		1370		1,510	350	0	35	91	1,986	10%	7,170	11%	700	166.2	47.36
3	1044	1044		1,740	45	145	10	86	2,026	11%	7,340	11%	405	162.4	47.69
		1371		0	80	495	60	0	635	3%	1,954	3%	1,783	55.1	67.80
3	1045	1045		0	0	0	0	0	0	0%	0	0%	6,326	126.6	49.98
		1372		0	0	0	0	0	0	0%	0	0%	2,895	50.6	57.20
3	1046	1046		0	0	0	0	0	0	0%	0	0%	4,358	79.2	55.02
		1373		0	0	0	0	0	0	0%	0	0%	2,603	81.9	31.77
3	1047	1047		0	0	0	0	0	0	0%	0	0%	2,244	33.1	67.80
		1374		0	0	0	0	0	0	0%	0	0%	623	20.8	29.90
3	1048	1048		0	0	0	0	0	0	0%	0	0%	1,891	33.8	56.01
3	1049	1049		0	0	0	0	0	0	0%	0	0%	5,277	100.3	52.62
		1375		0	0	0	0	0	0	0%	0	0%	721	19.9	36.26
3	1050	1050		0	0	0	0	0	0	0%	0	0%	3,828	114.6	33.39
3	1051	1051		1,798	80	420	5	43	2,346	12%	8,389	12%	1,893	145.4	70.72
3	1052	1052		1,073	325	385	0	6	1,789	9%	6,333	9%	2,047	177.2	47.28

Ward 3 Totals				13957	2034	2509	110	396	19006	20%	68060	21%	41159	2498	43.72
4	1059	1059	Vaughan Mills	0	0	0	0	0	0	0%	0	0%	5,786	36.5	66.81
		1376		0	0	0	0	0	0	0%	0	0%	7,920	142.1	55.72
3	1060 RC	1060		0	0	0	0	0	0	0%	0	0%	12,983	156.1	83.19
		1377	VMC	0	0	0	0	0	0	0%	0	0%	1,478	49.9	29.65
4	1061 RC	1061	VMC	0	0	0	0	0	0	0%	0	0%	2,952	66.4	44.49
4	1062	1062		0	0	0	0	0	0	0%	0	0%	0	32.6	0.00
		1378		0	0	0	0	0	0	0%	0	0%	1,410	43.1	32.75
4	1063	1063	Steeles West	0	0	0	0	0	0	0%	0	0%	607	61.3	9.90
		1379		0	0	0	0	0	0	0%	0	0%	3,772	69.4	54.33
		1480		0	0	0	0	0	0	0%	0	0%	1,899	53.5	35.48
4	1064 RC	1064		0	0	0	0	0	0	0%	0	0%	1,380	57.0	24.21
		1380	VMC	0	0	0	0	0	0	0%	0	0%	2,924	77.7	37.61
4	1065 RC	1065		0	0	0	0	0	0	0%	0	0%	5,464	130.5	41.86
		1382	VMC	0	0	0	337	0	337	2%	628	1%	1,834	39.3	62.72
4	1066	1066		0	0	0	0	0	0	0%	0	0%	3,311	138.9	23.84
4	1067	1067		0	0	0	0	0	0	0%	0	0%	6,361	149.5	42.55
4	1068	1068		0	35	90	10	5	140	1%	442	1%	2,766	152.9	20.99
4	1077	1077		0	0	25	0	0	25	0%	79	0%	1,926	310.4	6.46
4	1079	1079		2,272	561	445	0	25	3,303	21%	11,835	21%	974	234.7	54.58
4	1080	1080		0	0	0	0	0	0	0%	0	0%	6,191	107.7	57.46
4	1081	1081		725	525	546	20	22	1,838	11%	6,352	11%	1,257	106.2	71.65
4	1082	1082		211	0	40	5	7	263	2%	937	2%	8,603	154.5	61.75
4	1083	1083		0	0	0	0	0	0	0%	0	0%	3,664	76.5	47.91
		1383		0	0	0	0	0	0	0%	0	0%	3,353	74.7	44.91
4	1084	1084		0	0	0	0	0	0	0%	0	0%	6,046	111.9	54.03
		1384		0	0	0	0	0	0	0%	0	0%	1,072	38.5	27.87
4	1085	1085		211	25	0	0	15	251	2%	916	2%	1,435	70.0	33.59
		1086		0	0	0	0	0	0	0%	0	0%	1,296	52.1	24.88
4	1086	1385		0	0	0	0	0	0	0%	0	0%	2,625	50.5	51.93
		1388		0	0	0	0	0	0	0%	0	0%	1,565	31.1	50.28
4	1093	1093		1,515	300	281	0	16	2,112	13%	7,580	13%	915	141.9	59.89
		1390		871	155	405	0	4	1,435	9%	5,047	9%	468	84.3	65.46
4	1094	1094		670	55	260	0	2	987	6%	3,490	6%	739	84.4	50.12
		1389		505	0	95	0	4	604	4%	2,175	4%	221	61.0	39.30
4	1095	1095		635	40	90	143	20	928	6%	3,100	5%	188	147.1	22.34
4	1096	1096		1,029	5	545	0	10	1,589	10%	5,564	10%	1,661	150.7	47.94
		1097		1,420	0	0	0	20	1,440	9%	5,303	9%	383	198.1	28.71
4	1097	1391		360	0	0	0	10	370	2%	1,361	2%	616	49.4	40.05
		1392		370	20	60	0	10	460	3%	1,657	3%	247	37.9	50.32
Ward 4 Totals				10794	1721	2882	515	170	16082	17%	56466	17%	108294	3880	42.46
5	1087	1087		1,525	15	135	20	306	2,001	8%	7,172	10%	383	119.2	63.39
5	1088	1088		985	0	170	660	97	1,912	8%	5,725	8%	758	77.5	83.70
5	1089	1089		1,820	5	155	5	298	2,283	10%	8,232	11%	812	135.8	66.58
5	1090	1090		1,497	0	115	0	243	1,855	8%	6,703	9%	641	106.3	69.11
5	1091	1091	Bathurst & Centre	0	0	95	1,660	5	1,760	7%	3,410	5%	2,774	52.1	118.62
		1387		15	0	525	1,941	0	2,481	11%	5,328	7%	1,294	36.0	184.03
5	1092	1092		1,096	0	55	0	62	1,213	5%	4,424	6%	955	190.3	28.26
		1386		583	0	150	0	22	755	3%	2,697	4%	2,085	90.2	53.02
		1100		352	0	224	1,154	77	1,807	8%	4,415	6%	1,867	70.6	88.97
5	1100	1395	Yonge & Steeles	257	0	0	0	22	289	1%	1,059	1%	1,923	53.6	55.64
5	1101	1101		1,845	10	235	380	123	2,593	11%	8,702	12%	1,514	180.2	56.70
		1394		1,027	115	325	1,228	46	2,741	12%	7,659	11%	1,593	128.4	72.07
5	1102	1102		911	0	65	5	29	1,010	4%	3,671	5%	1,144	144.8	33.26
		1393		529	0	0	0	17	546	2%	2,008	3%	76	80.9	25.76
5	1103	1103		307	0	30	0	12	349	1%	1,267	2%	685	76.0	25.67
Ward 5 Totals				12759	145	2279	7053	1359	23595	25%	72469	22%	18504	1542	59.01
Total	Total	Total		62448	7772	10974	11286	3427	95907	100%	324768	100%	221046	18689	29.21



Change From 2006						
Ward	Traffic Zone 2001	Traffic Zone	Total Units	Total Population	Total Employment	Job / Employment per Ha
1	1007	1007 1359	842	2,957	503	22.20
1	1008 KI	1008	473	1728	197	11.64
1	1009	1009	-6	-24	59	0.13
1	1010 KI	1010	100	357	106	2.17
1	1011	1011	18	60	23	0.16
1	1012	1012	26	91	22	0.27
1	1013 KI	1013	109	382	162	1.96
1	1014 KI	1014	27	49	38	0.94
1	1015 KI	1015	35	112	4	1.76
1	1032	1032	-20	-79	-2	-0.93
1	1033	1033	-3	-13	0	-0.17
1	1034	1034	-10	-41	99	0.22
1	1035	1035 1431	-6	-28	45	0.43
1	1036	1036	0	-8	-45	-0.20
1	1053	1053	0	-9	-103	-1.68
1	1054	1054 1463	-5	-22	173	2.17
1	1055	1055	0	-1	10	0.06
1	1056	1056	166	65	78	0.74
1	1057	1057	0	0	309	3.05
1	1058	1058	60	120	965	14.78
1	1069	1069	1009	1908	625	11.47
1	1070	1070	160	371	90	3.12
1	1071	1071	368	1161	129	10.60
1	1072	1072	292	485	158	2.42
1	1073	1073	-2	-11	19	0.02
1	1074	1074	-51	-196	33	-0.53
1	1075	1075	557	1867	266	7.50
1	1076	1076	93	136	-21	1.74
1	1078	1078	294	593	-479	0.85
1	1098	1098	27	73	28	0.43
1	1099	1099	-16	-61	23	-0.13

Ward 1 Totals			4537	12022	3517	2.16
2	1001	1001	-3	-12	638	5.04
2	1002	1002	0	0	1,266	30.09
		1354				
2	1003	1003	-2	-8	5,841	34.95
		1355				
		1004				
2	1004	1356	-2	-12	3658	25.70
		1357				
		1005				
2	1005	1358	-4	-17	957	10.58
		1006				
2	1006	1006	-3	-14	-10	-0.24
2	1016	1016	199	209	544	2.49
2	1017	1017	400	1307	200	11.45
2	1018	1018	71	144	190	2.54
2	1019	1019	8	-75	58	-0.17
2	1020	1020	171	396	-486	-0.56
2	1021	1021	651	1900	214	12.38
		1022				
2	1022	1362	225	596	110	51.17
		1023				
2	1023	1023	10	-440	619	3.17
		1024				
2	1024	1363	-1	-4	-113	23.60
		1025				
2	1025	1364	188	51	-221	87.98
		1365				
		1026				
2	1026	1366	190	434	123	33.20
		1027				
2	1027	1367	-104	-200	147	11.83
		1028				
2	1028	1368	179	447	177	58.93
		1029				
2	1029	1369	183	360	114	43.78
		1030				
2	1030	1030	7	11	143	4.12
2	1031	1031	9	33	88	1.58

Ward 2 Totals			2372	5108	14260	5.41
3	1037	1037	-8	-31	-1	-0.41
3	1038	1038	1707	6087	332	28.74
3	1039	1039	1381	5033	356	40.18
3	1040	1040	481	1186	533	7.51
3	1041	1041	-17	-120	72	-0.27
3	1042	1042	147	333	225	2.41
3	1043	1043	122	129	245	49.00
		1370				
		1044				
3	1044	1371	79	18	264	63.99
		1045				
3	1045	1372	-21	-78	1,263	61.82
		1046				
3	1046	1373	0	0	-511	40.40
		1047				
3	1047	1374	0	0	509	53.97
		1048				
3	1048	1043	0	0	504	14.92
		1049				
3	1049	1375	0	0	327	41.70
		1050				
3	1050	1050	-36	-137	1505	11.94
3	1051	1051	181	284	1011	8.91
3	1052	1052	1745	6164	2042	46.30

Ward 3 Totals			5761	18868	8675	11.03
4	1059	1059 1376	-1	-4	5,090	84.84
4	1060 RC	1060 1377	0	0	4,595	64.95
4	1061 RC	1061	0	0	1244	
4	1062	1062 1378	0	0	275	17.75
4	1063	1063 1379 1480	0	0	2852	81.11
4	1064 RC	1064 1380	0	0	-649	25.04
4	1065 RC	1065 1382	333	612	2,554	76.54
4	1066	1066	0	0	425	3.06
4	1067	1067	-2	-8	2202	14.68
4	1068	1068	36	85	-364	-1.82
4	1077	1077	25	79	996	3.46
4	1079	1079	3290	11784	972	54.36
4	1080	1080	-49	-177	2068	17.55
4	1081	1081	88	-10	1005	9.36
4	1082	1082	58	174	-1096	-5.97
4	1083	1083 1383	0	0	-1,332	37.59
4	1084	1084 1384	-2	-8	2,270	49.61
4	1085	1085 1086	-11	-75	106	0.45
4	1086	1385 1388	0	0	-318	84
4	1093	1093 1390	2,294	8,021	1,042	103.48
4	1094	1094 1389	-1,259	-4,827	-13	10.58
4	1095	1095	924	3084	187	22.23
4	1096	1096	1583	5541	1624	47.54
4	1097	1097 1391 1392	2241	8212	1197	118.52
Ward 4 Totals			9548	32483	26932	15.31
5	1087	1087	43	70	-81	-0.09
5	1088	1088	439	661	-109	7.12
5	1089	1089	112	69	32	0.75
5	1090	1090	90	91	21	1.05
5	1091	1091 1387	2,671	5,391	1,278	233.01
5	1092	1092 1386 1100	60	-43	1,279	49.47
5	1100	1395	481	970	1,407	89.17
5	1101	1101 1394	258	-38	1,178	69.38
5	1102	1102 1393	9	-136	912	31.89
5	1103	1103	-11	-90	-411	-6.59
Ward 5 Totals			4152	6945	5505	8.08
Vaughan Totals			26369	75426	58889	7.19
			Units	Population	Employment	Density

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**From:** DiGirolamo, Diana  
**Sent:** Tuesday, May 23, 2017 10:51 AM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: February 27th Community Meeting re: Woodend Place Development (please distribute as appropriate)

**COMMUNICATION FOR COUNTRYWIDE HOMES WOODEND PLACE – MAY 23, 2017 CW - FILES OP.16.003, Z.15.032 and 19T-15V011**

Please see below communication.

Thank you and best regards,

**Diana DiGirolamo**

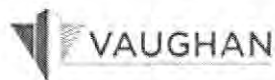
**Planner**

905-832-8585 ext. 8860 | [diana.digirolamo@vaughan.ca](mailto:diana.digirolamo@vaughan.ca)

**City of Vaughan | Development Planning Department**

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

[vaughan.ca](http://vaughan.ca)



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

**Sent:** Tuesday, March 14, 2017 7:52 PM

**To:** DeFrancesca, Rosanna; DiGirolamo, Diana; Bevilacqua, Maurizio; Ferri, Mario; Di Biase, Michael; Rosati, Gino; Carella, Tony; Iafrate, Marilyn; Racco, Sandra; Shefman, Alan; Kiru, Bill; MacKenzie, John; Postic, Zoran; Hettmann, Joerg; Rendon, Ruth

**Cc:** Daniele; ATTARD; Antonella; F. Aykut Erdinc; pfalduto@hotmail.com; Gerard Biasutto; Lisa Gagliardi; Katie DeBartolo; cg m; Marisa I; Jenniferscioli@hotmail.com; Nicole Grisolia; dino.dascanio@bell.net; Lilli Chan; Jason.Hann@bell.net; mikeaward@gmail.com; anthonycatallo88@yahoo.com; gyemis@yahoo.com; Inessa Barkan; Miroslav Tkachenko; Tejinderjeet Singh; kaostziya@gmail.com; Matthew Sivin; sagomes@yorku.ca; David YC Kim; Massimo Giorgio; rajji\_kay@hotmail.com; Kamakshi Shah; franktrianni@yahoo.ca; Alessandro T; cinomancini; Dante Devil hunter; Lina Borghello; high-view@live.com; kim.lombardi@hotmail.com; m.napoli@rogers.com; Zaeem Masood; chirag199@outlook.com; Irina Shirokova; tanya@hyvr.ca; jguido2000@hotmail.com; carm.stilts@rogers.com; daniel@albonese.com; barbones24@sympatico.ca; naz.zaffino@hotmail.com; Chris M; nicolepanait67@yahoo.com; amal.tawfik@outlook.com; ilao@gmail.com; dantinser@sympatico.ca; Patrick Clarizio; Lola Rodriguez; jason-hann@bell.net; robert.dipersio@yahoo.ca; Sam Wadhwa; wpellegrini@rogers.com; Sam Culmone; masciangelo@steve@gmail.com; aikido83@hotmail.com; robert\_dipersio@yahoo.ca; Fariya Zaeem; albert.lombardi@rbc.com; sab&nat@hotmail.com; vehan77@gmail.com; amanocchio@averton.ca; dmoretto@sympatico.ca; rajji\_kaur@hotmail.com; ahmed.tawfik@live.ca; gp.precision@hotmail.com; Tanya Varvara; Roberto Panait; Dennis Moretto; Rose; Sorochinsky, Tim

**Subject:** Re: February 27th Community Meeting re: Woodend Place Development (please distribute as appropriate)

While we patient await the city planners recommendation, here are some additional points of relevance:

- Subject lands & immediate area **NOT** classified as Intensification Area



- Subject lands & immediate area **NOT** classified as Intensification Corridor
- Subject lands & immediate area have already absorbed **ABOVE AVERAGE INTENSIFICATION** with a significant amount of volume still pending (i.e. 400+ towns already approved)
- Subject lands & immediate area are zone Rural Residential & would **NOT** allow for proposal urban design
- Subject lands & immediate area identified & reaffirmed as large lot neighbourhood & any proposed infill should **NOT** significantly disrupt or change the character of the neighbourhood
- Adhering to Vaughan's 45% intensification target, substantial growth can be achieved without the need for rezoning (e.g. 45' lots x 49 units = 1533% increase)
- Urban design & compatibility within current proposal does **NOT** respect or reinforce character of existing community in any way
- There are many examples throughout Vaughan where planning has approved infrastructure that is **FAR LESS ACCESSIBLE** for the benefit of development (e.g. The Mack, 200+ units) yet, little consideration is being given to an entire community???
- A recommendation that would simply plant trees throughout Vaughan would **NOT** restore the environmental benefits that were taken by the questionable removal of an entire woodlot

We look forward to this recommendation & hope the community's engagement & collaboration will adequately inform the pending follow up.

---

**From:** DiGirolamo, Diana  
**Sent:** Tuesday, May 23, 2017 10:50 AM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: February 27th Community Meeting re: Woodend Place Development (please distribute as appropriate)

**COMMUNICATION FOR COUNTRYWIDE HOMES WOODEND PLACE – MAY 23, 2017 CW - FILES OP.16.003, Z.15.032 and 19T-15V011**

Please see below communication.

Thank you and best regards,

**Diana DiGirolamo**

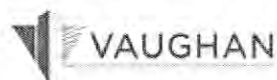
**Planner**

905-832-8585 ext. 8860 | [diana.digirolamo@vaughan.ca](mailto:diana.digirolamo@vaughan.ca)

**City of Vaughan | Development Planning Department**

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

[vaughan.ca](http://vaughan.ca)



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

**Sent:** Tuesday, February 28, 2017 10:00 AM

**To:** DeFrancesca, Rosanna; DiGirolamo, Diana; Bevilacqua, Maurizio; Ferri, Mario; Di Biase, Michael; Rosati, Gino; Carella, Tony; Iafrate, Marilyn; Racco, Sandra; Shefman, Alan; Kiru, Bill; MacKenzie, John; Postic, Zoran; Hettmann, Joerg; Rendon, Ruth

**Cc:** Daniele; ATTARD; Antonella; F. Aykut Erdinc; pfalduto@hotmail.com; Gerard Biasutto; Lisa Gagliardi; Katie DeBartolo; cg m; Marisa I; Jenniferscioli@hotmail.com; Nicole Grisolia; dino.dascanio@bell.net; Lilli Chan; Jason.Hann@bell.net; mikeaward@gmail.com; anthonycatallo88@yahoo.com; gyemis@yahoo.com; Inessa Barkan; Miroslav Tkachenko; Tejinderjeet Singh; kaostziya@gmail.com; Matthew Sivin; sagomes@yorku.ca; David YC Kim; Massimo Giorgio; rajji\_kay@hotmail.com; Kamakshi Shah; franktrianni@yahoo.ca; Alessandro T; cinomancini; Dante Devil hunter; Lina Borghello; high-view@live.com; kim.lombardi@hotmail.com; m.napoli@rogers.com; Zaeem Masood; chirag199@outlook.com; Irina Shirokova; tanya@hyvr.ca; jguido2000@hotmail.com; carm.stilts@rogers.com; daniel@albonese.com; barbones24@sympatico.ca; naz.zaffino@hotmail.com; Chris M; nicolepanait67@yahoo.com; amal.tawfik@outlook.com; ilao@gmail.com; dantinser@sympatico.ca; Patrick Clarizio; Lola Rodriguez; jason-hann@bell.net; robert.dipersio@yahoo.ca; Sam Wadhwa; wpellegrini@rogers.com; Sam Culmone; masciangelosteve@gmail.com; aikido83@hotmail.com; robert\_dipersio@yahoo.ca; Fariya Zaeem; albert.lombardi@rbc.com; sab&nat@hotmail.com; vehan77@gmail.com; amanocchio@averton.ca; dmoretto@sympatico.ca; rajji\_kaur@hotmail.com; ahmed.tawfik@live.ca; gp.precision@hotmail.com; Tanya Varvara; Roberto Panait; Dennis Moretto; Rose; Sorochinsky, Tim

**Subject:** February 27th Community Meeting re: Woodend Place Development (please distribute as appropriate)

Thank you to city staff for taking the time to listen to the community concerns. We trust this feedback will be given proper attention in any final recommendation. In addition, we hope to see strict adherence to the many

policies that are presently in place to help address applications such as the one we are dealing with including the significant deviation from compatibility, zoning & environmental to name but a few.

Here are just some some VOP policies (not exhaustive) that are not & cannot be met with the proposal in its current form:

- Chapter 1
  - 1.5
    - Goal 1 (...This Official Plan seeks to maintain the stability of existing residential communities...)
    - Goal 8 (...Intensification Areas have been limited to 3% of the overall land base to protect existing Community Areas and Natural Areas.)
- Chapter 2
  - 2.2.3.2 That Community Areas are considered Stable Areas and therefore Community Areas with existing development are not intended to experience significant physical change.
- Chapter 3
  - 3.2.3 Natural features such as wetlands, woodlands and the extensive valley and stream corridors are identified as Core Features to be protected and enhanced.
- Chapter 9
  - 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
  - 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...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. (refer to point a thru g)
  - 9.2.3.1b In Community Areas with existing development, the scale, massing, setback and orientation of Detached Houses and Semi-Detached Houses will respect and reinforce the scale, massing, setback and orientation of other built and approved Detached Houses and/or Semi-Detached Houses in the immediate area.

Furthermore, in response to an increase in the number of recent development proposals for infill townhouse developments, Vaughan City Council initiated a policy review of the Low-Rise Residential policies the Vaughan Official Plan (VOP 2010) which, was approved by the COTW in Nov 2016. The subject lands have been identified as a Large Lot neighbour (i.e. 100' frontage), which thru this report, reinforces the need to protect these types of established communities.

Finally, in reviewing the Applicant's **Planning Justification Addendum**, submitted as an addendum to the Planning Justification and Urban Design Report (dated March 2016), I note a number of false statement &/or inaccuracies:

**Pg. 3** "This resubmission addresses all comments and concerns as desired by City staff and local residents" (**FALSE**)

**pg. 6** "The Resubmission conforms with Section 9.1.2.2 as it respects and reinforces the existing physical character and uses of the surrounding area by utilizing a consistent lot, street and block pattern, configuration of lots and setback standards; and proposing similar building types and architectural style to the existing low-rise residential development in the surrounding area...." (**FALSE; does NOT meet above policy; neglects 9.1.2.3 which, is more applicable; 2.2.3.2. ...not intended to experience significant physical change. Noticeably absent???**)

**pg. 6** "Furthermore, it should be noted that townhomes are a building type that is expressly permitted in the *Low-Rise Residential* designation as stated in Section 9.2.2.1c. We are therefore of the opinion the Resubmission is consistent with the Urban Design and Built Form policies of the VOP 2010." **(FALSE; the stated policy is pursuant to policies in subsection 9.2.3 of which the proposal in its current form CANNOT meet e.g. 9.2.3.1.b; also 2.2.3.2. ...not intended to experience significant physical change. Noticeably absent???)**

**Pg. 12** The Resubmission propose an appropriate density which provides a transition from the approved apartment building at the intersection of Major MacKenzie Drive West and Pine Valley Drive to the adjacent single family dwellings.

**(IRRELEVANT; if the applicant is looking to the surrounding area to justify any part of the proposal, the homes on the west side of Woodend should be included along with all the surrounding estate homes which, are more representative of the immediate community)**

**Pg.14** The Resubmission is consistent with City's vision as set out in the VOP 2010 and comply with relevant policies specifically pertaining to the City's urban structure, low-rise residential designation, urban design and built form and natural heritage network.

**(FALSE for reasons already stated above)**

Clearly there continues to be strong community engagement & passion surrounding this application. I hope to maintain a meaningful dialogue to keep our discussions productive. Thank you once more & we look forward to Planning's recommendation.

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**From:** DiGirolamo, Diana  
**Sent:** Tuesday, May 23, 2017 10:48 AM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: Happening as we speaking...

**COMMUNICATION FOR COUNTRYWIDE HOMES WOODEND PLACE – MAY 23, 2017 CW - FILES OP.16.003, Z.15.032 and 19T-15V011**

Please see below communication.

Thank you and best regards,

**Diana DiGirolamo**

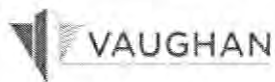
**Planner**

905-832-8585 ext. 8860 | [diana.digirolamo@vaughan.ca](mailto:diana.digirolamo@vaughan.ca)

**City of Vaughan | Development Planning Department**

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

[vaughan.ca](http://vaughan.ca)



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

**Sent:** Wednesday, February 22, 2017 4:41 PM

**To:** DeFrancesca, Rosanna; DiGirolamo, Diana; Bevilacqua, Maurizio; Ferri, Mario; Di Biase, Michael; Rosati, Gino; Carella, Tony; Iafrate, Marilyn; Racco, Sandra; Shefman, Alan; Kiru, Bill; MacKenzie, John

**Cc:** Daniele; ATTARD; Antonella; F. Aykut Erdinc; pfalduto@hotmail.com; Gerard Biasutto; Lisa Gagliardi; Katie DeBartolo; cg m; Marisa I; Jenniferscioli@hotmail.com; Nicole Grisolia; dino.dascanio@bell.net; Lilli Chan; Jason.Hann@bell.net; mikeaward@gmail.com; anthonymcatallo88@yahoo.com; gyemis@yahoo.com; Inessa Barkan; Miroslav Tkachenko; Tejinderjeet Singh; kaostziya@gmail.com; Matthew Sivin; sagomes@yorku.ca; David YC Kim; Massimo Giorgio; rajji\_kay@hotmail.com; Kamakshi Shah; franktrianni@yahoo.ca; Alessandro T; cinomancini; Dante Devil hunter; Lina Borghello; high-view@live.com; kim.lombardi@hotmail.com; m.napoli@rogers.com; Zaeem Masood; chirag199@outlook.com; Irina Shirokova; tanya@hyvr.ca; jguido2000@hotmail.com; carm.stilts@rogers.com; daniel@albonese.com; barbones24@sympatico.ca; naz.zaffino@hotmail.com; Chris M; nicolepanait67@yahoo.com; amal.tawfik@outlook.com; ilao@gmail.com; dantinser@sympatico.ca; Patrick Clarizio; Lola Rodriguez; jason-hann@bell.net; robert.dipersio@yahoo.ca; Sam Wadhwa; wpellegrini@rogers.com; Sam Culmone; masciangelosteve@gmail.com; aikido83@hotmail.com; robert\_dipersio@yahoo.ca; Fariya Zaeem; albert.lombardi@rbc.com; sab&nat@hotmail.com; vehan77@gmail.com; amanocchio@averton.ca; dmoretto@sympatico.ca; rajji\_kaur@hotmail.com; ahmed.tawfik@live.ca; gp.precision@hotmail.com; Tanya Varvara; Roberto Panait; Dennis Moretto; Rose; Sorochinsky, Tim

**Subject:** Happening as we speaking...

As we prepare for a meeting at City Hall on Monday, I have returned home to find this ill timed activity on one of the Woodend lots which, continues to be the subject of serious ongoing community concern. While I appreciate the applicant does own this property, this demonstrates little regard & concern for what has been discussed for some time.



Furthermore, the city could have been more thoughtful in the issuing of these demolition permits as we continue to work toward a collaborative solution. This does little for community relations both from the Applicant perspective as well as from the City.

I have been overwhelmed with calls/emails from residents expressing grave concern & rightly so. This action has many questioning the status of this application which, at this point residents feel has already been approved. This activity does nothing to help our discussion & should have been given greater attention.

I have also learned that some residents have called into to City Hall today & have been met with abrupt responses & in one instance, a city representative telling one of my neighbors to "just sell her home!"

As city leaders, the community turns to its elected officials for support & guidance. I hope the above example is not reflective & how the City of Vaughan works through challenges & instead, represents our best qualities.

We look forward to our community meeting & further discussing these developments!



---

**From:** DiGirolamo, Diana  
**Sent:** Tuesday, May 23, 2017 10:47 AM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: Woodend Place "Tree Loss" Report...263!

**COMMUNICATION FOR COUNTRYWIDE HOMES WOODEND PLACE – MAY 23, 2017 CW - FILES OP.16.003, Z.15.032 and 19T-15V011**

Please see below communication.

Thank you and best regards,

**Diana DiGirolamo**

**Planner**

905-832-8585 ext. 8860 | [diana.digirolamo@vaughan.ca](mailto:diana.digirolamo@vaughan.ca)

**City of Vaughan | Development Planning Department**

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

[vaughan.ca](http://vaughan.ca)



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

**Sent:** Sunday, January 08, 2017 8:57 AM

**To:** DiGirolamo, Diana

**Cc:** DeFrancesca, Rosanna; Bevilacqua, Maurizio; Ferri, Mario; Rosati, Gino; Di Biase, Michael; Iafrate, Marilyn; Racco, Sandra; Carella, Tony; Shefman, Alan; Postic, Zoran; Hettmann, Joerg; Iacobelli, Tony; Kiru, Bill; Marrelli, Carmela

**Subject:** Re: Woodend Place "Tree Loss" Report...263!

Morning Diana,

Thanks for following up. While any Applicant has every liberty to submit even their wildest request which, in the case of the subject submission, it continues to be reaching, **to be clear, the community is now looking to the city** to temper this (& other) proposal(s) by simply doing nothing more than ensuring it adheres to the spirit of ALL city policies, it respects the existing character of the community & it considers the overwhelming evidence provided that warrants additional amendments to the existing submission.

As previously mentioned (Nov 29th), the Applicant's latest revisions are acknowledged however, their latest "Planning Justification Report Addendum" clearly does not respect the existing community & in many cases, simply not accurate.

In one instance, it suggests it somehow meets urban design policies which, it is far from. I am not sure how anyone would reasonably believe this revision respects & reinforces the character & compatibility of the existing community. The idea that it, "reflects the character of the nearby area..."??? which, clearly is not part



of this community, & this is somehow justification to disregard the compatibility/zoning policies of the VOP, is certainly not in keeping with the spirit of the plan. In other cases, it incorrectly states that this revision "addresses all comments & concerns as desired by City Staff & local residents." Compatibility? Access? Environment? All remain concerns.

We will defer to the city & will be paying close attention to the feedback Planning provides to Council, hope the community's collaboration & flexibility is acknowledged & trust that the community's recommendations are accounted for. Some key considerations include (but are not limited to):

- Existing revision remains & simply ***cannot meet compatibility/urban design policies*** in it's current state
- reasonable intensification ***will NOT require OPA*** (e.g. adhering to existing zoning would provide option that increases unit count by over 1500%!!!)
- Recall, Traffic Zone (TZ) 1039 (subject area) represents the ***3rd largest density increase in all of Vaughan since 2006*** for non-intensification areas
  - There is ***sufficient diversity of inventory*** including over 400 towns currently being developed
  - Strongly recommend the ***access issue be given considerable attention & a innovative solution incorporated*** as this remains a significant concern (in addition to the above)
  - ***restoring the environment*** for the immediate community (i.e. replacing the benefits the previous woodlot provided)

While there are many passionate opinions among residents, I can assure you I have done what I can to consolidate these concerns into viable arguments. I continue to do what I can to build consensus & am focused on maintaining a productive dialogue. Any commentary that dissuades this path I believe will do nothing more than prolong this already drawn-out process (including any talks of OMB which, is certainly not the preferred path but one the community is prepared to defend with the considerable evidence in context). I can assure you, one of my goals is to help the Applicant move this project forward in a reasonable way.

As a side note & as we have mentioned previously, the broader implications to our community are also a concern. We have it on good authority that suitors for the property currently listed on Woodend are simply waiting for this outcome before moving forward with additional development. Speaking frankly, the condo project being developed on Pine Valley was before my time & I cannot envision a scenario where any approval of that project could possibly have respected city policy or was well received by the community. That said, our focus is today & to ensure we work together to achieve the best outcome for all stakeholders.

Thank you Diana & we look forward to Planning's official response to the proposal in due course.

On 5 January 2017 at 10:10, DiGirolamo, Diana <[Diana.DiGirolamo@vaughan.ca](mailto:Diana.DiGirolamo@vaughan.ca)> wrote:

Hi Joe,

Happy New Year and thank you for your continued involvement with the community on these development applications (Files OP.16.003, Z.15.032 and 19T-15V011).

The applicant is in receipt of your below alternative concept drawings, which were circulated to them on November 14, 2016, but as previously mentioned they have indicated they wish to proceed with their most recent submission (dated November 18, 2016), see attached. However, your below correspondence and analysis will continue to be appended to the technical report as a communication.

With respect to the outcome of the *Tree Loss and Assessment Replacement Report*, I appreciate the passion and concern of the community, and note that the community's position has been clearly communicated. As we discussed in our meeting with Councillor DeFrancesca and the Transportation Services, Parks and Forestry Operations Department on December 21, 2016, the report findings will be discussed at a high-level in the technical report.

Best regards,

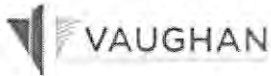
**Diana DiGirolamo**

**Planner**

905-832-8585 ext. 8860 | [diana.digirolamo@vaughan.ca](mailto:diana.digirolamo@vaughan.ca)

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

[vaughan.ca](http://vaughan.ca)



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

**Sent:** December-29-16 5:24 AM

**To:** DiGirolamo, Diana; DeFrancesca, Rosanna

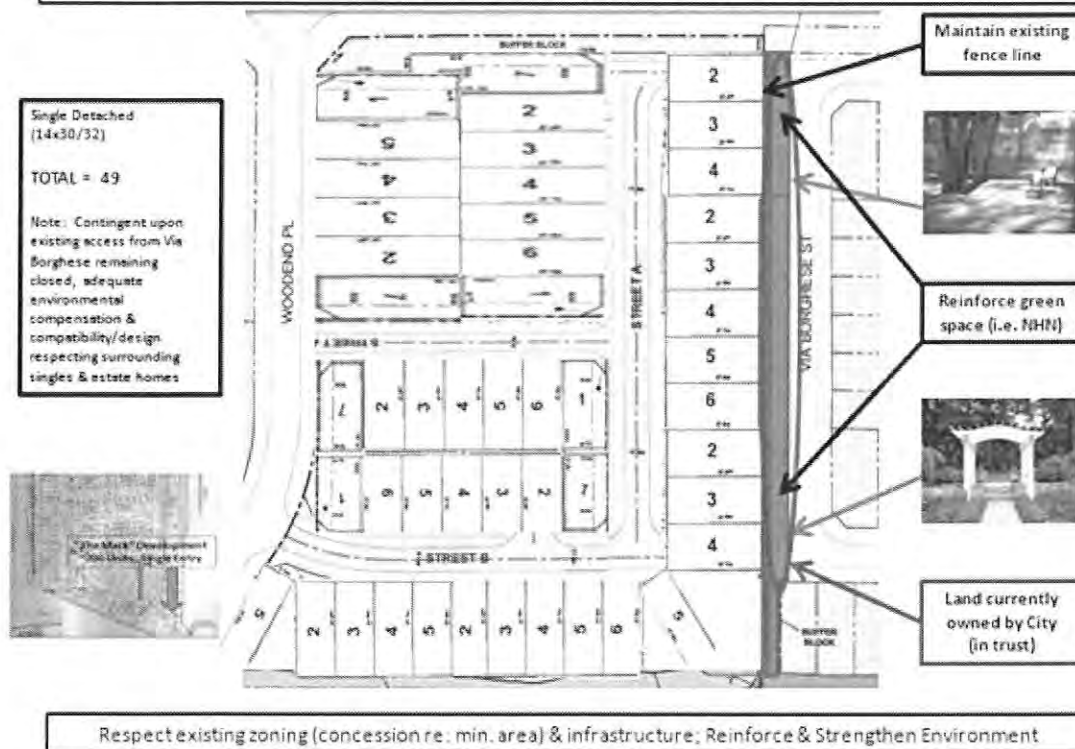
**Cc:** Bevilacqua, Maurizio; Ferri, Mario; Rosati, Gino; Di Biase, Michael; Iafrate, Marilyn; Racco, Sandra; Carella, Tony; Shefman, Alan; Postic, Zoran; Hettmann, Joerg; Iacobelli, Tony

**Subject:** Fwd: Woodend Place "Tree Loss" Report...263!

Apologies, some additional context I neglected to mention which, again is relevant as we work toward a solution. It is important to acknowledge the lengths this community has gone to in both educating itself regarding various city & provincial policy as well as offering proposals that are respectful of all stakeholder interests.

The below image represents a community recommendation (that was previously shared) that supports further intensification, respects existing zoning & compatibility of the surrounding homes &, as it relates to the environment, restores (to some degree), strengthens & connects the green space that was questionably removed:

**Community Response: Option 1 – Unit Increase From 3 to 49 (1533%!)  
Addresses Community's concerns re: Compatibility, Access & Environment**



The image included in the previous note includes the Applicant's most recent submission. While compatibility & unnecessary zoning of these lands remains a concern & will be addressed in due course, & with significant intensification already absorbed, the above image illustrates measurable concessions this community will consider (within reason) & the ongoing commitment to Vaughan's greater growth.

Important context as we work through this together!

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

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

Date: 28 December 2016 at 20:02

Subject: Fwd: Woodend Place "Tree Loss" Report...263!

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

<rosanna.defrancesca@vaughan.ca>

Cc: maurizio.bevilacqua@vaughan.ca, mario.ferri@vaughan.ca, gino.rosati@vaughan.ca, michael.dibiase@vaughan.ca, "Iafrate, Marilyn" <marilyn.iafrate@vaughan.ca>, sandra.racco@vaughan.ca, tony.carella@vaughan.ca, alan.shefman@vaughan.ca, "Postic, Zoran" <Zoran.Postic@vaughan.ca>, "Hettmann, Joerg" <Joerg.Hettmann@vaughan.ca>, "Iacobelli, Tony" <tony.iacobelli@vaughan.ca>

Good evening Diana, Rosanna,

Since socializing the Tree Loss report, I have been inundated with renewed concern over the mishandling of our environment & what may follow. I believe you have seen first hand the passion that exists around these matters which, continues to grow. As a resident I share much of this concern but as a community representative, I am trying to build consensus & arrive at a reasonable outcome.

Acknowledging the current owner cannot be held accountable for the environmental devastation & while issues of compatibility persist with the proposed development, the manner this issue has been dealt with & what has transpired since has contributed to much of the disappointment the community has & continues to experience.

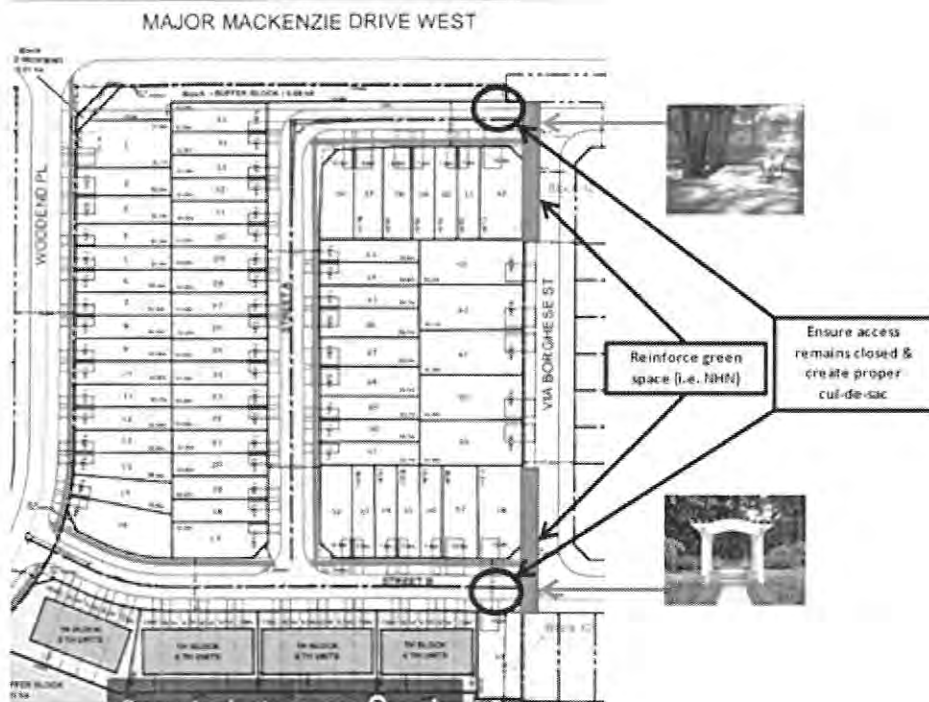
When this incident was first reported by many residents in March 2014, pleas for help went unanswered. When the matter was pushed further, the 2013 Ice Storm was offered as a reason for this action & we were advised of "special policies" that were enacted. Per the Municipal Freedom of Information Act, we obtained those policies exactly & per those policies the community requested an inventory of the, "size and number of trees" that were removed (refer to attached & below excerpt):

**My private tree is hazardous and needs to be removed. Do I require a permit?**

No. Due to the volume of trees which have been damaged on private property, a permit is not required to remove or make safe a hazard tree at this time. However, we ask that property owners call in at a later date so that staff may record the address, size and number of trees being removed. Information can be forwarded to: [parks@vaughan.ca](mailto:parks@vaughan.ca) or 905-832-8577 press 0.

When this detail was presented, the city confirmed that no inventory was received or recorded. I believe this context is important as we work toward a viable solution to restore the environmental benefits that were taken from this community.

I will defer to the subject matter experts & trust these & other concerns the community has articulated will be effectively accounted for. In addition to what has been previously shared, the below image is another option the community feels strongly about incorporating. It certainly does not account for the level of tree loss however, it is a start.



Thank you for your attention. As always, I am happy to discuss.

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

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

Date: 27 December 2016 at 11:06

Subject: Woodend Place "Tree Loss" Report...263!

To: Daniele <dan4730173@hotmail.com>, ATTARD <joeattard@rogers.com>, Antonella <risi\_antonella@rogers.com>, "F. Aykut Erdinc" <ferdinc@gmail.com>, "pfalduto@hotmail.com" <pfalduto@hotmail.com>, Gerard Biasutto <biasuttog@gmail.com>, Lisa Gagliardi <lisagagliardi@rogers.com>, Katie DeBartolo <kdebartolo@hotmail.com>, cg m <cgm4\_76@hotmail.com>, Marisa I <maripossa\_19@hotmail.com>, "Jenniferscioli@hotmail.com" <Jenniferscioli@hotmail.com>, Nicole Grisolia <ngriz@rogers.com>, "dino.dascanio@bell.net" <dino.dascanio@bell.net>, Lilli Chan <lillichan8@gmail.com>, "Jason.Hann@bell.net" <Jason.Hann@bell.net>, "mikeaward@gmail.com" <mikeaward@gmail.com>, "anthonycatallo88@yahoo.com" <anthonycatallo88@yahoo.com>, "gyemis@yahoo.com" <gyemis@yahoo.com>, Inessa Barkan <b\_inessa@hotmail.com>, Miroslav Tkachenko <miroslavt@hotmail.com>, Tejinderjeet Singh <tejsale@gmail.com>, "kaostziya@gmail.com" <kaostziya@gmail.com>, Matthew Sivin <matthewsivin@gmail.com>, "sagomes@yorku.ca" <sagomes@yorku.ca>, David YC Kim <pinevalley7@gmail.com>, Massimo Giorgio <massimo@etpainting.com>, "rajji\_kay@hotmail.com" <rajji\_kay@hotmail.com>, Kamakshi Shah <sconcrete@yahoo.ca>, "franktrianni@yahoo.ca" <franktrianni@yahoo.ca>, Alessandro T <tersiga@gmail.com>, cinomancini <eleonoracino@hotmail.com>, Dante Devil hunter <alex.borghello@gmail.com>, Lina Borghello <lina.borghello@gmail.com>, "high-view@live.com" <high-view@live.com>, "kim.lombardi@hotmail.com" <kim.lombardi@hotmail.com>, "m.napoli@rogers.com" <m.napoli@rogers.com>, Zaeem Masood <zmasood@gmail.com>, "chirag199@outlook.com" <chirag199@outlook.com>, Irina Shirokova <ishirokova19@gmail.com>, "tanya@hyvr.ca" <tanya@hyvr.ca>, "jguido2000@hotmail.com" <jguido2000@hotmail.com>, "carm.stilts@rogers.com"



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Cc: maurizio.bevilacqua@vaughan.ca, mario.ferri@vaughan.ca, gino.rosati@vaughan.ca, michael.dibiase@vaughan.ca, Rosanna <Rosanna.DeLellis@bmo.com>, "Iafrate, Marilyn" <marilyn.iafrate@vaughan.ca>, sandra.racco@vaughan.ca, tony.carella@vaughan.ca, alan.shefman@vaughan.ca, "Postic, Zoran" <Zoran.Postic@vaughan.ca>, "Hettmann, Joerg" <Joerg.Hettmann@vaughan.ca>, "Iacobelli, Tony" <tony.Iacobelli@vaughan.ca>, "DiGirolamo, Diana" <Diana.DiGirolamo@vaughan.ca>

Good morning all,

As previously communicated, we have been working with city officials to ensure our concerns regarding the questionable removal of an entire woodlot was both acknowledged & would be accounted for with any future development on the subject lands. The attached report validates the extent of the devastation many of us witnessed, attempted to report & have been voicing since the incident occurred back in March 2014.

While the manner this issue has been dealt with is disappointing, having met with a number of city officials last week, I have reiterated the community's position & the city has committed to working toward a solution to effectively address the impact to our community. Make no mistake, I am equally disappointed at what has transpired however, I also believe our focus should include a plan to restore our environment which, is what the city has committed to.

Some key points to be mindful of:

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As for the Tree Loss Report, & acknowledging I am by no means an expert, the methods used to calculate the level of tree loss appears logical (considering many of these trees were removed at the stump!). Bottom line, **263 TREES LOST!** As mentioned, our focus should now turn to what can be done to address this sad state of affairs.

Having spoken with some of you regarding high level details about the attached report, I share the concern with the initial recommendations outlined in the **Replacement Strategy** section (pg 5). The suggestion that the 263 tree can be replaced in areas not located in the immediate community (i.e. Village Green Park, Kingsview Park, Davos Park, Mathew Park, Via Campanile Park, La Rocca Sqr, Fossil Hill Park) does not sufficiently address the environmental impact of the community most directly involved. Greater focus should be placed on the community most directly impacted. We'll need to defer to the experts & will hold them to account however, the second image includes examples of where consideration may be given.



Much of the city's response will be included in the pending recommendation city planners will present to Council as it relates to the current development being considered. A replacement strategy that would return even some of the trees that were lost to the area most directly affected, would demonstrate a commitment to addressing the issue in a meaningful way. We will wait for planning's recommendation & will follow up at that point.

As always, I will keep you apprised.

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

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**From:** DiGirolamo, Diana  
**Sent:** Tuesday, May 23, 2017 10:45 AM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: Woodend Place "Tree Loss" Report...263!  
**Attachments:** Woodend Place - Report.pdf; City Policy 2013 Ice Storm.pdf

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**From:** DiGirolamo, Diana  
**Sent:** Tuesday, May 23, 2017 10:41 AM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: Woodend Place "Tree Loss" Report...263!

**COMMUNICATION FOR COUNTRYWIDE HOMES WOODEND PLACE – MAY 23, 2017 CW - FILES OP.16.003, Z.15.032 and 19T-15V011**

Please see below communication.

Thank you and best regards,

**Diana DiGirolamo**

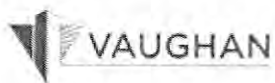
**Planner**

905-832-8585 ext. 8860 | [diana.digirolamo@vaughan.ca](mailto:diana.digirolamo@vaughan.ca)

**City of Vaughan | Development Planning Department**

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

[vaughan.ca](http://vaughan.ca)

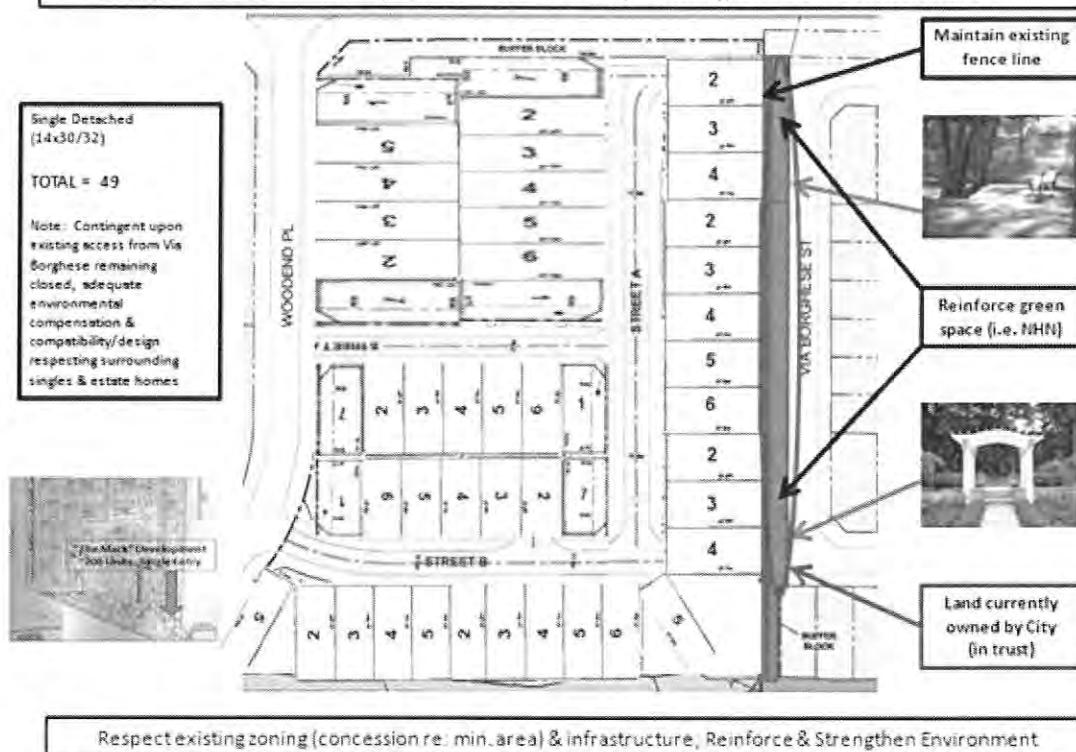


**From:** Joe Collura [<mailto:joe.collura@gmail.com>]  
**Sent:** Thursday, December 29, 2016 5:24 AM  
**To:** DiGirolamo, Diana; DeFrancesca, Rosanna  
**Cc:** Bevilacqua, Maurizio; Ferri, Mario; Rosati, Gino; Di Biase, Michael; Iafrate, Marilyn; Racco, Sandra; Carella, Tony; Shefman, Alan; Postic, Zoran; Hettmann, Joerg; Iacobelli, Tony  
**Subject:** Fwd: Woodend Place "Tree Loss" Report...263!

Apologies, some additional context I neglected to mention which, again is relevant as we work toward a solution. It is important to acknowledge the lengths this community has gone to in both educating itself regarding various city & provincial policy as well as offering proposals that are respectful of all stakeholder interests.

The below image represents a community recommendation (that was previously shared) that supports further intensification, respects existing zoning & compatibility of the surrounding homes &, as it relates to the environment, restores (to some degree), strengthens & connects the green space that was questionably removed:

**Community Response: Option 1 – Unit Increase From 3 to 49 (1533%!)  
Addresses Community's concerns re: Compatibility, Access & Environment**



The image included in the previous note includes the Applicant's most recent submission. While compatibility & unnecessary zoning of these lands remains a concern & will be addressed in due course, & with significant intensification already absorbed, the above image illustrates measurable concessions this community will consider (within reason) & the ongoing commitment to Vaughan's greater growth.

Important context as we work through this together!

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

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

Date: 28 December 2016 at 20:02

Subject: Fwd: Woodend Place "Tree Loss" Report...263!

To: "DiGirolamo, Diana" <Diana.DiGirolamo@vaughan.ca>, "DeFrancesca, Rosanna" <rosanna.defrancesca@vaughan.ca>

Cc: maurizio.bevilacqua@vaughan.ca, mario.ferri@vaughan.ca, gino.rosati@vaughan.ca, michael.dibiase@vaughan.ca, "Iafrate, Marilyn" <marilyn.iafrate@vaughan.ca>, sandra.racco@vaughan.ca, tony.carella@vaughan.ca, alan.shefman@vaughan.ca, "Postic, Zoran" <Zoran.Postic@vaughan.ca>, "Hettmann, Joerg" <Joerg.Hettmann@vaughan.ca>, "Iacobelli, Tony" <tony.Iacobelli@vaughan.ca>

Good evening Diana, Rosanna,

Since socializing the Tree Loss report, I have been inundated with renewed concern over the mishandling of our environment & what may follow. I believe you have seen first hand the passion that exists around these matters which, continues to grow. As a resident I share much of this concern but as a community representative, I am trying to build consensus & arrive at a reasonable outcome.

Acknowledging the current owner cannot be held accountable for the environmental devastation & while issues of compatibility persist with the proposed development, the manner this issue has been dealt with & what has transpired since has contributed to much of the disappointment the community has & continues to experience.

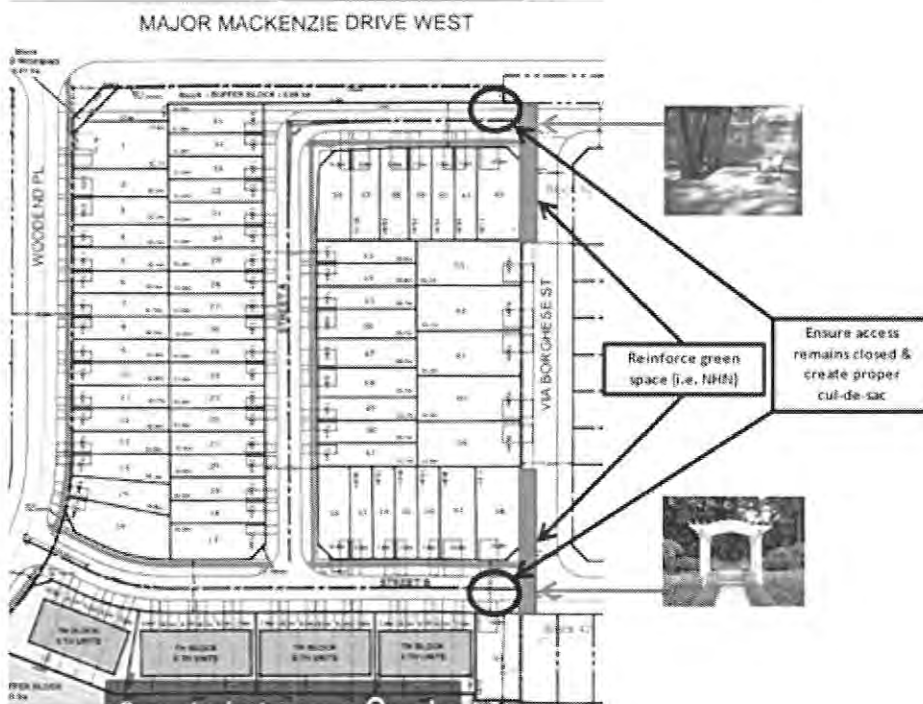
When this incident was first reported by many residents in March 2014, pleas for help went unanswered. When the matter was pushed further, the 2013 Ice Storm was offered as a reason for this action & we were advised of "special policies" that were enacted. Per the Municipal Freedom of Information Act, we obtained those policies exactly & per those policies the community requested an inventory of the, "size and number of trees" that were removed (refer to attached & below excerpt):

**My private tree is hazardous and needs to be removed. Do I require a permit?**

No. Due to the volume of trees which have been damaged on private property, a permit is not required to remove or make safe a hazard tree at this time. However, we ask that property owners call in at a later date so that staff may record the address, size and number of trees being removed. Information can be forwarded to: [parks@vaughan.ca](mailto:parks@vaughan.ca) or 905-832-8577 press 0.

When this detail was presented, the city confirmed that no inventory was received or recorded. I believe this context is important as we work toward a viable solution to restore the environmental benefits that were taken from this community.

I will defer to the subject matter experts & trust these & other concerns the community has articulated will be effectively accounted for. In addition to what has been previously shared, the below image is another option the community feels strongly about incorporating. It certainly does not account for the level of tree loss however, it is a start.



Thank you for your attention. As always, I am happy to discuss.

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

From: **Joe Collura** <[joe.collura@gmail.com](mailto:joe.collura@gmail.com)>

Date: 27 December 2016 at 11:06

Subject: Woodend Place "Tree Loss" Report...263!

To: Daniele <[dan4730173@hotmail.com](mailto:dan4730173@hotmail.com)>, ATTARD <[joeattard@rogers.com](mailto:joeattard@rogers.com)>, Antonella



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 <Joerg.Hettmann@vaughan.ca>, "Iacobelli, Tony" <tony.Iacobelli@vaughan.ca>, "DiGirolamo, Diana"  
 <Diana.DiGirolamo@vaughan.ca>

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As always, I will keep you apprised.



**Tree Loss and Replacement Assessment:**  
**Woodend Place**

Prepared by: Transportation Services, Parks and Forestry Operations  
December 13, 2016

## **Abstract**

Along the east side of Woodend Place, a substantial number of trees were removed during the 2013 Ice Storm clean-up. The areas of tree loss were identified using Ortho Photos from 2012, 2014 and 2016. Through a series of techniques, the tree losses were estimated at 263 trees over 20cm diameter in size. The City of Vaughan recommends that any replacement trees be installed in nearby parks as part of maintaining the community canopy.

## **Issue**

In the aftermath of the December 22, 2013 Ice Storm, along the east side of Woodend Place, a number of trees were removed. (See Appendix I – Vegetation Removal) by the property owners.

- Area A at 51 Woodend Place – size 0.1 Ha
- Area B at 31 Woodend Place – size 0.4 Ha
- Area C at 31 Woodend Place – size 0.28 Ha

The area encompassed by these three properties is being proposed for development. The Forestry Department has been asked to estimate the loss of trees greater than 20 centimeters in diameter and to propose a compensation plan in the form of a tree replacement strategy, based on the Private Tree Bylaw Application Process.

## **Analysis**

The trees lost were removed over two (2) years ago, including the associated stumps. This means that number of trees and their size cannot be directly measured. Using a combination of historic aerial photos and direct measures of representative nearby wooded areas, the City has been able to estimate the trees that were lost.

Ortho photos of the area from 2012, 2014, and 2016 were provided through York Region. An Ortho photo is an aerial photograph that has been geometrically corrected to provide a uniform scale. From the 2012 Ortho photo, it is evident that the make-up of the woodlot directly south of the properties does not match the wooded areas that were lost. The density of the stands is different and the evergreen component is much greater in the area of the 2014 removal. Using the same photos, it was decided that the remaining existing treed area between 11 and 31 Woodend Place best represented the previous woodlot.

From the 2012 Ortho photo (see Appendix II), it was determined that three (3) unique treed areas existed based on crown closure and species.

- Area A - The strip of trees along south edge of 51 Woodend Place (0.1 Ha), adjacent to the mature woodlot. A semi-natural mixed stand, with the occasional non-native tree planted, and the addition of evergreen trees.
- Area B - The area of trees surrounding the home at 31 Woodend Place (0.4 Ha). A semi-natural, mixed stand, with an occasional non-native tree planted. Similar to Area A
- Area C - The area of trees on the east side of the 31 Woodend Place (0.28 Ha). A partially treed area, bordered by planted White Pine, White Spruce and Poplar. The area within the borders was planted using individual cultivated species. Trees in this area were individually identified on the aerial photos.

Sampling was undertaken by R&B Cormier Ltd., a natural resource contracting and consulting firm, specializing in measuring forest and urban tree inventories. Two (2) 100 square meters sample plots were selected in the representative area (see Appendix I). Also, individual trees were measured in the immediate proximity to Area C. For specifics on survey methods see Appendix IV. Measurements were restricted to trees over 20cm.

A sampling report was produced to describe the make-up of each area (see Appendix III). This information included:

- a) Tree species
- b) Diameter of trees at breast height (DBH)
- c) Tree height
- d) Crown Closure

Numbers and sizes of tree losses were estimated for Areas A & B, using the data from the two sample plots.

In Area C, individual trees were identified. Specific measurements were taken on 35 of the existing trees, immediately adjacent to the area of removal to establish tree size.

#### Calculations

##### Areas A & B

The data from the two survey plots were combined to determine the stand configuration by tree species and size for the areas. The determination of the original stands can be seen in Table 1. The information was then extrapolated for areas A & C using a multiplier to match the two different sizes of the Areas.

##### Area C

The removed trees were individually identified on the 2012 Ortho imagery. Representative tree information collected on-site from remaining trees was used by R&B Cormier to create an estimate of the tree losses.

Table 1: Estimation of Species and Sizes – Areas A, B, C

<b>DBH (cm)</b>	<b>Species</b>	<b>Common Name</b>	<b>No. Area A</b>	<b>No. Area B</b>	<b>No. Area C</b>
20-30	Acer sacharum	Sugar Maple	5	20	2
20-30	Pinus strobus	White Pine	0	0	9
20-30	Tsuga canadensis	Hemlock	0	0	1
20-30	Picea glauca	White Spruce	0	0	3
31-40	Picea glauca	White Spruce	0	0	1
31-40	Pinus strobus	White Pine	0	0	5
31-40	Quercus rubra	Red Oak	5	20	1
31-40	Tsuga canadensis	Hemlock	5	20	0
31-40	Acer sacharum	Sugar Maple	10	40	0
41-50	Pinus strobus	White Pine	0	0	5
41-50	Populus deltoides	Cottonwood	0	0	9
41-50	Tsuga canadensis	Hemlock	5	20	0
41-50	Acer sacharum	Sugar Maple	10	40	0
51+	Pinus strobus	White Pine	5	20	0
51+	Salix spp	Willow	0	0	1
51+	Tsuga canadensis	Hemlock	0	0	1



### **Replacement Strategy**

Vaughan Public Works is proposing the following parks within the community to receive the replacement trees:

- Village Green Park
- Kingsview Park
- Davos Park
- Mathew Park
- Via Campanile Park
- La Rocca Square
- Fossil Hill Park

### **Conclusion**

The estimated losses at the Woodend Place properties prior to 2015 are estimated at 263 trees over 20cm in diameter. It is recommended that replacement trees be planted in parks within the surrounding community.

### **Appendices**

- Appendix I: Vegetation Removal
- Appendix II: Ortho Photo 2012
- Appendix III: Sampling Report

## Appendix I: Vegetation Removal



## Appendix II: Ortho Photo 2012



## **Appendix III: Sampling Report**



**R & B CORMIER INC.**

*Natural Resource Inventory & Aerial Imagery Contractors Since 1989*

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## **FIELD SAMPLING METHODOLOGY AND RESULTS:**

31 Woodend Place, Vaughan, Ontario, Canada



**TO:** Peter Harper, City of Vaughan Forestry Department

**BY:** Michelle Bowman, Forestry-Environmental Technician and Photogrammetrist  
Robert G. Cormier, President, Forestry Technologist

Accounting & Mailing: 19 Coulson Avenue, Sault Ste. Marie, Ontario, Canada P6A 3X4 • Email: [rg.cormier@rbcornier.com](mailto:rg.cormier@rbcornier.com)  
Operations: 1520 Queen St E., Room BT 200, Sault Ste. Marie, Ontario, Canada P6A 2G2  
Tel. (705) 575-7217 • Website: [www.rbcornier.com](http://www.rbcornier.com)

Forward:

**i** R & B Cormier Inc., under the direction of staff from the Forestry Division of the City of Vaughan, carried out the collection of data from two 10m X 10m plots and individual tree sampling at 31 Woodend Place in Vaughan, Ontario. The information gathered included tree species identification, diameter measurement, height measurement, and size estimation. Aerial imagery of the area of interest was also utilized to estimate tree removal and crown closure

## Plot Placement and measurement

Two 10m X 10m square plots were established in representative forested areas alongside 31 Woodend Place (See Photo 1) to better understand the species composition and size class of the forested area that was removed prior to 2016 on the property (Area A and B on Photo 1). Photo 2 shows the extent of forest cover in 2012.



Photo 1: Area of removal (red) and plot placement (green)



Photo 2: Original forested area in 2012

Within each 10m X 10m plot, every tree above 20cm in diameter was recorded and the following attributes determined: Tree species, diameter at breast height in centimeters (1.3m up the trunk from the point of germination using a standard forestry diameter tape), and height in meters (vertex and transponder derived).





## Plot Summary

The following tables show the complete list of tree species, diameters, heights and GPS locations per plot:

Plot 1			GPS Coordinates	
Species	DBH (cm)	Height (m)	N	W
Red Oak ( <i>Quercus rubra</i> )	39.4	21.3	43.8398	79.5813
Eastern Hemlock ( <i>Tsuga canadensis</i> )	39.3	14.9	43.8398	79.58136
Eastern Hemlock ( <i>Tsuga canadensis</i> )	23.2	11.4	43.83984	79.58132
Eastern Hemlock ( <i>Tsuga canadensis</i> )	40.3	21.6	43.83984	79.58131
Eastern Hemlock ( <i>Tsuga canadensis</i> )	49.6	22.4	43.83984	79.58126

Plot 2			GPS Coordinates	
Species	DBH (cm)	Height (m)	N	W
Sugar Maple ( <i>Acer saccharum</i> )	44.5	25.3	43.83995	79.58079
Sugar Maple ( <i>Acer saccharum</i> )	23.5	23.6	43.83997	79.58079
Sugar Maple ( <i>Acer saccharum</i> )	37.5	25.4	43.84003	79.5808
Sugar Maple ( <i>Acer saccharum</i> )	49.9	21.9	43.84013	79.58076
Eastern White Pine ( <i>Pinus strobus</i> )	66.7	33.7	43.84011	79.58072
Sugar Maple ( <i>Acer saccharum</i> )	37.3	26.7	43.84002	79.5807



## Individual Tree sampling

Individual trees were sampled (Photo 4) along the south-east (Area 1), east (Area 2), and north-east (Area 3) property line of 31 Woodend Place in order to better understand the composition of Area C (Photo 3) prior to tree removal.



Photo 3: Area of removal (red) and plot placement (green)



Photo 4: The three areas of individual tree sampling

A random tree was chosen close to the estimated south-west extent of Area C, in location 1, as the first sample tree. Thereafter, roughly every fifth tree was sampled depending on the number of trees, their representative size and species. Area 2 and 3 were planted in two rows, with Eastern White Pine (*Pinus strobus*) on the inner row and White Spruce (*Picea glauca*) on the outer row. In Area 2 and 3, two trees were sampled at each sample spot to fully assess the attributes of the planted rows.

## Individual Tree Sampling Summary

Tree sample numbers 1-11 were collected in Area 1, tree sample numbers 12-25 were collected in Area 2 and tree sample numbers 26-35 were collected in Area 3 (Photo 4).

The following table shows the complete list of tree species, diameters, heights and GPS locations per tree:

Tree Sample Number	Species	DBH (cm)	Height (m)	GPS Coordinates	
				N	W
1	Red Oak ( <i>Quercus rubra</i> )	39.8	20.8	43.83945	79.58021
2	Sugar Maple ( <i>Acer saccharum</i> )	28.1	22.2	43.83944	79.58021
3	Sugar Maple ( <i>Acer saccharum</i> )	19.3	13.3	43.83937	79.57999
4	Eastern White Pine ( <i>Pinus strobus</i> )	28.0	20.1	43.83939	79.57992
5	Eastern White Pine ( <i>Pinus strobus</i> )	27.6	19.9	43.83937	79.57985
6	White Spruce ( <i>Picea glauca</i> )	20.7	15.5	43.83938	79.57982
7	Eastern White Pine ( <i>Pinus strobus</i> )	22.7	19.6	43.83941	79.57977
8	Eastern White Pine ( <i>Pinus strobus</i> )	32.8	20.6	43.83944	79.57961
9	Eastern White Pine ( <i>Pinus strobus</i> )	30.1	19.3	43.83944	79.57954
10	Eastern Cottonwood ( <i>Populus deltoides</i> )	49.1	26.3	43.83940	79.57953
11	Eastern Cottonwood ( <i>Populus deltoides</i> )	36.9	22.0	43.83940	79.57950
12	Eastern White Pine ( <i>Pinus strobus</i> )	26.2	15.6	43.83944	79.57949
13	White Spruce ( <i>Picea glauca</i> )	26.2	13.8	43.83945	79.57944
14	Eastern White Pine ( <i>Pinus strobus</i> )	42.6	25.1	43.83953	79.57946
15	White Spruce ( <i>Picea glauca</i> )	24.2	17.5	43.83951	79.57946
16	Eastern White Pine ( <i>Pinus strobus</i> )	29.5	20.6	43.83960	79.57949
17	White Spruce ( <i>Picea glauca</i> )	32.8	19.2	43.83959	79.57949
18	Eastern White Pine ( <i>Pinus strobus</i> )	13.8	13.9	43.83968	79.57951
19	White Spruce ( <i>Picea glauca</i> )	27.6	18.4	43.83968	79.57951
20	Eastern White Pine ( <i>Pinus strobus</i> )	48.5	24.0	43.83978	79.57957
21	White Spruce ( <i>Picea glauca</i> )	26.5	16.2	43.83981	79.57957



22	Eastern White Pine ( <i>Pinus strobus</i> )	32.3	20.9	43.84001	79.57967
23	White Spruce ( <i>Picea glauca</i> )	19.3	14.2	43.84002	79.57964
24	Eastern White Pine ( <i>Pinus strobus</i> )	29.7	20.2	43.84011	79.57972
25	White Spruce ( <i>Picea glauca</i> )	27.0	16.5	43.84013	79.57962
26	Red Pine ( <i>Pinus resinosa</i> )	25.0	16.5	43.84003	79.57971
27	Eastern White Pine ( <i>Pinus strobus</i> )	32.0	22.0	43.84007	79.57979
28	White Spruce ( <i>Picea glauca</i> )	24.4	18.0	43.84005	79.57979
29	Eastern White Pine ( <i>Pinus strobus</i> )	42.0	22.2	43.84006	79.58002
30	White Spruce ( <i>Picea glauca</i> )	13.8	11.0	43.84007	79.57995
31	Eastern White Pine ( <i>Pinus strobus</i> )	37.9	21.2	43.84002	79.58010
32	White Spruce ( <i>Picea glauca</i> )	19.9	12.8	43.84006	79.58013
33	Eastern White Pine ( <i>Pinus strobus</i> )	21.0	15.9	43.84004	79.58022
34	White Spruce ( <i>Picea glauca</i> )	19.1	9.7	43.84002	79.58025
35	Silver Maple ( <i>Acer saccharinum</i> )	43.2	24.7	43.84005	79.58031



## Tree Removal (Area C)

In order to estimate the total tree loss from Area C (Photo 5), a trained photogrammetrist used the 2012 ortho imagery and visually compared it to the 2016 ortho imagery to determine the number of trees that were removed. Trees that were removed are shown in Photo 6, and are represented by a red dot.



Photo 5: Area of removal (red) and plot placement (green)



Photo 6: Best estimate of tree loss (one red dot equals one tree)

Tree species were estimated based on the colour, texture, and patterns of their crowns on the ortho imagery when compared to the collected tree data and the photogrammetrist's working knowledge of aerial photo interpretation. Diameter (DBH) and Height estimates were obtained by averaging the attributes of the individual sample trees and plot data, as well as assessing the size class of the sampled trees.





## Tree Removal Summary

The following table shows the estimation of the tree species, diameters, heights of the trees that were removed from Area C (Photo 5) between 2012 and 2016:

Tree Number	Species	DBH (cm)	Height (m)
1	Eastern White Pine ( <i>Pinus strobus</i> )	30.0	20.0
2	Eastern White Pine ( <i>Pinus strobus</i> )	30.0	20.0
3	Eastern White Pine ( <i>Pinus strobus</i> )	30.0	20.0
4	Eastern White Pine ( <i>Pinus strobus</i> )	30.0	20.0
5	Eastern White Pine ( <i>Pinus strobus</i> )	30.0	20.0
6	Eastern White Pine ( <i>Pinus strobus</i> )	30.0	20.0
7	Eastern White Pine ( <i>Pinus strobus</i> )	30.0	20.0
8	Eastern White Pine ( <i>Pinus strobus</i> )	30.0	20.0
9	Eastern White Pine ( <i>Pinus strobus</i> )	30.0	20.0
10	Eastern White Pine ( <i>Pinus strobus</i> )	32.0	21.0
11	Eastern White Pine ( <i>Pinus strobus</i> )	32.0	21.0
12	Eastern White Pine ( <i>Pinus strobus</i> )	32.0	21.0
13	Eastern White Pine ( <i>Pinus strobus</i> )	32.0	21.0
14	Eastern White Pine ( <i>Pinus strobus</i> )	32.0	21.0
15	Eastern White Pine ( <i>Pinus strobus</i> )	44.0	23.0
16	Eastern White Pine ( <i>Pinus strobus</i> )	44.0	23.0
17	Eastern White Pine ( <i>Pinus strobus</i> )	44.0	23.0
18	Eastern White Pine ( <i>Pinus strobus</i> )	44.0	23.0
19	Eastern White Pine ( <i>Pinus strobus</i> )	44.0	23.0
20	White Spruce ( <i>Picea glauca</i> )	26.0	20.0
21	White Spruce ( <i>Picea glauca</i> )	26.0	20.0
22	White Spruce ( <i>Picea glauca</i> )	26.0	22.0
23	White Spruce ( <i>Picea glauca</i> )	32.0	19.0





24	Sugar Maple ( <i>Acer saccharum</i> )	28.0	22.0
25	Sugar Maple ( <i>Acer saccharum</i> )	28.0	22.0
26	Eastern Cottonwood ( <i>Populus deltoides</i> )	43.0	24.0
27	Eastern Cottonwood ( <i>Populus deltoides</i> )	43.0	24.0
28	Eastern Cottonwood ( <i>Populus deltoides</i> )	43.0	24.0
29	Eastern Cottonwood ( <i>Populus deltoides</i> )	43.0	24.0
30	Eastern Cottonwood ( <i>Populus deltoides</i> )	43.0	24.0
31	Eastern Cottonwood ( <i>Populus deltoides</i> )	43.0	24.0
32	Eastern Cottonwood ( <i>Populus deltoides</i> )	43.0	24.0
33	Eastern Cottonwood ( <i>Populus deltoides</i> )	43.0	24.0
34	Eastern Cottonwood ( <i>Populus deltoides</i> )	43.0	24.0
35	Eastern Hemlock ( <i>Tsuga canadensis</i> )	20.0	18.0
36	Eastern Hemlock ( <i>Tsuga canadensis</i> )	60.0	22.0
37	Red Oak ( <i>Quercus rubra</i> )	39.0	21.0
38	Willow ( <i>Salix spp.</i> )	60.0	19.0

### Crown Closure

Crown closure is an estimate of the percentage of ground covered by the tree canopy in a given stand as viewed from above. Crown closure for the forested areas, prior to removal, was estimated based on the 2012 ortho imagery (Photo 2) by a trained photogrammetrist. The estimated crown closure for Areas A and B was 90% and Area C 60%.



**Smith, Kristin**

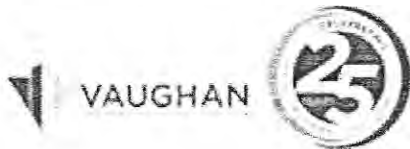
---

**From:** Bisceglia, Brenda  
**Sent:** Tuesday, March 15, 2016 11:45 AM  
**To:** Smith, Kristin  
**Subject:** FW: Winter Storm Update - Saturday January 4, 2014

See yellow highlight – people called in as well.

**Brenda Bisceglia**  
**Office Coordinator**  
 905-832-8577 ext. 6144 | [brenda.bisceglia@vaughan.ca](mailto:brenda.bisceglia@vaughan.ca)

**City of Vaughan | Transportation Services, Parks and Forestry Operations Department**  
 2800 Rutherford Road Vaughan, ON L4K 2N9  
[vaughan.ca](http://vaughan.ca)



**From:** Childs, Jeffrey  
**Sent:** January-04-14 3:31 PM  
**To:** Bevilacqua, Maurizio; Rosati, Gino; Di Biase, Michael; Schulte, Deb; Iafrate, Marilyn; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan  
**Cc:** Cribbett, Barbara; Kallideen, Marlon; Abrams, Jeffrey; Ciafardoni, Joy; Barbieri, Enza; Panicali, Adele; Ciampa, Gina; Tarantini, Maria; Cardile, Lucy; Tamburini, Nancy; Furfaro, Cindy; Traub, Debi; Bisceglia, Brenda; Hettmann, Joerg; Inwood, Jason; Williams, Gary; Ormston, Jennifer; Brienza, Stephanie  
**Subject:** Winter Storm Update - Saturday January 4, 2014

Honorable Mayor Maurizio Bevilacqua and Members of Council,

The following is brief update of the Parks & Forestry Operations Department's current activities as related to the ice storm. Additional information is available on our web site.

**WINTER STORM UPDATE – PARKS & FORESTRY OPERATIONS (Jan 4, 2014)**

**PHASE 2 -- STORM CLEAN-UP OPERATIONS**

Clean-up operations are continuing throughout the city. As previously noted, our initial efforts focused on making all streets and driveways open and passable for vehicular traffic. The operations now are focused on clearing of debris from curbs/boulevards/sidewalks and pruning of broken and hanging branches. We continue to prioritize locations based on:

1. Street & Sidewalk Debris
2. Sidewalks Debris only
3. Boulevards Debris

The clean-up operations are being performed in successive waves of debris clearing which will take place over a period of approximately 8 weeks (depending on available resources). The first wave will remove large debris, hangers, etc. followed by a second and possible third wave to prune/remove trees and pick-up remaining debris. A final clean-up operation will be done in the spring to remove all remaining debris once snow has melted.

With additional temp staff being brought in (thanks to HR for the assistance), we have 7 in-house forestry crews currently running. We have adjusted staff hours to 10hrs per day, 6 days a week with ½ of the compliment working Sunday to Friday and ½ working Monday to Saturday to ensure we have 7 day coverage. Our staff are coping well and moral is good even with the work schedule and the bitter cold weather the past few days.

In addition we currently have 6 contractors (10 crews) working now with 2 additional contractors starting Saturday and one on Tuesday next week. Each contractor is providing several crews which will bring our total crew complement to approx. 30 by mid-next week. It is important to note that due to the amount of damage in some areas, a single street may take several days to clear.

Additional small equipment has been purchased and additional chipper units are being rented to assist/equip our in-house crews (thanks to our purchasing department for their assistance). We had a number of equipment failures with the chippers in particular due to the extreme cold and the amount of ice going through the machinery (fleet services is assisting with timely repairs).

We also have the Parks Development staff assisting with contract administration, performing daily site/crew inspections and acting as the liaison between Forestry and the contractors. Parks Development staff will also be completing the park inspections and reporting back on damages and needed work within the parks themselves. Building Standards have also offered to assist with woodlot/trail inspections and this operation will commence next week. It is this leadership, teamwork and cooperation that will ensure we complete the difficult task of cleaning up after the storm.

Regular updates continue to be posted on our website. We have received some good feedback from our residents and the site has been simplified so it is easier to navigate (thanks to Corporate Communications for their assistance). Website: [www.vaughan.ca/parksandforestry\\_](http://www.vaughan.ca/parksandforestry_)

#### **DEBRIS PICK-UP, CLEAN-UP OPERATIONS --**

We continue to receive a large number of calls related to private tree debris. Residents are being advised to please keep all debris from private trees on their property until the initial clean-up by city crews and contractors is complete (about 2-3 weeks), at which point they may then bring their private tree debris to the curb for pick-up. Small debris may be bundled or bagged for regular yard waste pick-up when that activity resumes in spring through the Public Works Dept.

Pruning and removal of private trees is the responsibility of the property owners and this includes removal and disposal of all associated debris. We have several local contractor names and numbers posted on our website to assist.

Residents are also being reminded to not place debris around their discarded Christmas trees as the contractor will be unable to collect the tree. Further information on Christmas tree collection will be available on the Public Works website at [www.vaughan.ca/publicworks](http://www.vaughan.ca/publicworks)

## FREQUENTLY ASKED QUESTIONS –

### **When will the tree debris be removed?**

Clean-up operations will be taking place throughout January and February. Streets are prioritized based on hazards, blockages and access. These streets are being addressed first. An additional clean-up operation is being scheduled for spring once all snow has melted.

### **My tree was scheduled for maintenance (pruning, removal, etc.), when will it be done?**

All crews are currently focused on storm clean-up. Regular forestry operations will resume once all clean-up operations are complete. We ask that residents and property owners remain patient as crews are working hard to return operations to normal as quickly as possible.

### **My private tree is hazardous and needs to be removed. Do I require a permit?**

No. Due to the volume of trees which have been damaged on private property, a permit is not required to remove or make safe a hazard tree at this time. However, we ask that property owners call in at a later date so that staff may record the address, size and number of trees being removed. Information can be forwarded to: [parks@vaughan.ca](mailto:parks@vaughan.ca) or 905-832-8577 press 0.

### **Will the City be assisting with removal/pruning of private trees?**

Trees on private property are the responsibility of the property owners. Tree maintenance companies are available through the yellow pages; however, delays are to be expected as their forces are also working at capacity. Property owners should request several quotes for any tree maintenance or removal work. Property owners and/or their contractors are responsible for the maintenance removal and disposal of their privately owned trees and tree debris. A list of local contractors is being provided/updated on our website at [www.vaughan.ca/parksandforestry](http://www.vaughan.ca/parksandforestry)

### **The city tree adjacent to my property has fallen and damaged my fence/deck/vehicle. What do I do?**

Claims for property damage (including vehicles) should be submitted to your home/vehicle insurer. If you require assistance in this regard you may contact the City of Vaughan's Clerks Department at (905) 832-8504 (Mon-Fri 8:30-4:40 pm).

### **When will my tree be replaced?**

Tree replacements will take place in 2015 (pending budget approval).

### **Will the City pick up private tree debris?**

Clean-up operations will be taking place throughout January and February. Streets are prioritized based on hazards, blockages and access. These streets are being addressed first. An additional clean-up operation is being scheduled for spring once all snow has melted. We are asking residents to please keep small branches/debris on their properties until crews have been able to complete the initial street and boulevard clean-up. They can then bring these to the boulevard for pick-up. If residents have large branches that they are unable to cut up or contain on their property, they may place these on the boulevard for Forestry crews to pick-up over the next 8 weeks. We ask that residents do not place these branches directly around city trees that crews need to access, prune or remove. Clean-up operations for public tree branches and debris will

commence once all hazard calls have been completed. We asking that you please do not bring private tree debris to the boulevard/curb until the city and contracted staff have completed the initial clean-up.

Fallen branches will not be collected through the municipal Christmas tree collection program. Residents are being advised to please not place branches/debris around Christmas trees as the contractor will be unable to collect the tree. Further information on Christmas tree collection will be available on the Public Works website at: [www.vaughan.ca/publicworks](http://www.vaughan.ca/publicworks)

**For any calls related to hydro or power lines:**

Forward to Powerstream immediately.

**For any calls related to Regional trees:**

Trees which are located on York Region roads (i.e. major arterials) are the responsibility of the region. Tree calls for York Region can be forwarded to: 1-877-464-9675.

Thank you,

**Jeffery Silcox-Childs** | Manager, Parks Services | Parks & Forestry Operations Department City of Vaughan |  
2800 Rutherford Road | Vaughan, ON L4K 2N9 | 905-832-8577 ext. 6140



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**From:** DiGirolamo, Diana  
**Sent:** Tuesday, May 23, 2017 10:46 AM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: Woodend Place "Tree Loss" Report...263!

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**From:** DiGirolamo, Diana  
**Sent:** Tuesday, May 23, 2017 10:40 AM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: Woodend Place "Tree Loss" Report...263!

**COMMUNICATION FOR COUNTRYWIDE HOMES WOODEND PLACE – MAY 23, 2017 CW - FILES OP.16.003, Z.15.032 and 19T-15V011**

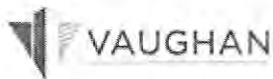
Please see below communication.

Thank you and best regards,

**Diana DiGirolamo**  
**Planner**

905-832-8585 ext. 8860 | [diana.digirolamo@vaughan.ca](mailto:diana.digirolamo@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



**From:** Joe Collura [<mailto:joe.collura@gmail.com>]  
**Sent:** Tuesday, December 27, 2016 5:51 PM  
**To:** F. Aykut Erdinc  
**Cc:** Tanya Varvara; Daniele; ATTARD; Antonella; [pfalduto@hotmail.com](mailto:pfalduto@hotmail.com); Gerard Biasutto; Lisa Gagliardi; Katie DeBartolo; cg m; Marisa I; [Jenniferscioli@hotmail.com](mailto:Jenniferscioli@hotmail.com); Nicole Grisolia; [dino.dascanio@bell.net](mailto:dino.dascanio@bell.net); Lilli Chan; [Jason.Hann@bell.net](mailto:Jason.Hann@bell.net); [mikeaward@gmail.com](mailto:mikeaward@gmail.com); [anthonycatallo88@yahoo.com](mailto:anthonycatallo88@yahoo.com); [gyemis@yahoo.com](mailto:gyemis@yahoo.com); Inessa Barkan; Miroslav Tkachenko; Tejinderjeet Singh; [kaostziya@gmail.com](mailto:kaostziya@gmail.com); Matthew Sivin; [sagomes@yorku.ca](mailto:sagomes@yorku.ca); David YC Kim; Massimo Giorgio; [rajji\\_kay@hotmail.com](mailto:rajji_kay@hotmail.com); Kamakshi Shah; [franktrianni@yahoo.ca](mailto:franktrianni@yahoo.ca); Alessandro T; cinomancini; Dante Devil hunter; Lina Borghello; [high-view@live.com](mailto:high-view@live.com); [kim.lombardi@hotmail.com](mailto:kim.lombardi@hotmail.com); [m.napoli@rogers.com](mailto:m.napoli@rogers.com); Zaeem Masood; [chirag199@outlook.com](mailto:chirag199@outlook.com); Irina Shirokova; [tanya@hyvr.ca](mailto:tanya@hyvr.ca); [jguido2000@hotmail.com](mailto:jguido2000@hotmail.com); [carm.stilts@rogers.com](mailto:carm.stilts@rogers.com); [daniel@albonese.com](mailto:daniel@albonese.com); [barbones24@sympatico.ca](mailto:barbones24@sympatico.ca); [naz.zaffino@hotmail.com](mailto:naz.zaffino@hotmail.com); Chris M; [nicolepanait67@yahoo.com](mailto:nicolepanait67@yahoo.com); [amal.tawfik@outlook.com](mailto:amal.tawfik@outlook.com); [ilao@gmail.com](mailto:ilao@gmail.com); [dantinser@sympatico.ca](mailto:dantinser@sympatico.ca); Patrick Clarizio; Lola Rodriguez; [jason-hann@bell.net](mailto:jason-hann@bell.net); [robert.dipersio@yahoo.ca](mailto:robert.dipersio@yahoo.ca); Sam Wadhwa; [wpellegrini@rogers.com](mailto:wpellegrini@rogers.com); Sam Culmone; [masciangelosteve@gmail.com](mailto:masciangelosteve@gmail.com); [aikido83@hotmail.com](mailto:aikido83@hotmail.com); [robert\\_dipersio@yahoo.ca](mailto:robert_dipersio@yahoo.ca); Fariya Zaeem; [albert.lombardi@rbc.com](mailto:albert.lombardi@rbc.com); [sab&nat@hotmail.com](mailto:sab&nat@hotmail.com); [vehan77@gmail.com](mailto:vehan77@gmail.com); [amanocchio@averton.ca](mailto:amanocchio@averton.ca); [dmoretto@sympatico.ca](mailto:dmoretto@sympatico.ca); [rajji\\_kaur@hotmail.com](mailto:rajji_kaur@hotmail.com); [ahmed.tawfik@live.ca](mailto:ahmed.tawfik@live.ca); [gp.precision@hotmail.com](mailto:gp.precision@hotmail.com); Roberto Panait; Dennis Moretto; Rose; Sorochinsky, Tim; Elvira Caria; Bevilacqua, Maurizio; Ferri, Mario; Rosati, Gino; Di Biase, Michael; Rosanna; Iafrate, Marilyn; Racco, Sandra; Carella, Tony; Shefman, Alan; Postic, Zoran; Hettmann, Joerg; Iacobelli, Tony;



DiGirolamo, Diana

**Subject:** Re: Woodend Place "Tree Loss" Report...263!

I am encouraged by the level of engagement this community continues to display & I sympathize with much of the frustration. I remain committed, as many of you, to ensuring the maximum environmental benefits are returned to our community. In my mind, the best course for our community is to ensure our leaders appreciate the extent to which, we have been & continue to be impacted by these questionable actions & articulate, in no uncertain terms, the expectations we have of our elected officials.

I will continue to work with city officials to reinforce the community's position including the additional impact that will come with further development & how we are also approaching these outcomes in totality (e.g. additional tree loss, lands west of Woodend, etc...) & not in isolation.

This has to be more than just development. As much as we understand growth is important, it is the manner this growth occurs that we can hold decision makers accountable to. Despite the many varying opinions, let's stay focused on the process & ensure our voices are heard in a manner that will lead to effective action.

I will continue to keep you all informed.

On 27 December 2016 at 16:58, F. Aykut Erdinc <[ferdinc@gmail.com](mailto:ferdinc@gmail.com)> wrote:  
First of all, I hope all neighbours are is having a nice peaceful marry holidays!

Thanks Joe for keeping us in the loop and sharing these updates with us. I agree with the comments of Tanya and Daniele as these are the exact questions comes mind, whomever learns about this situation.

263 tree, all at ones clear cut by someone who must have a great trust in this "system".

Politicians and people who are given the privilege to take part in public services do not seemed understand the concern here...or they just bluntly ignore us, assuming that this will be just another case people will give up and forget about. Whatever the greater good they believe in, the community does not buy or believe. I don't want to believe that the world is so ignorant, at the very least.

Can we make an appointment to share these concerns with them? Or should we go to the media and make this move very open and clear?

Take care all!

Aykut

43 Via Borghese

On 27 December 2016 at 16:10, Tanya Varvara <[tanyavarvara@me.com](mailto:tanyavarvara@me.com)> wrote:

Happy holidays neighbours! I have lost all my faith in the City of Vaughan....this inventory count is extremely concerning and the matter that it was all handled has caused me to lose trust in all that run Vaughan. Two years later, a proposed plan that is a slap in the face....towns on executive lots....small lots to look at which once was a beautiful wooded lot with executive homes. Vaughan has set a precedent to homes that will extend further West that will mirror what Woodend place will look like if the plan is accepted by Vaughan Officials. I believe this all lies in the hands of those that we have voted for. Shame on us all that have voted and for having trust.

Signed,

Just another tax payer

Sent from my iPhone

On Dec 27, 2016, at 1:02 PM, Daniele <[dan4730173@hotmail.com](mailto:dan4730173@hotmail.com)> wrote:

Thank you for the update Joe.

It's unfortunate that to continue with the current amended plan the builder has proposed would still require the death of more trees. The whole strip facing Via Borghese and the one facing Woodend Place as well as the corner lot at Major and Woodend, as well as the lot dividing tree lines will be destroyed. Probably a hundred more trees at the least. Do we know whom the owner of the numbered company is? Was it another builder/developer who cleared the lot and just couldn't wait for a decision on the heritage response or was it done as a buffer? Is the numbered company paying for the 263 lost trees to be replaced? Why not on the subject lands? The current owner can then sue the previous owner. What took so long for anyone in the city to look into this when they were made aware of it quite some time ago? Why should the trees be planted on public grounds then left to the public to replace if they get sick or die? Who pays to water them and maintain them? Who is going to pay for the next 100 trees and where will they be planted? Why is the community going to be on the hook for the lost Trees indirectly? I agree they should be replaced, I agree with the number to some extent. I do not agree with chosen locations as I believe that these 263 trees will be used by the city to replace ice damaged trees instead of replacing the Killed Woodend Lot trees. There are all these locations around this potential development why none on these subject lands? Why not have a parkette? I personally believe builders/developers will continue to clear lots if they do receive punishment (steep fines as a percentage of total project sale price held in trust prior to a shovel hitting the ground or permit issued). This can not continue. A precedent will be set by this decision and if Vaughan wants to be known as "The City Above Toronto That Can Be Bought" then they are sending me that message loud and clear. With the removal of this heritage are we should also have the greenbelt removed and build a subdivision of 20foot lot homes and stacked townhomes at the current National Golf Course site. How can we stop Pine Valley Dr. from connecting yet allow all these trees be removed at Woodend Place to build over 100 homes where only 3 currently stand? Why have zoning for areas if it can all so easily be changed by the right people and their friends? Why choose Vaughan as the next place to live?

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

From: Joe Collura <[joe.collura@gmail.com](mailto:joe.collura@gmail.com)>

Date: 2016-12-27 11:06 AM (GMT-05:00)

To: Daniele <[dan4730173@hotmail.com](mailto:dan4730173@hotmail.com)>, ATTARD <[joeattard@rogers.com](mailto:joeattard@rogers.com)>, Antonella <[risi\\_antonella@rogers.com](mailto:risi_antonella@rogers.com)>, "F. Aykut Erdinc" <[ferdinc@gmail.com](mailto:ferdinc@gmail.com)>, pfalduto@hotmail.com, Gerard Biasutto <[biasuttog@gmail.com](mailto:biasuttog@gmail.com)>, Lisa Gagliardi <[lisagagliardi@rogers.com](mailto:lisagagliardi@rogers.com)>, Katie DeBartolo <[kdebartolo@hotmail.com](mailto:kdebartolo@hotmail.com)>, cg m <[cgm4\\_76@hotmail.com](mailto:cgm4_76@hotmail.com)>, Marisa I <[maripossa\\_19@hotmail.com](mailto:maripossa_19@hotmail.com)>, Jenniferscioli@hotmail.com, Nicole Grisolia <[ngriz@rogers.com](mailto:ngriz@rogers.com)>, dino.dascanio@bell.net, Lilli Chan <[lillichan8@gmail.com](mailto:lillichan8@gmail.com)>, Jason.Hann@bell.net, mikeaward@gmail.com, anthonycatallo88@yahoo.com, gyemis@yahoo.com, Inessa Barkan <[b\\_inessa@hotmail.com](mailto:b_inessa@hotmail.com)>, Miroslav Tkachenko <[miroslavt@hotmail.com](mailto:miroslavt@hotmail.com)>, Tejinderjeet Singh <[tejsale@gmail.com](mailto:tejsale@gmail.com)>, kaostziya@gmail.com, Matthew Sivin <[matthewsivin@gmail.com](mailto:matthewsivin@gmail.com)>, sagomes@yorku.ca, David

YC Kim <pinevalley7@gmail.com>, Massimo Giorgio <massimo@etpainting.com>, rajji\_kay@hotmail.com, Kamakshi Shah <sconcrete@yahoo.ca>, franktrianni@yahoo.ca, Alessandro T <tersiga@gmail.com>, cinomancini <eleonoracino@hotmail.com>, Dante Devil hunter <alex.borghello@gmail.com>, Lina Borghello <lina.borghello@gmail.com>, high-view@live.com, kim.lombardi@hotmail.com, m.napoli@rogers.com, Zaeem Masood <zmasood@gmail.com>, chirag199@outlook.com, Irina Shirokova <ishirokova19@gmail.com>, tanya@hyvr.ca, jguido2000@hotmail.com, carm.stilts@rogers.com, daniel@albonese.com, barbones24@sympatico.ca, naz.zaffino@hotmail.com, Chris M <christosm39@hotmail.com>, nicolepanait67@yahoo.com, amal.tawfik@outlook.com, ilao@gmail.com, dantinser@sympatico.ca, Patrick Clarizio <patclarizio@hotmail.com>, Lola Rodriguez <irathgeb@rogers.com>, jason-hann@bell.net, robert.dipersio@yahoo.ca, Sam Wadhwa <samwadh@gmail.com>, wpellegrini@rogers.com, Sam Culmone <sculmone20@gmail.com>, masciangelosteve@gmail.com, aikido83@hotmail.com, robert\_dipersio@yahoo.ca, Fariya Zaeem <fariya@gmail.com>, albert.lombardi@rbc.com, sab&nat@hotmail.com, vehan77@gmail.com, amanocchio@averton.ca, dmoretto@sympatico.ca, rajji\_kaur@hotmail.com, ahmed.tawfik@live.ca, gp.precision@hotmail.com, Tanya Varvara <tanyavarvara@me.com>, Roberto Panait <roberto.panait@gmail.com>, Dennis Moretto <d.moretto@sympatico.ca>, Rose <specialrose\_99@yahoo.com>, "Sorochinsky, Tim" <tim.sorochinsky@aecom.com>, Elvira Caria <elviracarria@aol.com>  
Cc: maurizio.bevilacqua@vaughan.ca, mario.ferri@vaughan.ca, gino.rosati@vaughan.ca, michael.dibiase@vaughan.ca, Rosanna <Rosanna.DeLellis@bmo.com>, "Iafrate, Marilyn" <marilyn.iafrate@vaughan.ca>, sandra.racco@vaughan.ca, tony.carella@vaughan.ca, alan.shefman@vaughan.ca, "Postic, Zoran" <Zoran.Postic@vaughan.ca>, "Hettmann, Joerg" <Joerg.Hettmann@vaughan.ca>, "Iacobelli, Tony" <tony.Iacobelli@vaughan.ca>, "DiGirolamo, Diana" <Diana.DiGirolamo@vaughan.ca>  
Subject: Woodend Place "Tree Loss" Report...263!

Good morning all,

As previously communicated, we have been working with city officials to ensure our concerns regarding the questionable removal of an entire woodlot was both acknowledged & would be accounted for with any future development on the subject lands. The attached report validates the extent of the devastation many of us witnessed, attempted to report & have been voicing since the incident occurred back in March 2014.

While the manner this issue has been dealt with is disappointing, having met with a number of city officials last week, I have reiterated the community's position & the city has committed to working toward a solution to effectively address the impact to our community. Make no mistake, I am equally disappointed at what has transpired however, I also believe our focus should include a plan to restore our environment which, is what the city has committed to.

Some key points to be mindful of:

- The questionable removal of this woodlot occurred in **March 2014**
- According to a ownership title search:
  - **2401094 ONTARIO INC.** (not the current owner) acquired the property from Bellaterra Corporation **December 20th, 2013**
  - Current applicant acquired the property from 2401094 ONTARIO INC. **June 22nd, 2015**

- The existing owner inherited an appeal from the previous owner to remove the Natural Heritage Network designation for the subject lands & sent a letter to the City of Vaughan **February 1st, 2016**, supporting this position

As for the Tree Loss Report, & acknowledging I am by no means an expert, the methods used to calculate the level of tree loss appears logical (considering many of these trees were removed at the stump!). Bottom line, **263 TREES LOST!** As mentioned, our focus should now turn to what can be done to address this sad state of affairs.

Having spoken with some of you regarding high level details about the attached report, I share the concern with the initial recommendations outlined in the **Replacement Strategy** section (pg 5). The suggestion that the 263 tree can be replaced in areas not located in the immediate community (i.e. Village Green Park, Kingsview Park, Davos Park, Mathew Park, Via Campanile Park, La Rocca Sqr, Fossil Hill Park) does not sufficiently address the environmental impact of the community most directly involved. Greater focus should be placed on the community most directly impacted. We'll need to defer to the experts & will hold them to account however, the second image includes examples of where consideration may be given.

<image.png> <image.png>

Much of the city's response will be included in the pending recommendation city planners will present to Council as it relates to the current development being considered. A replacement strategy that would return even some of the trees that were lost to the area most directly affected, would demonstrate a commitment to addressing the issue in a meaningful way. We will wait for planning's recommendation & will follow up at that point.

As always, I will keep you apprised.



---

**From:** DiGirolamo, Diana  
**Sent:** Tuesday, May 23, 2017 10:37 AM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: Follow up Meeting re:Trees Woodend Place

**COMMUNICATION FOR COUNTRYWIDE HOMES WOODEND PLACE – MAY 23, 2017 CW - FILES OP.16.003, Z.15.032 and 19T-15V011**

Please see below communication.

Thank you and best regards,

**Diana DiGirolamo**

**Planner**

905-832-8585 ext. 8860 | [diana.digirolamo@vaughan.ca](mailto:diana.digirolamo@vaughan.ca)

**City of Vaughan | Development Planning Department**

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

[vaughan.ca](http://vaughan.ca)



**From:** Joe Collura [<mailto:joe.collura@gmail.com>]  
**Sent:** Thursday, December 22, 2016 6:07 AM  
**To:** Tamburini, Nancy; DeFrancesca, Rosanna; DiGirolamo, Diana  
**Cc:** Postic, Zoran; Hettmann, Joerg; Ward 3 Support Staff  
**Subject:** Re: Follow up Meeting re:Trees Woodend Place

Morning all,

Just wanted to say thank you for taking the time to meet. As mentioned, the report serves to validate the extent of the devastation that our community experienced & attempted to communicate on several occasions. I appreciate the time & attention that was given as this will help to demonstrate that the city has heard our concerns regarding the scope of the impact. The next step, & I believe we all agree the area of our focus, will be the manner our environment is restored. I have yet to review the report in detail (I'll look out for the electronic copy) however, one point that does jump out is the Replacement Strategy section. The suggestion that the 263 tree can be replaced in areas not located in the immediate community (i.e. Village Green Park, Kingsview Park, Davos Park, Mathew Park, Via Campanile Park, La Rocca Sqr, Fossil Hill Park) will not be well received. This would not come close to restoring (even slightly) the environmental impact of the community most directly involved.

The second image includes examples of where consideration may be given (to the extent possible) located within the immediate community. A replacement strategy that would return even some of the trees that were lost to the area most directly affected, would demonstrate a commitment to addressing the issue in a meaningful way.

I will leave this to you for consideration & will socialize with residents upon receiving the soft copy of the report.

For now, thanks again & happy holidays from my family to yours!



On 21 December 2016 at 15:57, joe.collura <[joe.collura@gmail.com](mailto:joe.collura@gmail.com)> wrote:  
Slightly delayed 5-10min.

Sent from my Samsung Galaxy smartphone.

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

From: "Tamburini, Nancy" <[Nancy.Tamburini@vaughan.ca](mailto:Nancy.Tamburini@vaughan.ca)>

Date: 2016-12-20 12:01 PM (GMT-05:00)

To: "joe.collura" <[joe.collura@gmail.com](mailto:joe.collura@gmail.com)>, "DeFrancesca, Rosanna" <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>

Cc: "Postic, Zoran" <[Zoran.Postic@vaughan.ca](mailto:Zoran.Postic@vaughan.ca)>, "Hettmann, Joerg" <[Joerg.Hettmann@vaughan.ca](mailto:Joerg.Hettmann@vaughan.ca)>, Ward 3 Support Staff <[ssward3@vaughan.ca](mailto:ssward3@vaughan.ca)>

Subject: RE: Follow up Meeting re:Trees Woodend Place



4pm works, I will send out a meeting request.

**Nancy Tamburini**

**Executive Assistant**

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

**City of Vaughan | Office of Ward 3 Councillor Rosanna DeFrancesca**

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



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E-Newsletter click [here](#).

---

**From:** joe.collura [<mailto:joe.collura@gmail.com>]

**Sent:** Monday, December 19, 2016 7:24 PM

**To:** DeFrancesca, Rosanna

**Cc:** Tamburini, Nancy; Postic, Zoran; Hettmann, Joerg; Ward 3 Support Staff

**Subject:** Re: Follow up Meeting re:Trees Woodend Place

I may be to arrange 4pm. I have a 530 commitment I cannot move. Let me know if that works.

If not Friday 1pm might work.

Sent from my Samsung Galaxy smartphone.

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

From: "DeFrancesca, Rosanna" <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>

Date: 2016-12-19 4:19 PM (GMT-05:00)

To: "joe.collura" <[joe.collura@gmail.com](mailto:joe.collura@gmail.com)>

Cc: "Tamburini, Nancy" <[Nancy.Tamburini@vaughan.ca](mailto:Nancy.Tamburini@vaughan.ca)>, "Postic, Zoran" <[Zoran.Postic@vaughan.ca](mailto:Zoran.Postic@vaughan.ca)>, "Hettmann, Joerg" <[Joerg.Hettmann@vaughan.ca](mailto:Joerg.Hettmann@vaughan.ca)>, Ward 3 Support Staff <[ssward3@vaughan.ca](mailto:ssward3@vaughan.ca)>

Subject: Re: Follow up Meeting re:Trees Woodend Place

Hi Joe,

Can we do 4:15 or 4:30 instead?

Thank you

Nancy

On Dec 19, 2016, at 4:08 PM, joe.collura <[joe.collura@gmail.com](mailto:joe.collura@gmail.com)> wrote:

Tanya cannot commit 100% however, let's aim for 330 instead even if I need to fly solo.

Please confirm.

Sent from my Samsung Galaxy smartphone.

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

From: "joe.collura" <[joe.collura@gmail.com](mailto:joe.collura@gmail.com)>

Date: 2016-12-19 12:12 PM (GMT-05:00)

To: "Tamburini, Nancy" <[Nancy.Tamburini@vaughan.ca](mailto:Nancy.Tamburini@vaughan.ca)>

Cc: "DeFrancesca, Rosanna" <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>, "Postic, Zoran" <[Zoran.Postic@vaughan.ca](mailto:Zoran.Postic@vaughan.ca)>, "Hettmann, Joerg" <[Joerg.Hettmann@vaughan.ca](mailto:Joerg.Hettmann@vaughan.ca)>, Ward 3 Support Staff <[ssward3@vaughan.ca](mailto:ssward3@vaughan.ca)>

Subject: Re: Follow up Meeting re:Trees Woodend Place

Thanks for following up Nancy. I would like to have Tanya join as well & need to confirm her availability however, would Wednesday at 3pm work tentatively?

Sent from my Samsung Galaxy smartphone:

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

From: "Tamburini, Nancy" <[Nancy.Tamburini@vaughan.ca](mailto:Nancy.Tamburini@vaughan.ca)>

Date: 2016-12-19 10:59 AM (GMT-05:00)

To: [joe.collura@gmail.com](mailto:joe.collura@gmail.com)

Cc: "DeFrancesca, Rosanna" <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>, "Postic, Zoran" <[Zoran.Postic@vaughan.ca](mailto:Zoran.Postic@vaughan.ca)>, "Hettmann, Joerg" <[Joerg.Hettmann@vaughan.ca](mailto:Joerg.Hettmann@vaughan.ca)>, Ward 3 Support Staff <[ssward3@vaughan.ca](mailto:ssward3@vaughan.ca)>

Subject: Follow up Meeting re:Trees Woodend Place

Hi Joe,

Rosanna has asked that a meeting be arranged this week if possible to update you with regards to the above noted subject line.

Please contact me at the number listed below in order for me to arrange as soon as possible.

Regards,

**Nancy Tamburini**

**Executive Assistant**

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

**City of Vaughan | Office of Ward 3 Councillor Rosanna DeFrancesca**

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

<image001.png>

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E-Newsletter click [here](#).

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---

**From:** DiGirolamo, Diana  
**Sent:** Tuesday, May 23, 2017 10:30 AM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: Woodend Place Community Meeting Follow-up

**COMMUNICATION FOR COUNTRYWIDE HOMES WOODEND PLACE – MAY 23, 2017 CW -  
FILES OP.16.003, Z.15.032 and 19T-15V011**

Please see below communication.

Thank you and best regards,

**Diana DiGirolamo**

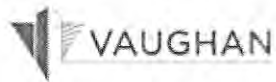
**Planner**

905-832-8585 ext. 8860 | [diana.digirolamo@vaughan.ca](mailto:diana.digirolamo@vaughan.ca)

**City of Vaughan | Development Planning Department**

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

[vaughan.ca](http://vaughan.ca)



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

**Sent:** Monday, December 05, 2016 7:16 AM

**To:** DiGirolamo, Diana

**Cc:** Tamburini, Nancy; Tanya Varvara; Sorochinsky, Tim; moconesi@295.ca; DeFrancesca, Rosanna; Kiru, Bill; Rossi, Melissa; Fearon, Kyle; Postic, Zoran; Hettmann, Joerg; Marrelli, Carmela

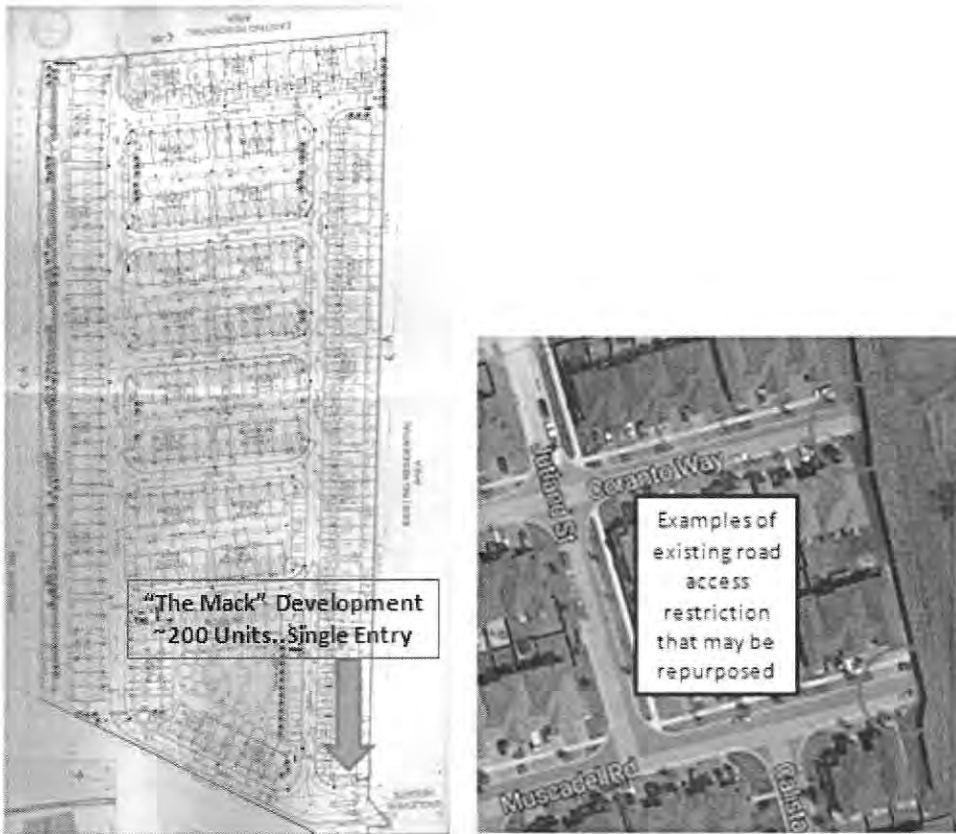
**Subject:** Re: Woodend Place Community Meeting Follow-up

Good day all,

I thought I would follow up. We would like to convene the community & return a response however, there are some key details that remain outstanding. For instance, we are waiting for Joerg's update regarding our concerns related to the environment which, he has committed to provide December 13th. We will assess those details for accuracy, determine if further action is needed & will look to understand how those findings will be accounted for in any future development.

In addition, we will also be looking to the city to address the access issues voiced multiple times & that has yet to be acknowledged &/or addressed in any rendering. As mentioned, this is an important matter & one that the community is keenly focused on. During our last meeting in early November, examples of how similar infrastructure in other communities had been developed was requested. The below instances were shared on several occasions & there are many others throughout Vaughan. We are looking to the city to acknowledge this critical issue & incorporate a solution.

While there continues to be a number of valid concerns with this development, we are looking to build consensus. The community remains actively engaged & will continue to look to city officials & leaders to represent us. As always we are happy to discuss any progress & will stay connected. Please keep us apprised as appropriate. Thank you.



On 29 November 2016 at 19:27, Joe Collura <[joe.collura@gmail.com](mailto:joe.collura@gmail.com)> wrote:  
Hi Diana,

Thank you for the follow up. We will take this away, digest it & follow up accordingly. While a cursory view of this revision reveals good progress, the attached Planning Justification Report Addendum continues to be reaching & in many cases, simply not accurate.

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Thanks and best regards,

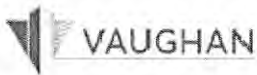
**Diana DiGirolamo**

**Planner**

905-832-8585 ext. 8860 | [diana.digirolamo@vaughan.ca](mailto:diana.digirolamo@vaughan.ca)

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

[vaughan.ca](http://vaughan.ca)



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

**Sent:** November-28-16 7:04 PM

**To:** DeFrancesca, Rosanna; Kiru, Bill; DiGirolamo, Diana; Rossi, Melissa; Fearon, Kyle; Postic, Zoran; Hettmann, Joerg

**Cc:** Tamburini, Nancy; Tanya Varvara; Sorochinsky, Tim; [moconesi@295.ca](mailto:moconesi@295.ca)

**Subject:** Re: Woodend Place Community Meeting Follow-up

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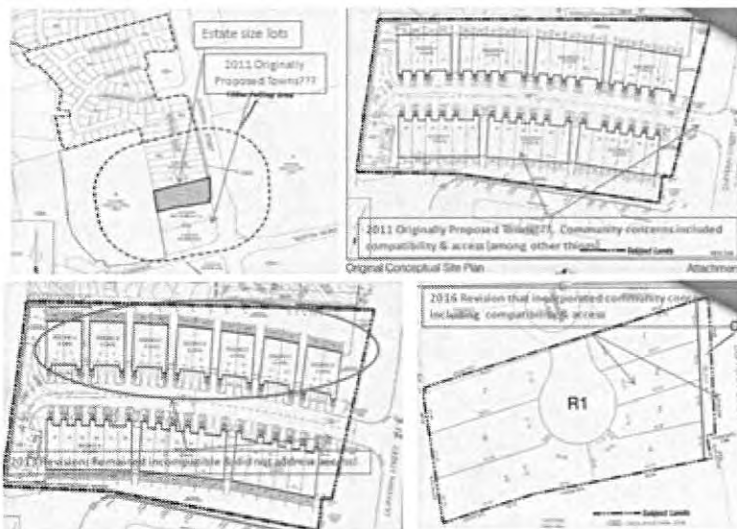
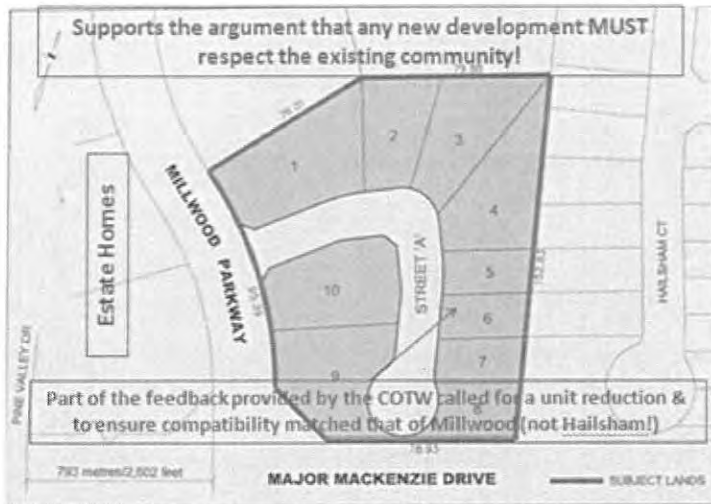
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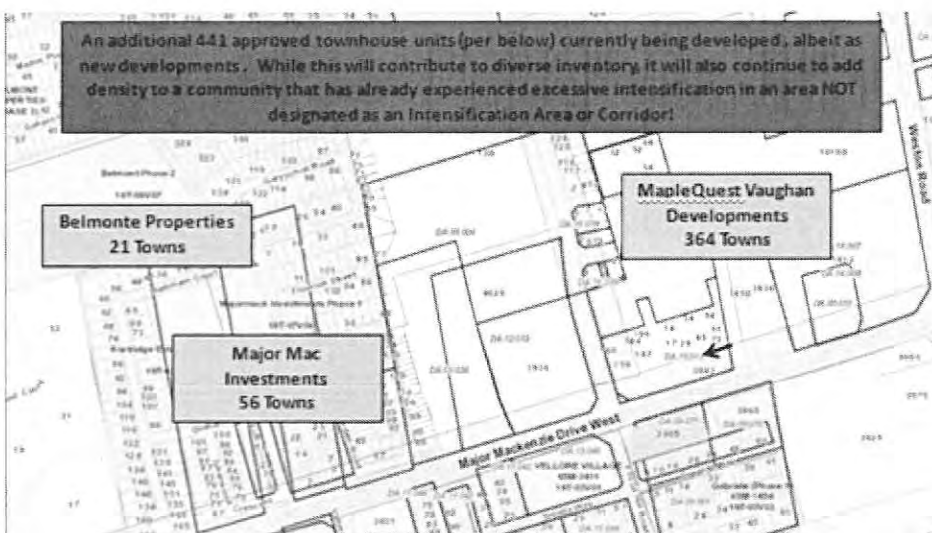
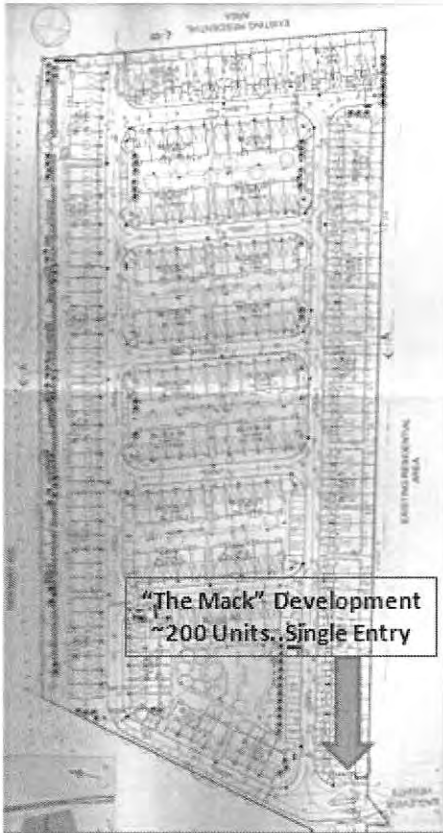
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**From:** DiGirolamo, Diana  
**Sent:** Tuesday, May 23, 2017 10:28 AM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: Woodend Place Community Meeting Follow-up

**COMMUNICATION FOR COUNTRYWIDE HOMES WOODEND PLACE – MAY 23, 2017 CW - FILES OP.16.003, Z.15.032 and 19T-15V011**

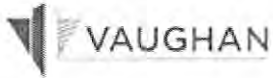
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**Diana DiGirolamo**  
**Planner**

905-832-8585 ext. 8860 | [diana.digirolamo@vaughan.ca](mailto:diana.digirolamo@vaughan.ca)

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**Sent:** Tuesday, November 29, 2016 7:27 PM  
**To:** DiGirolamo, Diana  
**Cc:** Tamburini, Nancy; Tanya Varvara; Sorochinsky, Tim; moconesi@295.ca; DeFrancesca, Rosanna; Kiru, Bill; Rossi, Melissa; Fearon, Kyle; Postic, Zoran; Hettmann, Joerg; Marrelli, Carmela  
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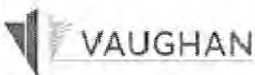
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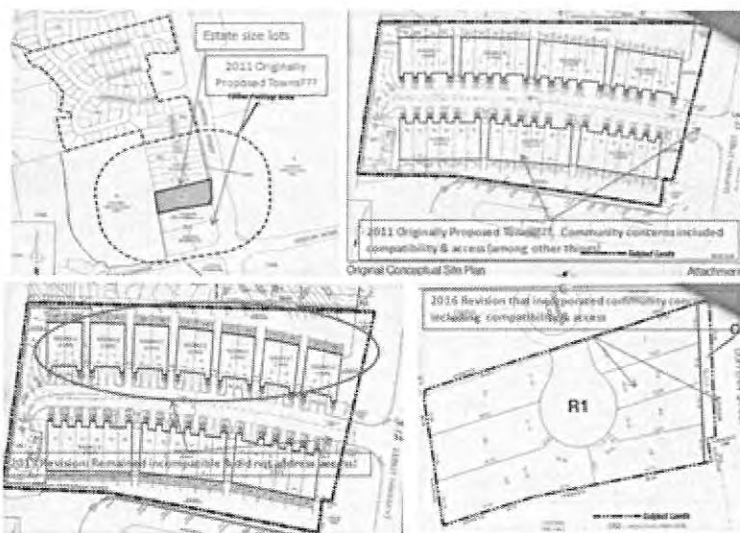
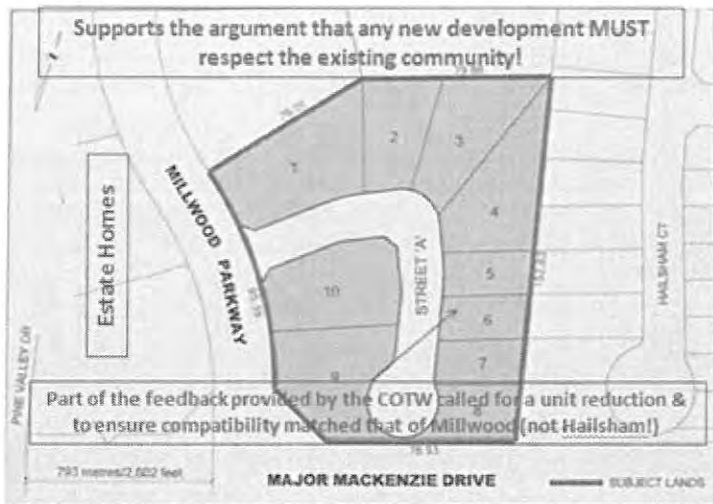
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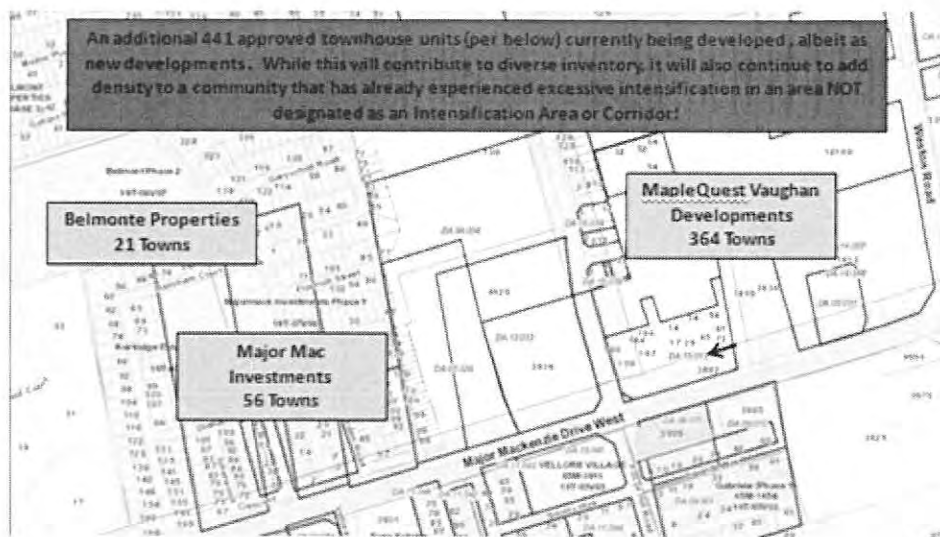
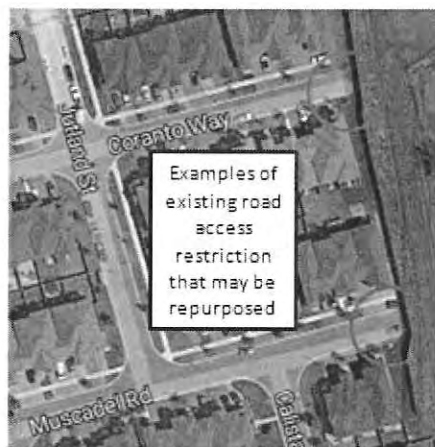
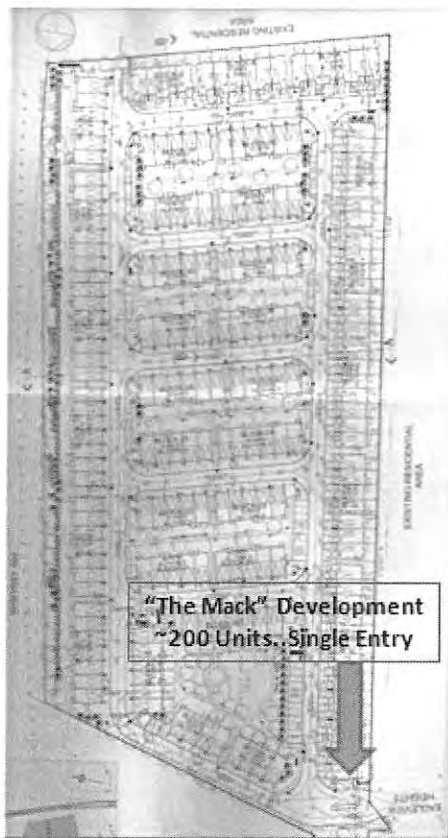
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**Sent:** Tuesday, May 23, 2017 10:26 AM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: Policy Review: Vaughan Community Areas and Low-Rise Residential Areas Study  
**Attachments:** Low Rise Residential Policy Review -Extract from Nov 15 COTW Meeting.pdf

**COMMUNICATION FOR COUNTRYWIDE HOMES WOODEND PLACE – MAY 23, 2017 CW - FILES OP.16.003, Z.15.032 and 19T-15V011**

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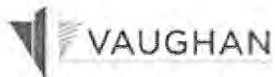
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**Sent:** Tuesday, November 22, 2016 6:23 AM

**To:** Fearon, Kyle; DiGirolamo, Diana

**Cc:** DeFrancesca, Rosanna; Tamburini, Nancy; Cugliari, Anne-Elise; Bevilacqua, Maurizio; Ferri, Mario; Di Biase, Michael; Iafrate, Marilyn; Racco, Sandra; Carella, Tony; Shefman, Alan; Rosati, Gino; Daniele; ATTARD; Antonella; F. Aykut Erdinc; pfalduto@hotmail.com; Gerard Biasutto; Lisa Gagliardi; Katie DeBartolo; cg m; Marisa I; Jenniferscioli@hotmail.com; Nicole Grisolia; dino.dascanio@bell.net; Lilli Chan; Jason.Hann@bell.net; mikeaward@gmail.com; anthonymcatallo88@yahoo.com; gyemis@yahoo.com; Inessa Barkan; Miroslav Tkachenko; Sorochinsky, Tim; moconesi@295.ca; Elvira Caria; Tejinderjeet Singh; kaostziya@gmail.com; Matthew Sivin; sagomes@yorku.ca; David YC Kim; Massimo Giorgio; rajji\_kay@hotmail.com; Kamakshi Shah; franktrianni@yahoo.ca; Alessandro T; cinomancini; Dante Devil hunter; Lina Borghello; high-view@live.com; kim.lombardi@hotmail.com; m.napoli@rogers.com; Zaeem Masood; chirag199@outlook.com; Irina Shirokova; tanya@hyvr.ca; jguido2000@hotmail.com; carm.stilts@rogers.com; daniel@albonese.com; barbones24@sympatico.ca; naz.zaffino@hotmail.com; Chris M; nicolepanait67@yahoo.com; amal.tawfik@outlook.com; ilao@gmail.com; dantinser@sympatico.ca; Patrick Clarizio; Lola Rodriguez; jason-hann@bell.net; robert.dipersio@yahoo.ca; Sam Wadhwa; wpellegrini@rogers.com; Sam Culmone; masciangelosteve@gmail.com; aikido83@hotmail.com; robert\_dipersio@yahoo.ca; Fariya Zaeem; albert.lombardi@rbc.com; sab&nat@hotmail.com; vehan77@gmail.com; amanocchio@averton.ca; dmoretto@sympatico.ca; rajji\_kaur@hotmail.com; ahmed.tawfik@live.ca; gp.precision@hotmail.com; Tanya Varvara; Roberto Panait; Dennis Moretto; Rose

**Subject:** Re: Policy Review: Vaughan Community Areas and Low-Rise Residential Areas Study

Good morning Kyle, Diana,

I received the minutes from the Low Rise Residential Study Public Hearing as well as the follow-up Committee of the Whole meeting on Nov 15th & note:

**The Committee of the Whole (Public Hearing) recommends:**

**1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management and the Director of Policy Planning and Environmental Sustainability, dated November 1, 2016, be approved**

With the overwhelming support the study received from the community, I am encouraged that we have taken another step forward in ensuring the spirit of the Vaughan Official Plan is maintained including the enhanced language & detail the study provides that will help protect & reinforce the character & important role our existing communities play & discourage development that does not adhere to those guidelines.

On a related matter & in keeping with the theme of how this study & development in general has a "human face," I wanted to bring a matter that many residents have brought forward & believe is a result of the concern with the manner development is evolving including the disregard for existing zoning, the environment & compatibility.

Below is a listing that has very recently become available. You will notice it is a home directly in front of the proposed Countrywide Woodend Plan applicant. Of course, it is a free market & no one pretends to know the actual circumstances of why this listing came to be however, I believe you will agree the timing is suspect especially when we consider the previously approved estate home & the significant resources that were allocated for this exactly location. This is yet ANOTHER FAMILY (HUMAN FACES) THAT HAS BEEN UPROOTED IN OUR COMMUNITY since the subject application was submitted. We will review the methods used to acquire this listing & engage the Real Estate Commission of Ontario (RECO) as appropriate.

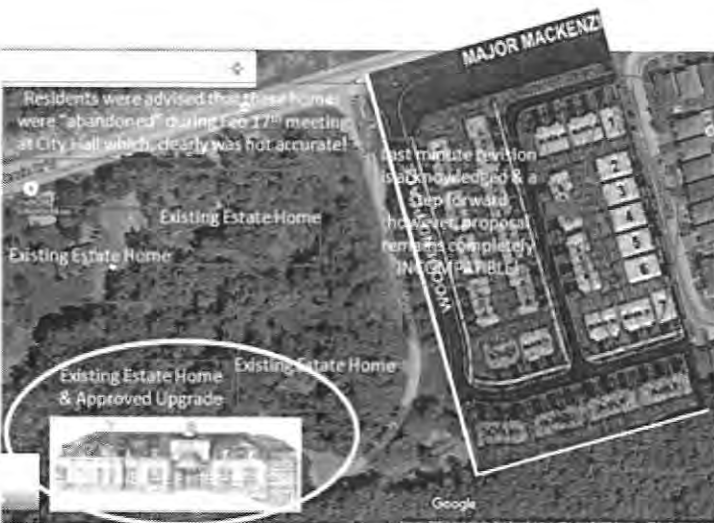


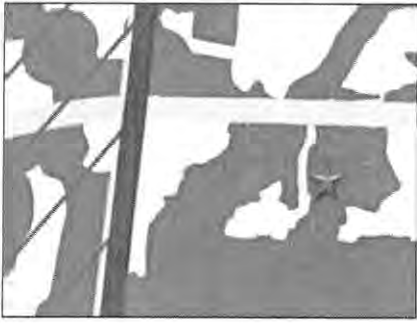
Image provided by the **Ontario Ministry of Natural Resources and Forestry** (Aurora District) that highlights **Areas of Natural and Scientific Interest (ANSI)**

[illegible]

Images taken from the **VOP** including proposed changes to the **Natural Heritage Network (NHN)** & **Core** features.

EXISTING SCHEDULE 2 – NATURAL HERITAGE NETWORK  
NETWORK

### PROPOSED SCHEDULE 2B – NATURAL HERITAGE



On 20 October 2016 at 20:09, Joe Collura <[joe.collura@gmail.com](mailto:joe.collura@gmail.com)> wrote:  
Good evening all,

Firstly, our conversations regarding the Woodend application are ongoing & I will continue to keep you informed as details become available. Second, & in response to the overwhelming number of inquiries regarding the "Vaughan Community Areas and Low-Rise Residential Areas Study DRAFT FINAL REPORT," I thought I would socialize some of the details:

[https://www.vaughan.ca/projects/policy\\_planning\\_projects/Pages/Low-Rise-Residential-Designations.aspx](https://www.vaughan.ca/projects/policy_planning_projects/Pages/Low-Rise-Residential-Designations.aspx)

## Public Hearing (Committee of the Whole)

Date: Tuesday, November 1, 2016 at 7:00pm  
Location: Vaughan City Hall – Council Chamber

There are many strong points that support the very arguments we have made all along & according to the reference material it represents, "...changes that were made to the proposed amendments since January 2016 based on feedback received from the public..." Another relevant point worth noting is the rationale behind this study, captured very well in the final statement in the report:

"The characteristics of Vaughan's established low-rise neighbourhoods are highly valued by its residents. Clarifying the types of change that are appropriate in these neighbourhoods, through policy, guidelines and mapping, will help ensure they remain one of the city's greatest assets and continue to support a high quality of life for existing and future residents."

As many of you have already communicated, this study aligns **VERY STRONGLY** to the Woodend application we currently dealing with & it will be interesting to understand how Planning, Council & all other stakeholders incorporate this very pointed feedback including compatibility & respecting the character of the existing community. I encourage anyone who would like to learn more about the progress of this study to attend the Public Hearing (per above). In the meantime, here are some excerpts that are **VERY RELEVANT**:





*"... estate lot subdivisions... The general expectation is that these neighbourhoods will not change significantly based on the policies of VOP 2010."*

#### Summary of General Infill Guidelines

- ① The front yard setback should be consistent with those of adjacent houses (or an average of the two)
- ② A barrier-free walkway should lead to a clear front entrance visible from the street, with a porch or a stoop.
- ③ Retain and protect healthy, mature trees.
- ④ Minimize the width of the driveway at the street, and its maximum width should not exceed that of the garage.
- ⑤ Integrate the garage and recess it from the front wall of the house.
- ⑥ Provide side yard setbacks consistent with the pattern of side yard setbacks in the surrounding residential area.
- ⑦ The rear yard setback should be consistent with the prevailing pattern of setbacks in the immediately surrounding area and in no case should be less than 7.5 metres.
- ⑧ Incorporate fencing, screening and/or landscaping to maintain the privacy of adjacent dwellings.

*"...many of the arterial areas fall within the "Community Area" designation as per Schedule 1 (Urban Structure) of the VOP 2010 and are generally not intended for intensification as per policies 2.2.3.1 to 2.2.3.4."*

*"The loss of mature trees. Townhouse developments that cover much of a site invariably result in the loss of mature trees, which are a defining characteristic of Vaughan's low-rise neighbourhoods."*

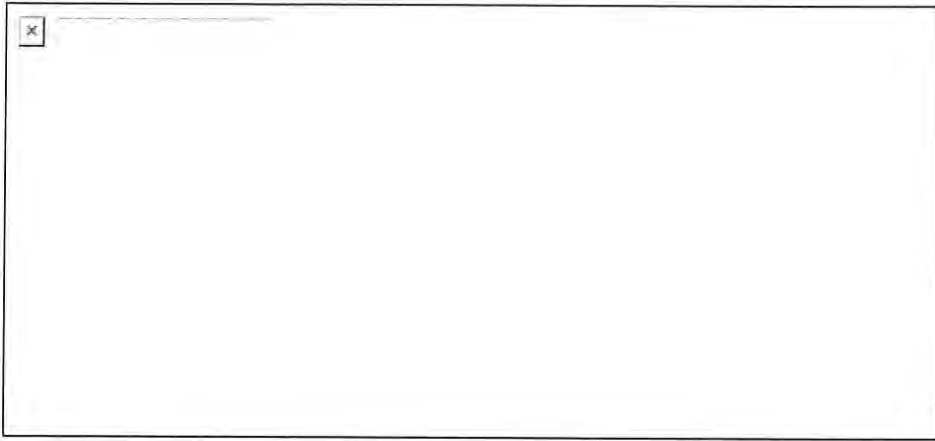
*"Two policies in Chapter 2 address the degree of change planned in Community Areas:*

- Policy 2.2.3.2. [It is the policy of Council] 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.
- Policy 2.2.3.3. [It is the policy of Council] 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. "

*Some Recommended Changes that are note worth (not exhaustive):*



- *Proposed amendment to Policy 2.2.3.2:*
  - *Rationale: The proposed amendment clarifies the meaning of “significant” in this context by relating it to a change that would alter the general character of a neighbourhood. It also recognizes that in addition to the existing criteria, the orientation of buildings in a neighbourhood is also fundamental to its character and if altered through redevelopment would mark a significant physical change to the neighbourhood’s established character.*
- *Proposed amendment to Policy 9.1.2.2:*
  - *Rationale: The proposed amendment adds new elements that contribute to the character of a neighbourhood that should be “paid particular attention to” and should be respected and reinforced. The additions to the list of elements recognize that the orientation of buildings, the presence of trees and the general landscape character are fundamental elements that help to define the character of a neighbourhood. The proposed amendment also Policy Review: Vaughan’s Community Areas and Low-Rise Residential Areas 35 recognizes that topography and drainage are important considerations when redeveloping a site. \*The wording has been slightly modified further to clarify that new development should respect and reinforce the physical character of adjacent properties as well as others in the immediate surroundings, and to clarify that Policy 9.1.2.2 applies to all types of development applications.*
- *Proposed amendment to Policy 9.1.2.3:*
  - *Rationale: The proposed amendment recognizes that in addition to the older, established neighbourhoods found in Thornhill, Concord, Kleinburg, Maple and Woodbridge, there are “newer” estate lot neighbourhoods within Community Areas with similar characteristics to be respected and reinforced. The addition of a new schedule (Schedule 1B: Areas Subject to Policy 9.1.2.3 – Vaughan’s Large Lot Neighbourhoods), consistent with Figure 2 below, will clarify to which areas of the city this policy applies. By having the policy apply to established large-lot neighbourhoods generally, the question of the age of a neighbourhood and whether or not is qualifies as “older” becomes less relevant and more emphasis is placed on the characteristics of these neighbourhoods to be respected and reinforced by new development. The proposed amendments to 9.1.2.3(a) and (b) clarify the area to be considered when lot severances are proposed, recognizing that lot frontages and areas vary across Community Areas; so long as new lots are consistent with the size of adjacent lots or those immediately across the street, that aspect of the neighbourhood’s character should be respected and reinforced. The proposed new policy regarding dwelling types recognizes that Vaughan’s large-lot neighbourhoods are defined by single detached dwellings, and more intense dwelling types might be appropriate only at the edges of the neighbourhood along arterial roads.*
- *Proposed new Policy 9.1.2.4:*
  - *Rationale: This proposed new policy recognizes that townhouse developments, as well as semi-detached houses, are not common in most of Vaughan’s long established neighbourhoods and if introduced would mark a significant physical change, which would be contrary to Policy 2.2.3.2. The policy also recognizes, however, that unusually deep and/or wide lots at the edges of established communities along arterial roads may present opportunities to accommodate townhouse developments with minimal or no adverse impact on the larger established neighbourhood. The criteria in the proposed policy are intended to ensure that townhouse developments respect the physical character of the established neighbourhood and achieve compatibility.*



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

From: **Fearon, Kyle** <[Kyle.Fearon@vaughan.ca](mailto:Kyle.Fearon@vaughan.ca)>

Date: 19 October 2016 at 15:20

Subject: RE: Policy Review: Vaughan Community Areas and Low-Rise Residential Areas Study

To: Joe Collura <[joe.collura@gmail.com](mailto:joe.collura@gmail.com)>

Cc: "Rossi, Melissa" <[Melissa.Rossi@vaughan.ca](mailto:Melissa.Rossi@vaughan.ca)>, "DeFrancesca, Rosanna"

<[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>, "Tamburini, Nancy" <[Nancy.Tamburini@vaughan.ca](mailto:Nancy.Tamburini@vaughan.ca)>, "Cugliari,

Anne-Elise" <[Anne-Elise.Cugliari@vaughan.ca](mailto:Anne-Elise.Cugliari@vaughan.ca)>, "DiGirolamo, Diana" <[Diana.DiGirolamo@vaughan.ca](mailto:Diana.DiGirolamo@vaughan.ca)>,

Tanya Varvara <[tanyavarvara@me.com](mailto:tanyavarvara@me.com)>, Elvira Caria <[elviracarria@aol.com](mailto:elviracarria@aol.com)>, "Soroichinsky, Tim"

<[tim.soroichinsky@aecom.com](mailto:tim.soroichinsky@aecom.com)>, "moconesi@295.ca" <[moconesi@295.ca](mailto:moconesi@295.ca)>, "McQuillin, Roy"

<[ROY.MCQUILLIN@vaughan.ca](mailto:ROY.MCQUILLIN@vaughan.ca)>, "MacKenzie, John" <[John.Mackenzie@vaughan.ca](mailto:John.Mackenzie@vaughan.ca)>

Joe,

Thank you very much for the kind words, and more importantly thank you for the time you have taken to engage with us on this study. Getting input from interested citizens is so important for the work we do here, and we can't do it effectively without people like you. Thanks again for your continuing engagement, and we look forward to the discussion at Public Hearing.

Kyle Fearon, M.Sc.

Planner I

905-832-8585, ext. 8776 | [kyle.fearon@vaughan.ca](mailto:kyle.fearon@vaughan.ca)

City of Vaughan | Policy Planning and Environmental Sustainability

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

[www.v Vaughan.ca](http://www.v Vaughan.ca)



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

**Sent:** Wednesday, October 19, 2016 6:58 AM

**To:** Fearon, Kyle

**Cc:** Rossi, Melissa; DeFrancesca, Rosanna; Tamburini, Nancy; Cugliari, Anne-Elise; DiGirolamo, Diana; Tanya Varvara; Elvira Caria; Sorochinsky, Tim; [moconesi@295.ca](mailto:moconesi@295.ca)

**Subject:** Policy Review: Vaughan Community Areas and Low-Rise Residential Areas Study

Morning Kyle,

I note the final Community Areas and Low-Rise Residential Areas report that has been prepared. I also acknowledge the tremendous amount of work you (& I'm sure Melissa) have invested into this worth while study including the engagement of many Vaughan residents. I found the report thoughtful & very relevant. The content serves to improve the development process while clarifying & reinforcing the spirit of the VOP. I cannot see any reason Council would not support the recommendations. I wanted to pause, extend my appreciation & let you know these efforts do not go unnoticed.

My hope is that all developments will be held to this standard & that Planning acknowledges the need for this specificity particularly in existing communities including those with large lots where the character & compatibility must continue to be respected & maintained. This report speaks EXACTLY to an existing application many residents I represent are continuing to deal with & I will be interested to see how these findings will form part of any final decision in that regard.

For now, thanks once again & I look forward to the Public Hearing. Have a great day!

[https://www.vaughan.ca/projects/policy\\_planning\\_projects/Pages/Low-Rise-Residential-Designations.aspx](https://www.vaughan.ca/projects/policy_planning_projects/Pages/Low-Rise-Residential-Designations.aspx)

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

---

**From:** DiGirolamo, Diana  
**Sent:** Tuesday, May 23, 2017 10:14 AM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: Woodend Place Community Meeting Follow-up

**COMMUNICATION FOR COUNTRYWIDE HOMES WOODEND PLACE – MAY 23, 2017 CW -  
FILES OP.16.003, Z.15.032 and 19T-15V011**

Please see below communication.

Thank you and best regards,

**Diana DiGirolamo**

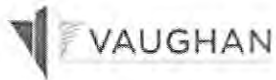
**Planner**

905-832-8585 ext. 8860 | [diana.digirolamo@vaughan.ca](mailto:diana.digirolamo@vaughan.ca)

**City of Vaughan | Development Planning Department**

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

[vaughan.ca](http://vaughan.ca)



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

**Sent:** Saturday, November 19, 2016 3:37 PM

**To:** DeFrancesca, Rosanna; Kiru, Bill; DiGirolamo, Diana; Rossi, Melissa; Fearon, Kyle; Postic, Zoran; Hettmann, Joerg

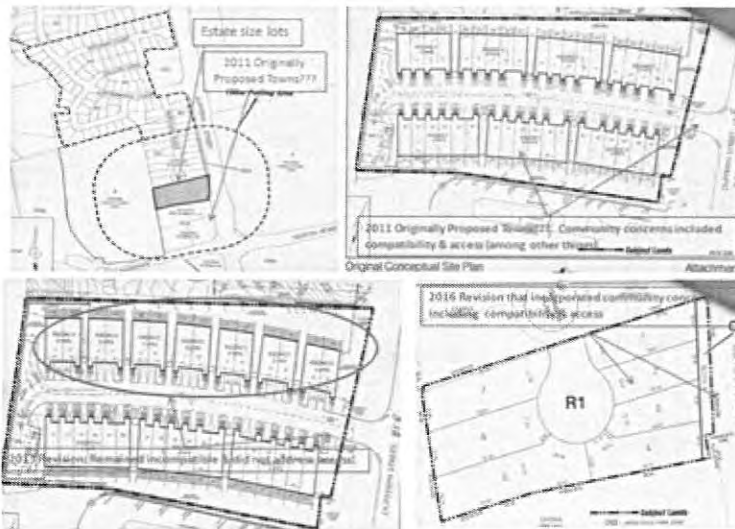
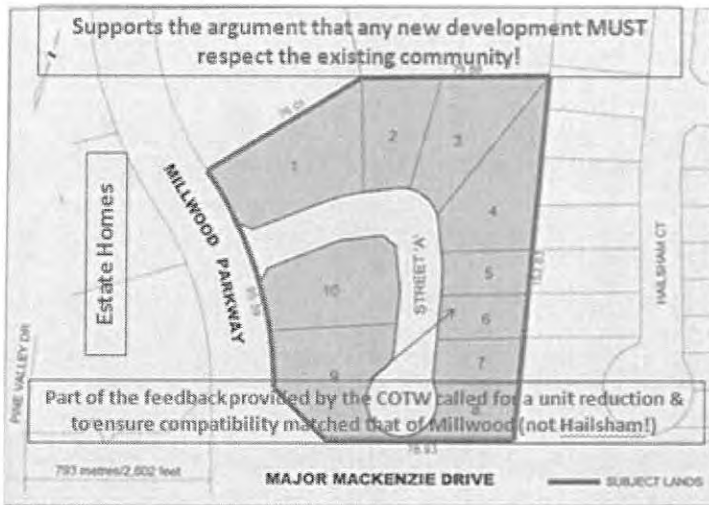
**Cc:** Tamburini, Nancy; Tanya Varvara; Sorochinsky, Tim; [moconesi@295.ca](mailto:moconesi@295.ca)

**Subject:** Re: Woodend Place Community Meeting Follow-up

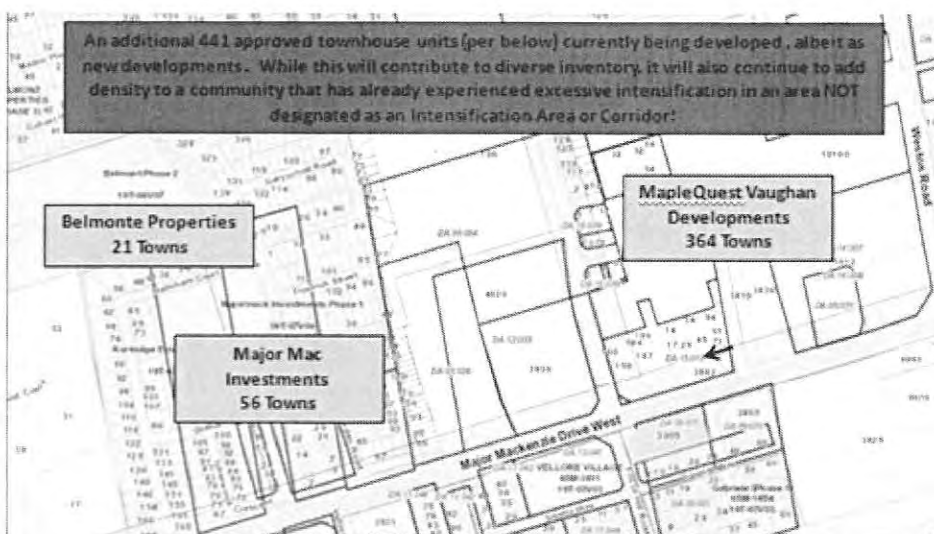
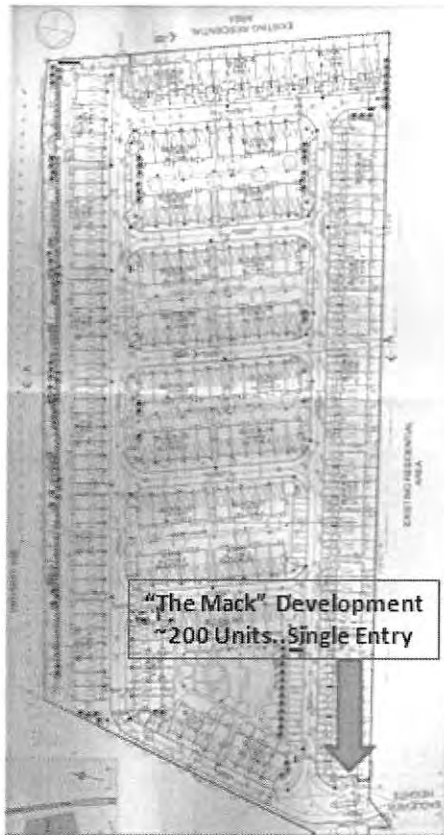
Good day everyone,

I wanted to follow up to understand what, if any, progress has been made including any feedback regarding the community's latest submission. I know Joerg has committed to providing an update re: the questionable removal of the woodlot. Please advise if there is anything further &/or when we can expect an update.

In the interim & to add to some of our dialogue, here is some additional information for consideration as it relates to the subject applications:







On 10 November 2016 at 18:38, Joe Collura <joe.collura@gmail.com> wrote:



Good evening all (please forward as appropriate),

I wanted to thank each of you for taking the time to meet with Tanya & I address the ongoing community concerns with the subject development. I hope you found our input relevant, thoughtful & balanced. We wanted to demonstrate the community's position on how the evolution of this development has been received, the consideration that has been given & the thought that has been given to arriving at a reasonable solution. Please find the community's recommendations attached.

In addition, & as it relates to the concerns of the environment & the NHN, please find attached some documentation that calls to question the activity surrounding the removal of the woodlot, previously located on the subject lands. Some of the concerns include:

- City of Vaughan's very own "ice storm" policy not being adhered to (e.g. "...record the address, size and number of trees being removed...")
- Inconsistent by-law officer response confirming on March 18<sup>th</sup>, 2014, no knowledge of the extent of damage:

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

- At time of attendance no ability to tell if all the trees were damaged or not.
- followed by a complete contradiction on March 19<sup>th</sup>, 2014 where the same representative explains to a resident that the city was fully aware:  
March 19, 2014 (NS).

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

- 
- 
- Photos provided to the community, taken after the fact & clearly does not support removal
- An existing NHN appeal by current applicant that "coincidentally" includes subject woodlot!

As discussed, one of the key themes is the fact that the community's concerns remains unaddressed as it relates to the revised development as well as the environment issues. That said, I am encouraged that our conversation helped reinforce the community's position & will support good discussion. We are looking to the city to represent the community & reason.

We will leave this with you & await feedback & next steps. Of course, we are only too happy to answer any questions or provide additional feedback that may help this process.

For now, thank you kindly for your attention!

---

**From:** DiGirolamo, Diana  
**Sent:** Tuesday, May 23, 2017 10:11 AM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: Woodend Place Community Meeting Follow-up  
**Attachments:** Vellore for a Responsible Vaughan - Applicant Revision Community Response4.pptx;  
Tree Removal Docs.pdf

**COMMUNICATION FOR COUNTRYWIDE HOMES WOODEND PLACE – MAY 23, 2017 CW -  
FILES OP.16.003, Z.15.032 and 19T-15V011**

Please see [attachments](#).

Thank you and best regards,

**Diana DiGirolamo**

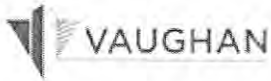
**Planner**

905-832-8585 ext. 8860 | [diana.digirolamo@vaughan.ca](mailto:diana.digirolamo@vaughan.ca)

**City of Vaughan | Development Planning Department**

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

[vaughan.ca](http://vaughan.ca)



**From:** Joe Collura [<mailto:joe.collura@gmail.com>]  
**Sent:** Friday, November 11, 2016 4:35 AM  
**To:** DiGirolamo, Diana; Tamburini, Nancy  
**Cc:** DeFrancesca, Rosanna; Kiru, Bill; Rossi, Melissa; Fearon, Kyle; Postic, Zoran; Hettmann, Joerg; Tanya Varvara  
**Subject:** Re: Woodend Place Community Meeting Follow-up

Resending attachment (please refer to this deck)

On 10 November 2016 at 18:49, Joe Collura <[joe.collura@gmail.com](mailto:joe.collura@gmail.com)> wrote:

On 10 November 2016 at 18:48, Joe Collura <[joe.collura@gmail.com](mailto:joe.collura@gmail.com)> wrote:  
Apologies all however, it appears I'll need to send multiple communication as the size of the original note was rejected.

On 10 November 2016 at 18:38, Joe Collura <[joe.collura@gmail.com](mailto:joe.collura@gmail.com)> wrote:  
Good evening all (please forward as appropriate),

I wanted to thank each of you for taking the time to meet with Tanya & I address the ongoing community concerns with the subject development. I hope you found our input relevant, thoughtful & balanced. We wanted to demonstrate the community's position on how the evolution of this development has been received,

the consideration that has been given & the thought that has been given to arriving at a reasonable solution. Please find the community's recommendations attached.

In addition, & as it relates to the concerns of the environment & the NHN, please find attached some documentation that calls to question the activity surrounding the removal of the woodlot, previously located on the subject lands. Some of the concerns include:

- City of Vaughan's very own "ice storm" policy not being adhered to (e.g. "...record the address, size and number of trees being removed...")
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```
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Assignee Change -From: Ter 901335 STERRITT, NICOLE  
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```

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March 19, 2014 (NS).

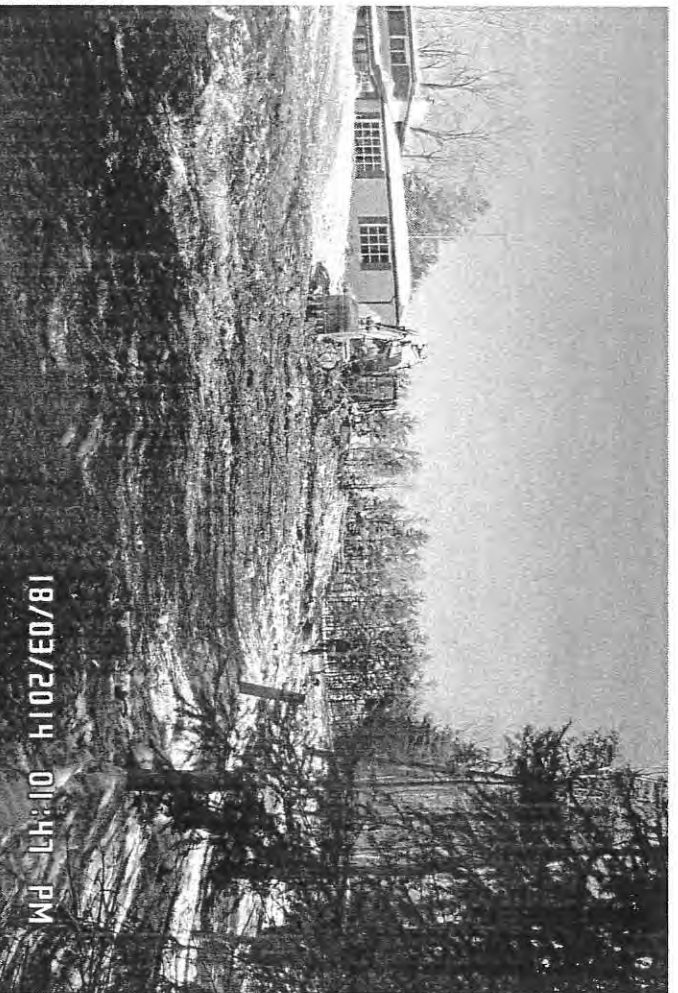
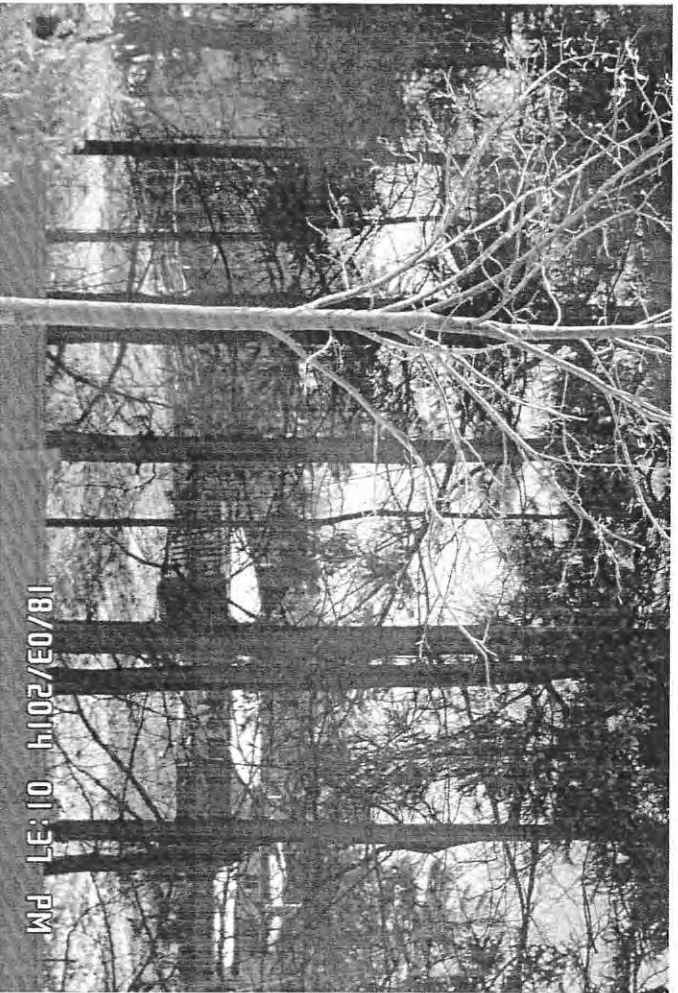
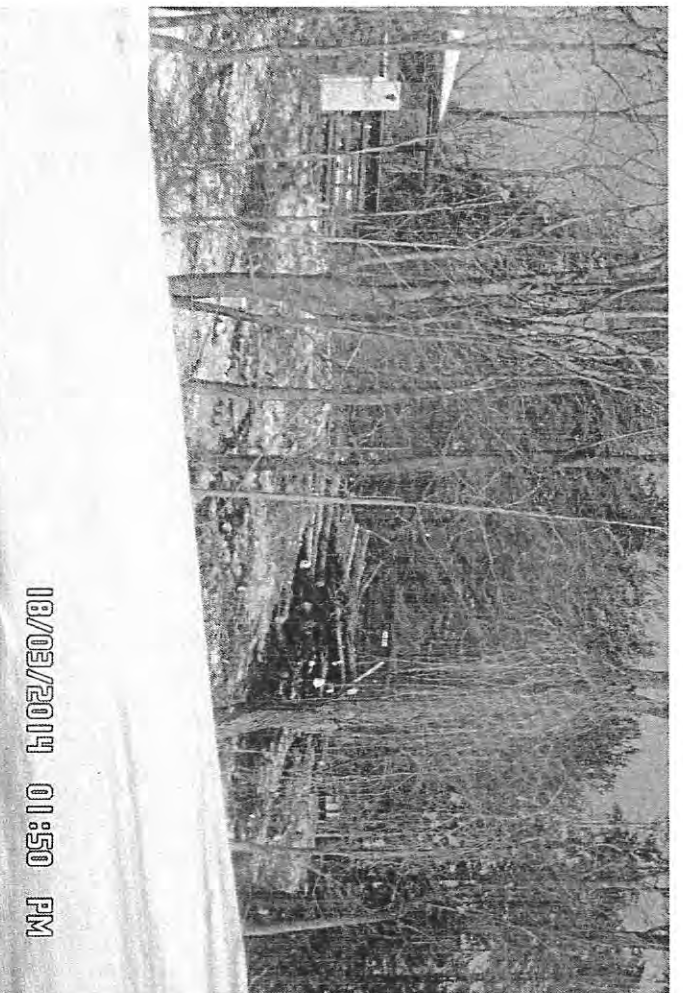
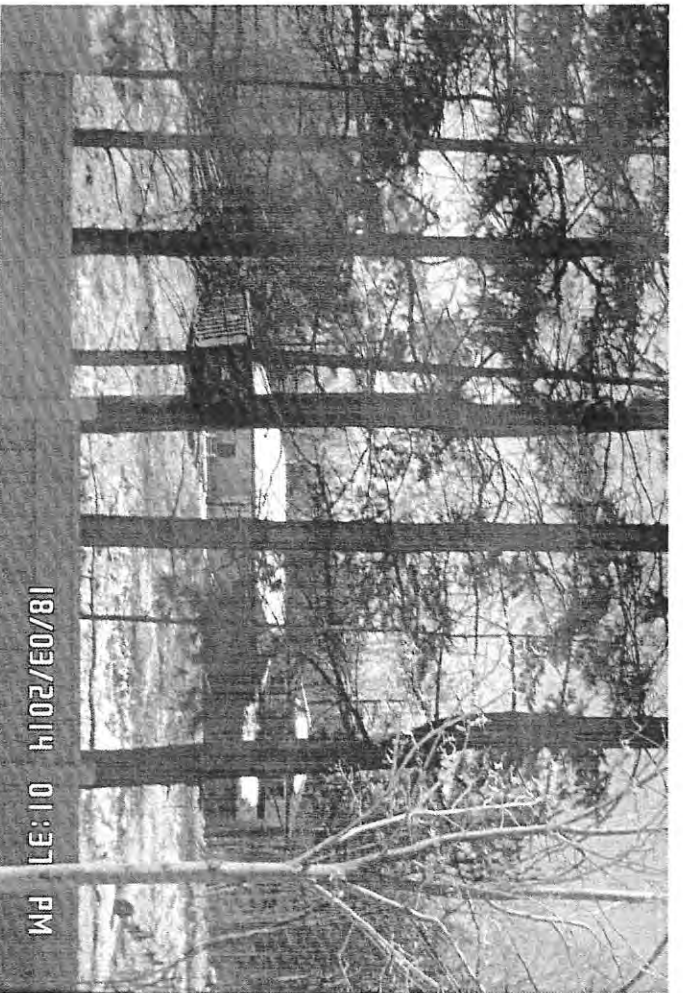
```
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The complainant said that...
```

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As discussed, one of the key themes is the fact that the community's concerns remains unaddressed as it relates to the revised development as well as the environment issues. That said, I am encouraged that our conversation helped reinforce the community's position & will support good discussion. We are looking to the city to represent the community & reason.

We will leave this with you & await feedback & next steps. Of course, we are only to happy to answer any questions or provide additional feedback that may help this process.

For now, thank you kindly for your attention!





Residents are also being reminded to not place debris around their discarded Christmas trees as the contractor will be unable to collect the tree. Further information on Christmas tree collection will be available on the Public Works website at [www.vaughan.ca/publicworks](http://www.vaughan.ca/publicworks)

## **FREQUENTLY ASKED QUESTIONS –**

### **When will the tree debris be removed?**

Clean-up operations will be taking place throughout January and February. Streets are prioritized based on hazards, blockages and access. These streets are being addressed first. An additional clean-up operation is being scheduled for spring once all snow has melted.

### **My tree was scheduled for maintenance (pruning, removal, etc.), when will it be done?**

All crews are currently focused on storm clean-up. Regular forestry operations will resume once all clean-up operations are complete. We ask that residents and property owners remain patient as crews are working hard to return operations to normal as quickly as possible.

### **My private tree is hazardous and needs to be removed. Do I require a permit?**

No. Due to the volume of trees which have been damaged on private property, a permit is not required to remove or make safe a hazard tree at this time. However, we ask that property owners call in at a later date so that staff may record the address, size and number of trees being removed. Information can be forwarded to: [parks@vaughan.ca](mailto:parks@vaughan.ca) or 905-832-8577 press 0.

### **Will the City be assisting with removal/pruning of private trees?**

Trees on private property are the responsibility of the property owners. Tree maintenance companies are available through the yellow pages; however, delays are to be expected as their forces are also working at capacity. Property owners should request several quotes for any tree maintenance or removal work. Property owners and/or their contractors are responsible for the maintenance removal and disposal of their privately owned trees and tree debris. A list of local contractors is being provided/updated on our website at [www.vaughan.ca/parksandforestry](http://www.vaughan.ca/parksandforestry)

### **The city tree adjacent to my property has fallen and damaged my fence/deck/vehicle. What do I do?**

Claims for property damage (including vehicles) should be submitted to your home/vehicle insurer. If you require assistance in this regard you may contact the City of Vaughan's Clerks Department at (905) 832-8504 (Mon-Fri 8:30-4:40 pm).

### **When will my tree be replaced?**

Tree replacements will take place in 2015 (pending budget approval).

### **Will the City pick up private tree debris?**

Clean-up operations will be taking place throughout January and February. Streets are prioritized based on hazards, blockages and access. These streets are being addressed first. An additional clean-up operation is being scheduled for spring once all snow has melted. We are asking residents to please keep small branches/debris on their properties until crews have been able to complete the initial street and boulevard clean-up. They can then bring these to the boulevard for pick-up. If residents have large branches that they are unable to cut up or contain on their property, they may place these on the boulevard for Forestry crews to pick-up over the next 8 weeks. We ask that residents do not place these branches directly around city trees that crews need to access, prune or remove. Clean-up operations for public tree branches and debris will

A Responsible



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Community Response re: September 26<sup>th</sup> Revision

November 10<sup>th</sup>, 2016



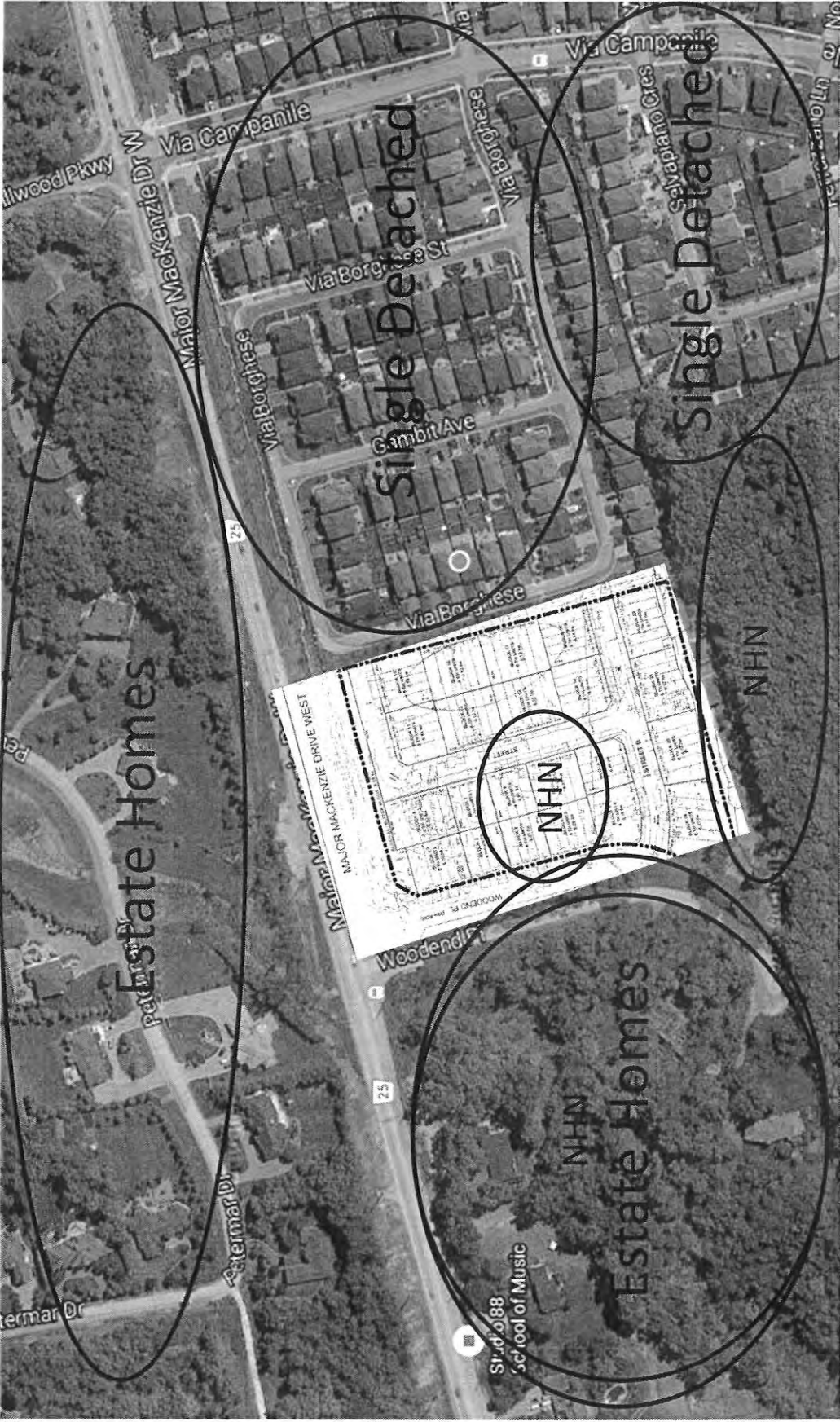
Where we began...



# How our environment was devastated...

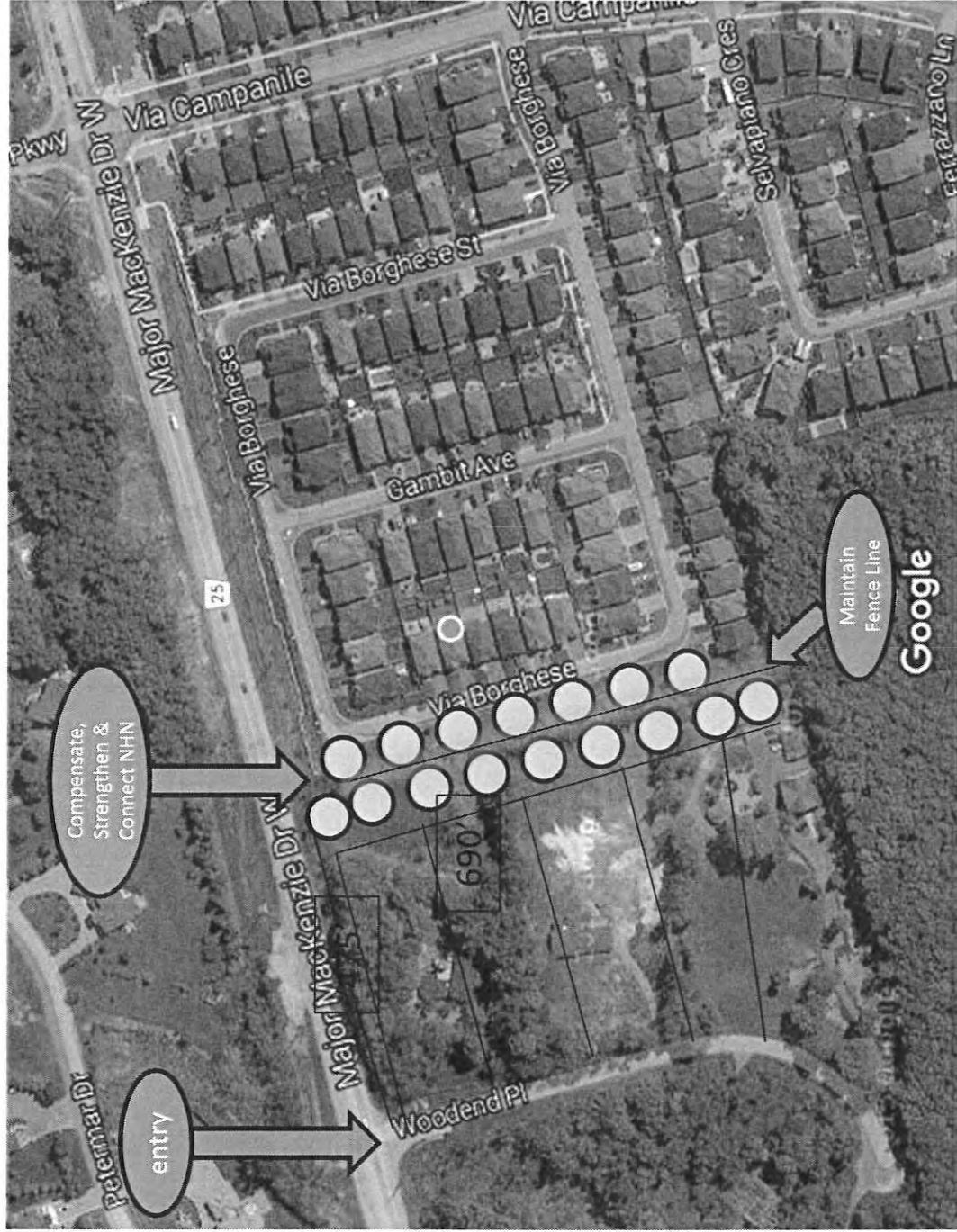


**The application we were introduced to...**

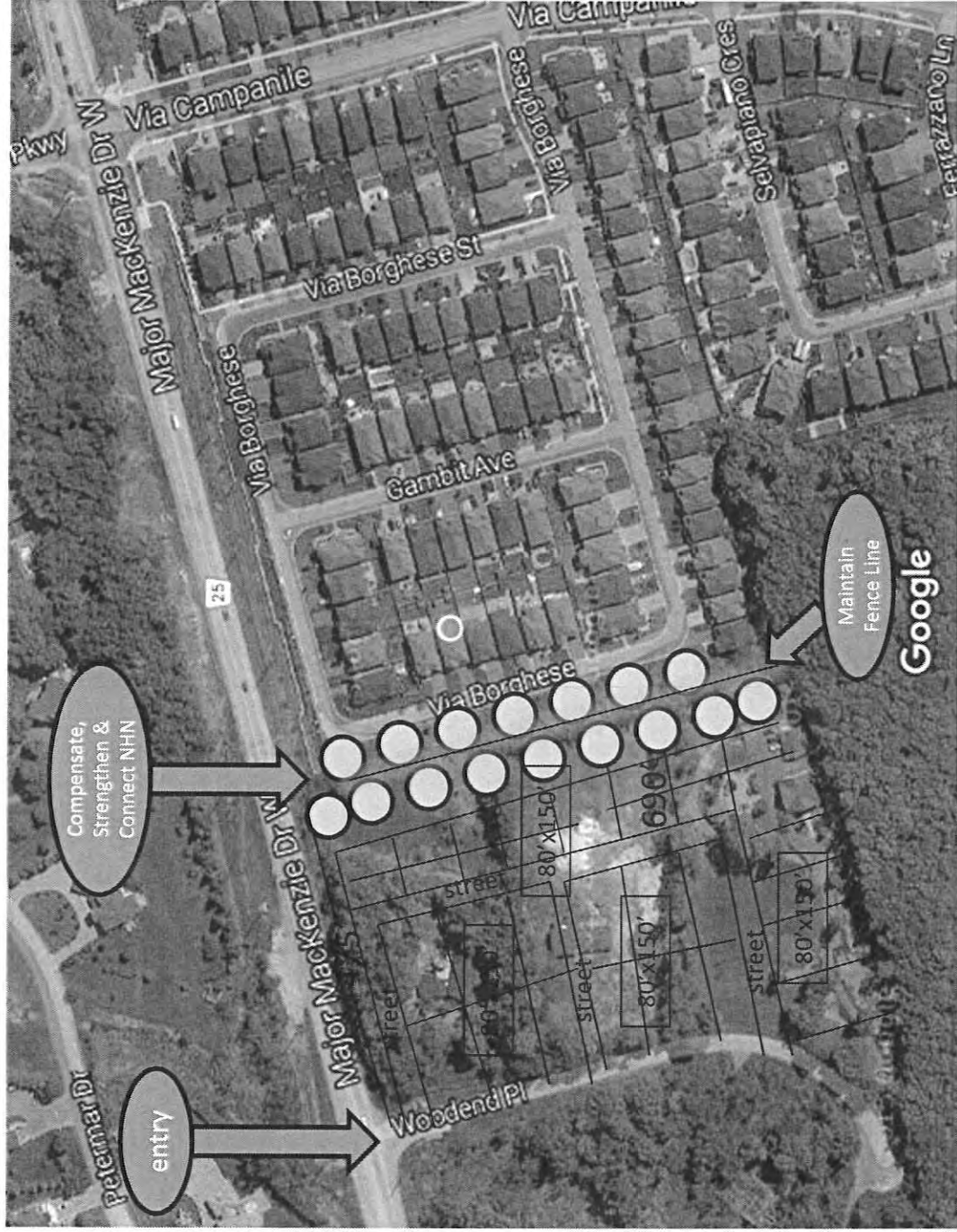




**Per 1.5 The Vision for Transformation: Goals for the Official Plan: Goal 8**  
“...accommodating 45% of new residential growth”, Unit Increase From 3 to 5 (67%!)



The initial community response...Unit Increase From 3 to 24 (800%!)



NOTE: Block 42 Subject to Review as part of this Application



On-Street Townhouse Units	
<input type="checkbox"/> 5.5m ~ 30m Depth =	69 units
<input type="checkbox"/> 6.1m ~ 27m Depth =	28 units
Single Detached Units	
<input type="checkbox"/> 15m ~ 30m Depth =	7 units
<b>Total</b>	<b>= 104 units</b>

Measured Frontage - 748m / 2,454 ft  
Saleable Frontage - 655m / 2,148 ft  
Road Centreline - 389m / 1,276 ft

Date: July, 2016  
Project No: 15-237



**MALONE GIVEM PARSONS LTD**  
 4000 Glenhurst Blvd



Block 42 Subject to Review as  
part of This Application



On-Street Townhouse Units	
<input type="checkbox"/> 5.5m ~ 30m Depth =	69 units
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- Saleable Frontage - 655m / 2,148 呎
- Road Centreline - 389m / 1,276 呎

Date: July, 2016  
Project No: 15-237

1300 = 3000 Output = 7 units	
<b>Total</b>	<b>= 104 units</b>

Prepared By:  
**MALONE GIVEN PARSONS LTD.**

# Just the facts...

## Significant deviation from Vaughan Official Plan

- Urban Design- maintaining consistency
  - Significant contradiction
- Land Use- compatibility with context
  - Unreasonable Intensification & unnecessary rezoning (NOT A DESIGNATED INTENSIFICATION AREA!!!)
- Natural Environment- protection of core feature
  - Disregard for protected lands within the Natural Heritage

## Just some VOP policies NOT being respected

- **2.2.3.2.** "...are not intended to experience significant physical change."
- **9.1.1.8.** "...protecting and enhancing the **Core Features**..."
- **9.1.2.1.** "...in **Community Areas**, new development will be designed to respect and reinforce the physical character of the established neighbourhood within which it is located..."
- **9.1.2.2.** "...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;
- **9.1.2.3.** "Within the **Community Areas** there are a number of older, established residential neighbourhoods that are characterized by large...the following policies shall apply to all developments within these areas ..."
- **10.1.2.37.** "...without encroachment on the Natural Heritage Network."

# Just the facts...(con't)

## Applicant's "March 2016 Planning Justification & Urban Design Report"

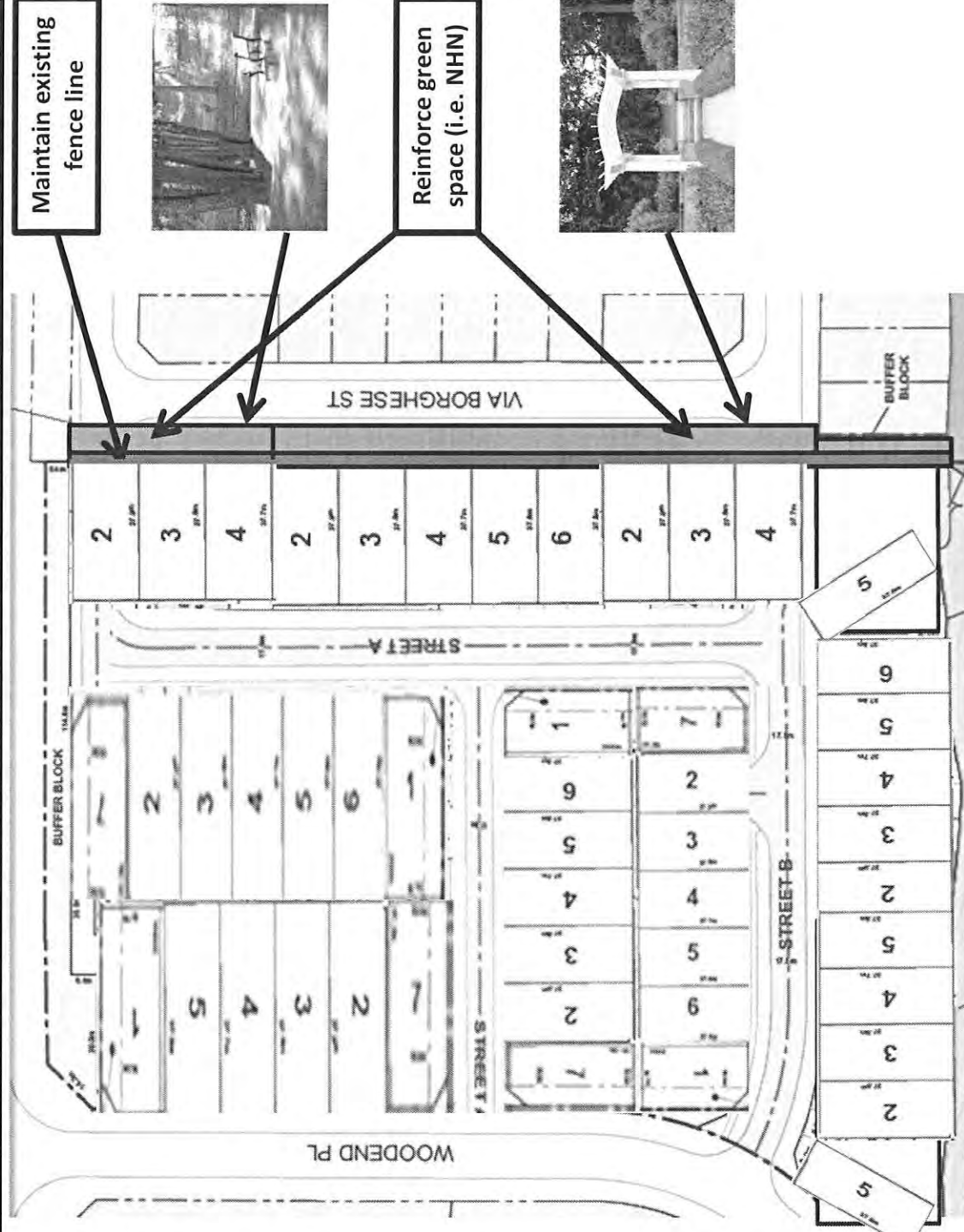
- Does not address compatibility policies outlined in Vaughan Official Plan (VOP)
- Attempts to justify compatibility based on existence of towns & condo development that are not located within the subject community (e.g. pg. 24-26, Poetry Drive, Fossil Hill, Pine Valley, etc...)
- Arbitrarily attempts to leverage an opinion (i.e. pg. 27, "...subject lands become increasingly unsuitable for Estate Residential..." vs. acknowledging the homes & families currently in the immediate community
- Fails to acknowledge intensification already absorbed within existing community as well as the fact that subject lands are not a designated intensification area
- There is significant commentary regarding a pending appeal on the subject lands & an attempt to remove the NHN designation however, only 7 sentences (pg. 45), in a 225 page report that attempts to address the matter of tree conservation
- ***Arguments are reaching at best & are not in keeping with the spirit of the VOP***

# Community Response: Option 1 – Unit Increase From 3 to 49 (1533%!) Addresses Community's concerns re: Compatibility, Access & Environment

Single Detached  
(14x30/32)

TOTAL = 49

Note: Contingent upon existing access from Via Borghese remaining closed, adequate environmental compensation & compatibility/design respecting surrounding singles & estate homes



Reinforce green space (i.e. NHN)



Respect existing zoning (concession re: min. area) & infrastructure; Reinforce & Strengthen Environment

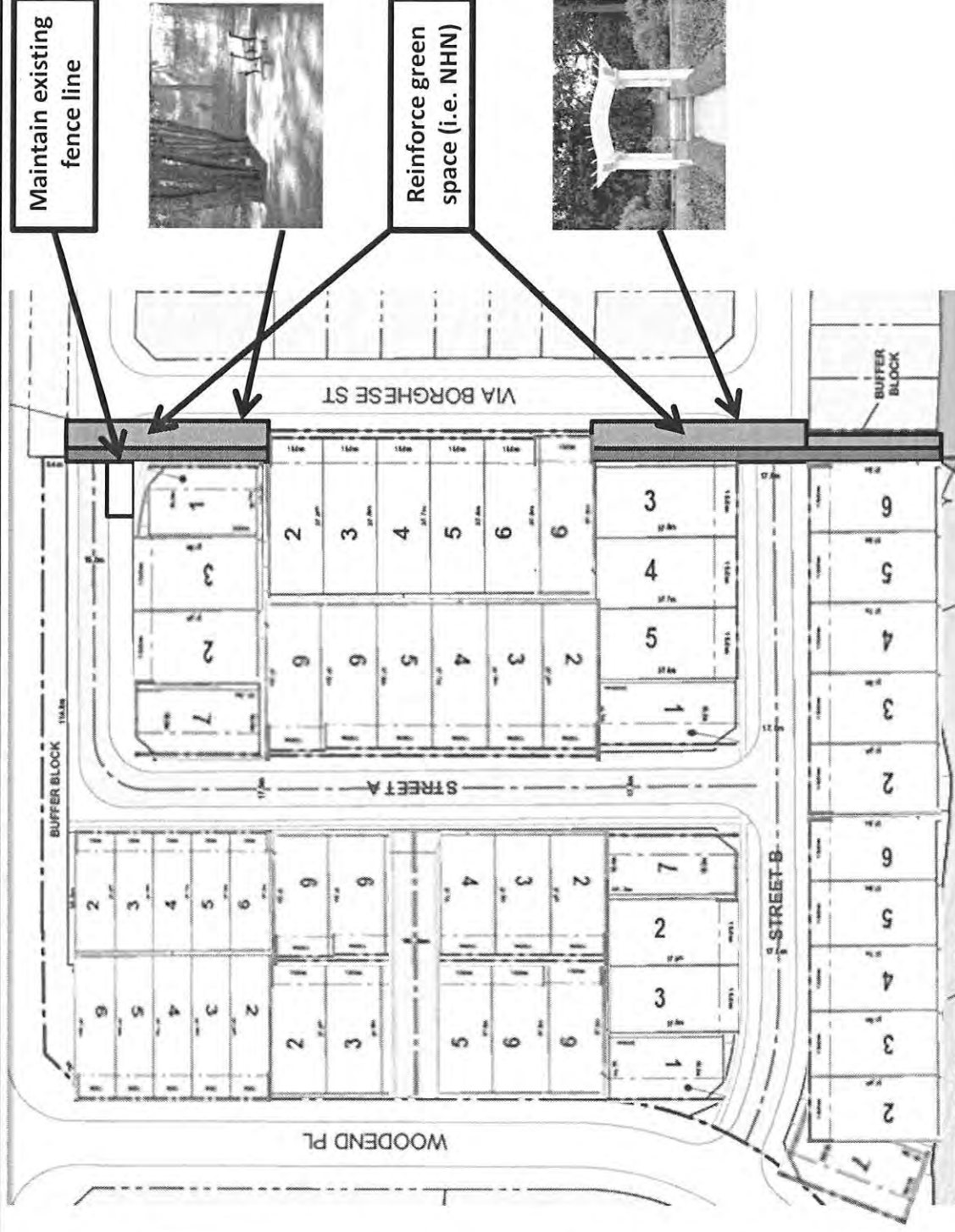


# Community Response: Option 2 – Unit Increase From 3 to 55 (1767%!) Addresses Community's concerns re: Compatibility, Access & Environment

Single Detached - 40 = 32  
Single Detached > 40 = 23

**TOTAL = 55**

Note: Contingent upon existing access from Via Borghese remaining closed, adequate environmental compensation & compatibility/design respecting surrounding singles & estate homes



Reinforce green space (i.e. NHN)



Respect existing community (concession re: frontage & min. area) & infrastructure; Reinforce & Strengthen Environment

## Addresses Community's concerns re: Compatibility however Access & Environment remain

**Note:** Contingent upon existing access from Via Borghese remaining closed, adequate environmental compensation & compatibility/design respecting surrounding singles & estate homes



Respect existing community (concession re: frontage & min. area)



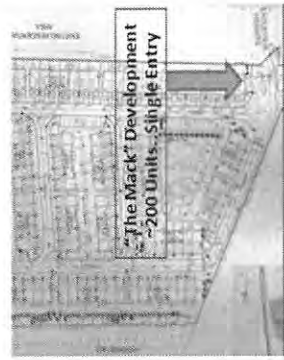
# Community Response: Option 4 – Unit Increase From 3 to 57 (1900%!) Addresses Community's concerns re: Compatibility however Access & Environment remain

Single Detached - 40 = 34

Single Detached > 40 = 23

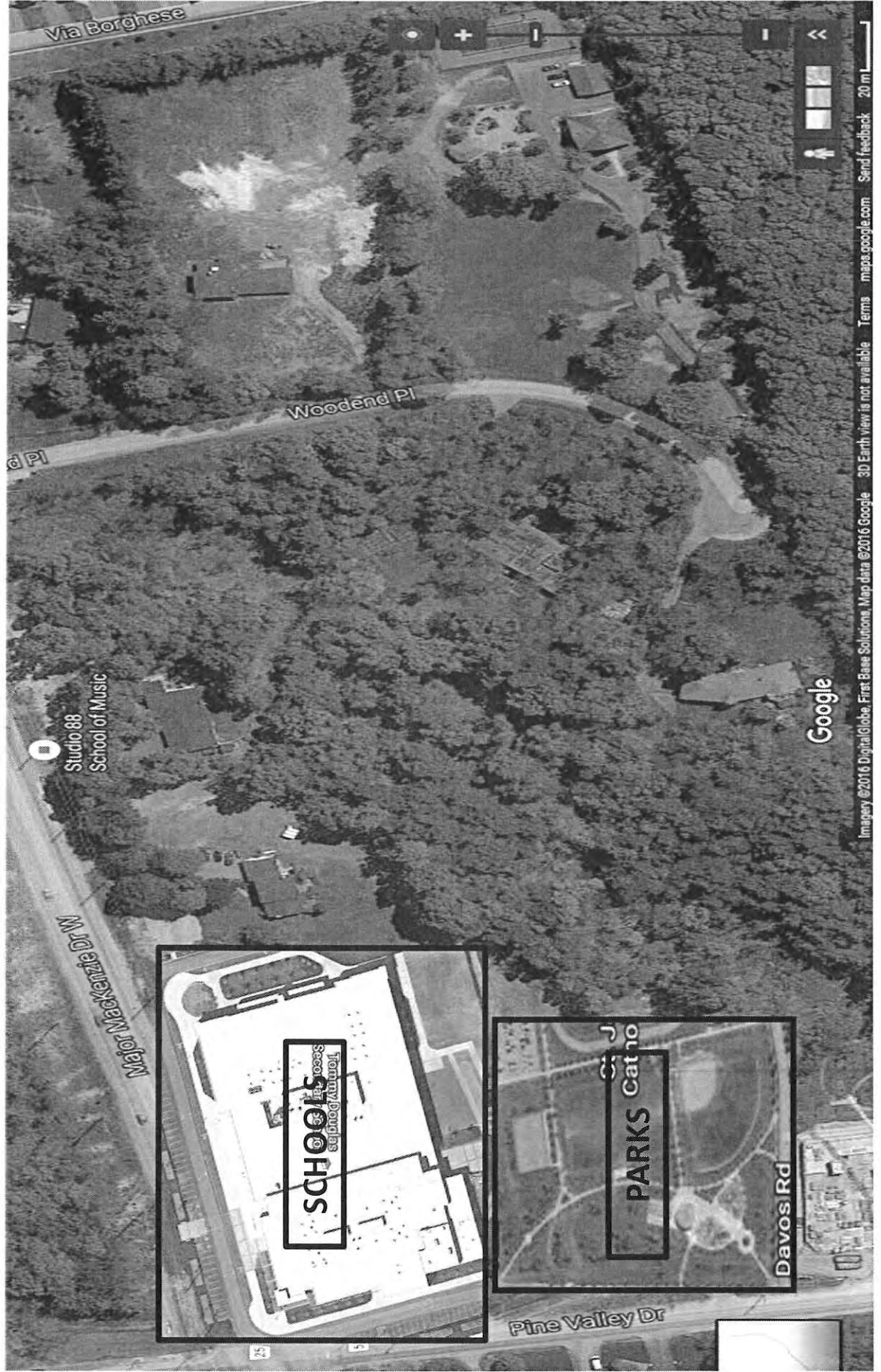
**TOTAL = 57**

Note: Contingent upon existing access from Via Borghese remaining closed, adequate environmental compensation & compatibility/design respecting surrounding singles & estate homes



Respect existing community (concession re: frontage & min. area)

# The Bigger Picture...schools, parks, community!

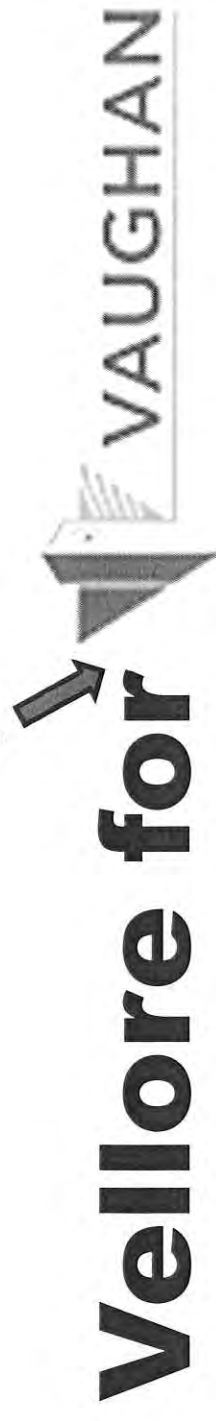


**THANK YOU!**

**QUESTIONS?**

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*A Responsible*



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**From:** DiGirolamo, Diana  
**Sent:** Tuesday, May 23, 2017 10:07 AM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: 31 Woodend Place

**COMMUNICATION FOR COUNTRYWIDE HOMES WOODEND PLACE – MAY 23, 2017 CW - FILES OP.16.003, Z.15.032 and 19T-15V011**

Please see below communication.

Thank you and best regards,

**Diana DiGirolamo**

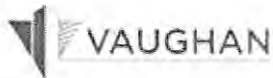
**Planner**

905-832-8585 ext. 8860 | [diana.digirolamo@vaughan.ca](mailto:diana.digirolamo@vaughan.ca)

**City of Vaughan | Development Planning Department**

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

[vaughan.ca](http://vaughan.ca)



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

**Sent:** Sunday, November 06, 2016 6:47 AM

**To:** Access Vaughan - VOL

**Cc:** Daniele; Tanya Varvara; Zaeem Masood; DiGirolamo, Diana; Kiru, Bill; Bayley, Rob; Rendon, Ruth; Iacobelli, Tony; Michaels, Gus; Girard, Rick; Postic, Zoran; Uyeyama, Grant; Hettmann, Joerg; Heron, Janice; Bisceglia, Brenda; Brusco, Nicolino; DeFrancesca, Rosanna; Tamburini, Nancy; Soroichinsky, Tim; moconesi@295.ca; Elvira Caria

**Subject:** Re: 31 Woodend Place

Thank you for your acknowledgment & we look forward to understanding next steps. In the meantime, here are some images for consideration including how other municipalities are clearly paying close attention to the importance of EVERY tree.



On 4 November 2016 at 15:36, Access Vaughan - VOL <[accessvaughan@vaughan.ca](mailto:accessvaughan@vaughan.ca)> wrote:

Good afternoon residents of Woodend Place,

We are writing today to assure you that the lack of a response is not an indication of the City's efforts in assisting to resolve this matter.

We have united City staffers across several departments to ensure that we provide an accurate response and a collaborative and holistic approach in assisting with the resolution this matter for you, our residents.

Any and all actions and conversations had here among staff are taking place in good faith and with the concerns of Woodend Place residents at the forefront.

We will be reaching out with more detail next week to discuss next steps.



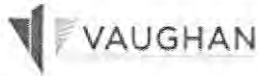
We hope that this is acceptable.

Thank you.

City of Vaughan | Access Vaughan

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

[vaughan.ca](http://vaughan.ca)



**On 29 October 2016 at 11:08**, Joe Collura <[joe.collura@gmail.com](mailto:joe.collura@gmail.com)> wrote:

The below communication including the lack of follow up has prompted renewed concern with the manner resident issues are addressed. In particular, the below statement taken from the Access Vaughan site is the minimum expectation & unfortunately, even that courtesy has not been extended:

"Your questions will be answered promptly by knowledgeable and caring staff. If more information or action is required we will put you in touch with the appropriate department for resolution to your inquiry."

The property in question remains an active area of investigation for the many resident who reside within the immediate community & witnessed first hand the devastation that befell this portion of the Natural Heritage Network. The argument that the leveling of this entire woodlot was a result of damage caused by the 2013 ice storm is questionable & evidence collected via the Municipal Freedom of Information Act further supports the community's concerns. The in action & lack of attention has been & continues to be disappointing & our community is taking steps to address this despite the lack of support thus far. Many examples of how other municipalities have held similar injustices accountable continue to make headlines yet our community concerns remain unactioned:

<http://www.cbc.ca/beta/news/canada/toronto/developer-cut-trees-1.3812549>

[https://www.thestar.com/news/city\\_hall/2016/07/28/mayor-tory-horrified-over-removal-of-trees-on-bayview.html](https://www.thestar.com/news/city_hall/2016/07/28/mayor-tory-horrified-over-removal-of-trees-on-bayview.html)

In the meantime, we will look to the city to offer a response to the below inquiry. Thank you.

---

**From:** Daniele [<mailto:dan4730173@hotmail.com>]

**Sent:** Friday, October 28, 2016 8:54 PM

**To:** Access Vaughan - VOL

**Subject:** Fwd: 31 Woodend place

Hello Access Vaughan



I received an automatic reply that you had received my email and that I would be getting a response in 1 to 3 business days however I am yet to receive a non automated response from anybody at city Hall. Is the lack of a response an indication of what has actually been done thus far on the enforcement of the situation? I was hoping to be able to keep the little bit of faith that I had left in Vaughan that Vaughan would have done the right thing. The 3 days as you can see have passed.

Please do the right thing.

Thank you

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

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

From: Daniele <[dan4730173@hotmail.com](mailto:dan4730173@hotmail.com)>

Date: 2016-10-23 1:22 PM (GMT-05:00)

To: Access Vaughan - VOL <[accessvaughan@vaughan.ca](mailto:accessvaughan@vaughan.ca)>

Subject: 31 Woodend place

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

From: Daniele <[dan4730173@hotmail.com](mailto:dan4730173@hotmail.com)>

**Date: 2016-10-23 1:22 PM (GMT-05:00)**

To: Access Vaughan - VOL <[accessvaughan@vaughan.ca](mailto:accessvaughan@vaughan.ca)>

Subject: 31 Woodend place

I was wondering if the city has anything to say for what it has done to enforce the bylaws for tree removal on this property since it has been clear cut from once fully treed to now fully weeded. It seems nobody from

Vaughan cares. Have any fines been administered? Is anyone being held accountable? I don't want to know who has been fined just want to know if anybody has been.

Thank you

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

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---

**From:** DiGirolamo, Diana  
**Sent:** Tuesday, May 23, 2017 9:52 AM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: Policy Review: Vaughan Community Areas and Low-Rise Residential Areas Study

**COMMUNICATION FOR COUNTRYWIDE HOMES WOODEND PLACE – MAY 23, 2017 CW - FILES OP.16.003, Z.15.032 and 19T-15V011**

Please see below communication.

Thank you and best regards,

**Diana DiGirolamo**

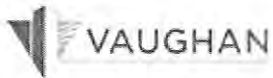
**Planner**

905-832-8585 ext. 8860 | [diana.digirolamo@vaughan.ca](mailto:diana.digirolamo@vaughan.ca)

**City of Vaughan | Development Planning Department**

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

[vaughan.ca](http://vaughan.ca)



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

**Sent:** Wednesday, October 19, 2016 6:58 AM

**To:** Fearon, Kyle

**Cc:** Rossi, Melissa; DeFrancesca, Rosanna; Tamburini, Nancy; Cugliari, Anne-Elise; DiGirolamo, Diana; Tanya Varvara; Elvira Caria; Soroichinsky, Tim; moconesi@295.ca

**Subject:** Policy Review: Vaughan Community Areas and Low-Rise Residential Areas Study

Morning Kyle,

I note the final Community Areas and Low-Rise Residential Areas report that has been prepared. I also acknowledge the tremendous amount of work you (& I'm sure Melissa) have invested into this worth while study including the engagement of many Vaughan residents. I found the report thoughtful & very relevant. The content serves to improve the development process while clarifying & reinforcing the spirit of the VOP. I cannot see any reason Council would not support the recommendations. I wanted to pause, extend my appreciation & let you know these efforts do not go unnoticed.

My hope is that all developments will be held to this standard & that Planning acknowledges the need for this specificity particularly in existing communities including those with large lot where the character & compatibility must continue to be respected & maintained. This report speaks EXACTLY to an existing application many residents I represent are continuing to deal with & I will be interested to see how these finding will form part of any final decision in that regard.

For now, thanks once again & I look forward to the Public Hearing. Have a great day!

[https://www.vaughan.ca/projects/policy\\_planning\\_projects/Pages/Low-Rise-Residential-Designations.aspx](https://www.vaughan.ca/projects/policy_planning_projects/Pages/Low-Rise-Residential-Designations.aspx)

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**From:** DiGirolamo, Diana  
**Sent:** Tuesday, May 23, 2017 9:50 AM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: Via Borghese/Woodend Place

**COMMUNICATION FOR COUNTRYWIDE HOMES WOODEND PLACE – MAY 23, 2017 CW - FILES OP.16.003, Z.15.032 and 19T-15V011**

Please see below communication.

Thank you and best regards,

**Diana DiGirolamo**

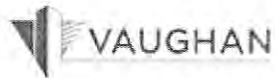
**Planner**

905-832-8585 ext. 8860 | [diana.digirolamo@vaughan.ca](mailto:diana.digirolamo@vaughan.ca)

**City of Vaughan | Development Planning Department**

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[vaughan.ca](http://vaughan.ca)



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**From:** Daniele [mailto:[dan4730173@hotmail.com](mailto:dan4730173@hotmail.com)]  
**Sent:** Friday, September 30, 2016 8:46 AM  
**To:** DeFrancesca, Rosanna  
**Cc:** Joe Collura; Tanya Varvara; Tamburini, Nancy; DiGirolamo, Diana  
**Subject:** Via Borghese/Woodend Place

Hello Rosanna

We had a community meeting with a great turn out even though it was raining at the time. The meeting was about the possible development at Woodend Place. Everyone was enraged with the proposal of town homes and 25 foot detached homes along with the opening of Via Borghese. This in my opinion is in every regard a slap in the face to the residents and the city. Everyone knows what the area is zoned for. Everyone knows that the community has no towns and no 25 foot lots. Why even try to pretend like they want to play if all they want to be is the bully in the playground? Rosanna, I personally don't not want towns or 25 foot lots either. I also do not want the street opened up. I do not want 1 construction truck to drive on Via Borghese even if they are surveying the grounds. We have a new baby and he was planned before some builder decided to ruin our community for his financial gain. Children our the future not builder's pockets. That's who the city has to represent, the children. In memory of the forest that once stood tall should be a parkette. The houses should mirror what is here already and the street should stay closed to eliminate speeding of people to bypass the lights. We need community calming roads not freeways. I have a couple of profitable street renderings if they can't come up with any better than they have. Can the city not tell the builder to just come out with their best foot forward and be done with the games? Or better yet, after being subject to these games just not entertain anything except what it is already zoned for?

I want to remind you that I am speaking for myself and this is all my opinion. I am not speaking on the behalf of the community.

Thank you for your time



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**From:** DiGirolamo, Diana  
**Sent:** Tuesday, May 23, 2017 9:47 AM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: Question...

**COMMUNICATION FOR COUNTRYWIDE HOMES WOODEND PLACE – MAY 23, 2017 CW - FILES OP.16.003, Z.15.032 and 19T-15V011**

Please see below communication.

Thank you and best regards,

**Diana DiGirolamo**

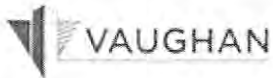
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**From:** joe.collura [mailto:joe.collura@gmail.com]  
**Sent:** Thursday, September 15, 2016 12:01 PM  
**To:** DiGirolamo, Diana  
**Subject:** Question...

Hi Diana,

Just trying to clarify a couple things. Can you confirm under rural residential, could an application be submitted for singles without a zoning change?

Also, the suggestion that Woodend is "changing," the lands immediately to the west of the subject lands I know are categorized as environmentally significant as well as provincially protected. More importantly, there are residents living in the homes on those lands. I assume the planning department would be required to consider proposals based on current information & not on a developer's opinion? With due respect, being economically "viable" is not a provision within the VOP.

I have read the applicant's submission & there are serious gaps. Great to see us coming together but there's much more to do.

Thanks Dianna.

Sent from my Samsung Galaxy smartphone.

## Beauchamp, Alexandra

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**From:** DiGirolamo, Diana  
**Sent:** Tuesday, May 23, 2017 9:49 AM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: Question...

### COMMUNICATION FOR COUNTRYWIDE HOMES WOODEND PLACE – MAY 23, 2017 CW - FILES OP.16.003, Z.15.032 and 19T-15V011

Please see below communication.

Thank you and best regards,

**Diana DiGirolamo**

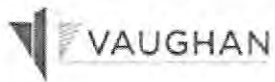
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**From:** Joe Collura [<mailto:joe.collura@gmail.com>]  
**Sent:** Monday, September 26, 2016 7:06 PM  
**To:** DiGirolamo, Diana  
**Subject:** Re: Question...

Appreciate your responsiveness. I'll review the documents. I have already arranged a community meeting & will do my best to consolidate our position. What I will say, having spoken with some residents, & while I agree with your comment that today's revision is a bit closer, there is consensus the design is still far from being adequate & does not satisfy any of the urban design & built form clearly laid out in 9.1.2.2 (among many other policies):

- 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;

In fact, this may have been a step backwards as the entire plan is now incompatible with the established community including no transition whereas previously, we at least had one side.

I am encouraged & as mentioned its a great start however, there is still much work to be done. You have my commitment I will do my utmost to arrive at a reasonable solution.

Thank you Diana. We'll chat soon.

On 26 September 2016 at 16:47, DiGirolamo, Diana <[Diana.DiGirolamo@vaughan.ca](mailto:Diana.DiGirolamo@vaughan.ca)> wrote:

Hi Joe,

With respect to the applicant's Official Plan Amendment, in their initial application the applicant has sought relief of Section 9.1.2.2 of VOP 2010, Volume 1. To date, the applicant has not made a formal resubmission to the City, therefore their planning justification has not been updated; the applicant will update this accordingly upon resubmission. I've attached their Planning Justification Report and Draft Official Plan Amendment for you review.

Because Staff are not yet in receipt of a formal resubmission from CountryWide, we haven't been afforded the opportunity to comprehensively review their proposal in the context of Section 9.1.2.2, however, based on what we saw today, the built form – being single detached houses – is more in keeping with the existing and surrounding community than their initial proposal.

Best regards,

**Diana DiGirolamo**

**Planner**

905-832-8585 ext. 8860 | [diana.digirolamo@vaughan.ca](mailto:diana.digirolamo@vaughan.ca)

**City of Vaughan | Development Planning Department**

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[vaughan.ca](http://vaughan.ca)



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**From:** joe.collura [mailto:[joe.collura@gmail.com](mailto:joe.collura@gmail.com)]

**Sent:** September-26-16 1:55 PM

**To:** DiGirolamo, Diana

**Subject:** RE: Question...

**Importance:** High

Hi Diana,

Based on this morning's meeting & in the spirit of keeping things moving, I have some clarifying questions I believe will be helpful in addressing questions I know the community will have:

- compatibility - what sections of chapter 9, Building a great city, does the applicant reference in their justification for compatibility?
- does the existing or revised plan satisfy 9.1.2.2. Or 9.1.2.3.? I note a reference to 9.2.3.2b however, this is flawed as the policy assumes there is "existing development" & other townhouses" in the "immediate area." Neither is true of the subject lands.

There may be more but we'll start with this.

Sent from my Samsung Galaxy smartphone.

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

From: "joe.collura" <[joe.collura@gmail.com](mailto:joe.collura@gmail.com)>

Date: 2016-09-21 6:52 AM (GMT-05:00)

To: "DiGirolamo, Diana" <[Diana.DiGirolamo@vaughan.ca](mailto:Diana.DiGirolamo@vaughan.ca)>

Subject: RE: Question...

This is very helpful. Thank you Diana.

Have a great day.

Sent from my Samsung Galaxy smartphone

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

From: "DiGirolamo, Diana" <[Diana.DiGirolamo@vaughan.ca](mailto:Diana.DiGirolamo@vaughan.ca)>

Date: 2016-09-20 11:46 AM (GMT-05:00)

To: "'joe.collura'" <[joe.collura@gmail.com](mailto:joe.collura@gmail.com)>

Subject: RE: Question...

Hi Joe,

In response to your first question; the measure of compatibility as per the policy in VOP 2010 is to review proposals for new development in consideration of existing development:

*"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 ..."*  
(Section 9.1.2.2., VOP 2010, Volume 1).

With respect to your question of process, the *Planning Act* does not require new Public Hearings for resubmissions made by an applicant. However, through VOP 2010 the City requires additional Public Hearings for Official Plan and Zoning By-law amendments under the following circumstances:

*That at least one public meeting shall be held prior to the adoption of an Official Plan or Zoning By-law amendment at which the public may make representations in respect of the matter being considered. A new public meeting for a planning application(s) shall automatically be required when any of the following circumstances occur:*

*a. any application(s) that has not been considered by Council within two years after the date it was considered at a previous statutory public meeting; and/or,*

*b. an application(s) has been significantly amended, such as an increase to the proposed density and/or building height, beyond what was proposed and considered by Council at a previous public meeting...."*

Based on the above, CountryWide Homes would not be subject to an additional Public Hearing.

[illegible]

- Site Development Applications presently being implemented through the Maplequest Vaughan Development Inc. include:



- SITE DEVELOPMENT FILE DA.15.013 -**101 Townhouse Units**
- SITE DEVELOPMENT FILE DA.15.061 (see attached plan) - **113 Townhouse Units**
- SITE DEVELOPMENT FILE DA.16.039 (see attached plan) – **10 Townhouse Units**
- **BELMONT PROPERTIES (WESTON) INC. (Files 19T-14V009 and Z.14.040) – 21 Townhouse Units**
- MAJORMACK INVESTMENTS INC. (Files 19T-07V06 and Z.07.061) – Unknown

Site Development Applications implemented through Majormack Investments Inc. include:

SITE DEVELOPMENT FILE DA.11.108 – **15 Townhouse Units**

SITE DEVELOPMENT FILE DA.10.071 (see attached plan) – **41 Townhouse Units**

Hope this information helps.

Best regards,

**Diana DiGirolamo**

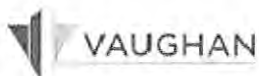
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**From:** joe.collura [<mailto:joe.collura@gmail.com>]

**Sent:** September-19-16 11:08 AM

**To:** DiGirolamo, Diana

**Subject:** RE: Question...

Sorry, two other thoughts came to mind:

1. What is the process for accepting the revised site plan? For instance, would another Public Hearing be arranged to allow the committee an opportunity to assess the community's response to planning's recommendation.

2. How many townhouses have been approved on the north west corner of major Mac & weston Rd.?

Sent from my Samsung Galaxy smartphone.

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

From: "joe.collura" <[joe.collura@gmail.com](mailto:joe.collura@gmail.com)>

Date: 2016-09-19 10:45 AM (GMT-05:00)

To: "DiGirolamo, Diana" <[Diana.DiGirolamo@vaughan.ca](mailto:Diana.DiGirolamo@vaughan.ca)>

Subject: RE: Question...

Thank you Diana. To be clear, city planning recommendations take into account existing communities & compatibility is tied to the same, particularly with infill proposals, correct?

Sent from my Samsung Galaxy smartphone.

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

From: "DiGirolamo, Diana" <[Diana.DiGirolamo@vaughan.ca](mailto:Diana.DiGirolamo@vaughan.ca)>

Date: 2016-09-19 10:07 AM (GMT-05:00)

To: "joe.collura" <[joe.collura@gmail.com](mailto:joe.collura@gmail.com)>

Subject: RE: Question...

Hi Joe,

Hope all is well.

If you refer to Zoning By-law 1-88 the RR Rural Residential Zone category permits single detached dwellings on lots that have a minimum frontage of 45 metres and minimum area of 4000 m<sup>2</sup> (as well as additional criteria outlined in Schedule "A"). A Zoning By-law Amendment would not be required for any development proposal that maintains the RR Zone standards.

With respect to the lands further west, any proposal to redevelop those lands would be subject to the full development review process with accordance with the *Planning Act*. The proponent would have to attend a Pre-Application Consultation (PAC) Meeting to establish submission requirements, then the proponent could make a formal development application, and then go to a Public Hearing – any development application would be reviewed against the in-effect policy regime of the Province, the Region and the City.

In the past the City has conducted a formal PAC Meeting for 4455 and 4477 Major Mackenzie Drive, however no development applications have been made to date.



I hope this information helps.

Best regards,

**Diana DiGirolamo**

**Planner**

905-832-8585 ext. 8860 | [diana.digirolamo@vaughan.ca](mailto:diana.digirolamo@vaughan.ca)

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

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**VAUGHAN**

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**From:** joe.collura [mailto:joe.collura@gmail.com]  
**Sent:** September-15-16 12:01 PM  
**To:** DiGirolamo, Diana  
**Subject:** Question...

Hi Diana,

Just trying to clarify a couple things. Can you confirm under rural residential, could an application be submitted for singles without a zoning change?

Also, the suggestion that Woodend is "changing," the lands immediately to the west of the subject lands I know are categorized as environmentally significant as well as provincially protected. More importantly, there are residents living in the homes on those lands. I assume the planning department would be required to consider proposals based on current information & not on a developer's opinion? With due respect, being economically "viable" is not a provision within the VOP.

I have read the applicant's submission & there are serious gaps. Great to see us coming together but there's much more to do.

Thanks Dianna.

Sent from my Samsung Galaxy smartphone.

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---

**From:** DiGirolamo, Diana  
**Sent:** Tuesday, May 23, 2017 9:42 AM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: Questionable Development - Countrywide Woodend Place Inc.

**COMMUNICATION FOR COUNTRYWIDE HOMES WOODEND PLACE – MAY 23, 2017 CW - FILES OP.16.003, Z.15.032 and 19T-15V011**

Please see below communication.

Thank you and best regards,

**Diana DiGirolamo**

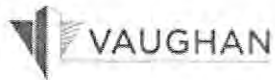
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[vaughan.ca](http://vaughan.ca)



**From:** Joe Collura [<mailto:joe.collura@gmail.com>]  
**Sent:** Thursday, September 08, 2016 8:18 PM  
**To:** DeFrancesca, Rosanna; Cugliari, Anne-Elise; Tamburini, Nancy; DiGirolamo, Diana; Iacobelli, Tony  
**Subject:** Fwd: Questionable Development - Countrywide Woodend Place Inc.

Sharing as many residents have been very vocal about the below article.

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

**From:** Joe Collura <[joe.collura@gmail.com](mailto:joe.collura@gmail.com)>

**Date:** 8 September 2016 at 20:17

**Subject:** Re: Questionable Development - Countrywide Woodend Place Inc.

**To:** Antonella <[risi\\_antonella@rogers.com](mailto:risi_antonella@rogers.com)>, "F. Aykut Erdinc" <[ferdinc@gmail.com](mailto:ferdinc@gmail.com)>, pfalduto@hotmail.com, Gerard Biasutto <[biasuttog@gmail.com](mailto:biasuttog@gmail.com)>, Lisa Gagliardi <[lisagagliardi@rogers.com](mailto:lisagagliardi@rogers.com)>, Tanya Varvara <[tanyavarvara@me.com](mailto:tanyavarvara@me.com)>, Katie DeBartolo <[kdebartolo@hotmail.com](mailto:kdebartolo@hotmail.com)>, "Dan4730173@hotmail.com" <[Dan4730173@hotmail.com](mailto:Dan4730173@hotmail.com)>, cg m <[cgm4\\_76@hotmail.com](mailto:cgm4_76@hotmail.com)>, Marisa I <[maripossa\\_19@hotmail.com](mailto:maripossa_19@hotmail.com)>, "Jenniferscioli@hotmail.com" <[Jenniferscioli@hotmail.com](mailto:Jenniferscioli@hotmail.com)>, Nicole Grisolia <[ngriz@rogers.com](mailto:ngriz@rogers.com)>, "dino.dascanio@bell.net" <[dino.dascanio@bell.net](mailto:dino.dascanio@bell.net)>, Lilli Chan <[lillichan8@gmail.com](mailto:lillichan8@gmail.com)>, Jason.Hann@bell.net, mikeaward@gmail.com, anthonycatallo88@yahoo.com, "gyemis@yahoo.com" <[gyemis@yahoo.com](mailto:gyemis@yahoo.com)>, Inessa Barkan <[b\\_inessa@hotmail.com](mailto:b_inessa@hotmail.com)>, Miroslav Tkachenko <[miroslavt@hotmail.com](mailto:miroslavt@hotmail.com)>, "Soroichinsky, Tim" <[tim.soroichinsky@aecom.com](mailto:tim.soroichinsky@aecom.com)>, moconesi@295.ca, Elvira Caria <[elvira caria@aol.com](mailto:elvira caria@aol.com)>, Tejinderjeet Singh <[tejsale@gmail.com](mailto:tejsale@gmail.com)>, kaostziya@gmail.com, Matthew Sivin <[matthewsivin@gmail.com](mailto:matthewsivin@gmail.com)>, joeattard@rogers.com, sagomes@yorku.ca, David YC Kim <[pinevalley7@gmail.com](mailto:pinevalley7@gmail.com)>, Massimo Giorgio <[massimo@etpainting.com](mailto:massimo@etpainting.com)>, rajji\_kay@hotmail.com, Kamakshi



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Good evening everyone,

I came across the below news article & a number of residents have also reached out to share the same story with me drawing significant similarities between the details of this incident & the devastation our neighbourhood has dealt with regarding the leveling of an entire woodlot. In the below example, it references an incident being escalated in July 2016 with some 10 trees being cut & charges now being laid. In our case, an entire woodlot was decimated & almost 3yrs later we are still looking for justice!

I know how passionate we are about our community & our city. Let's be sure our voices continue to be heard. Thanks all!

<https://www.thestar.com/news/gta/2016/09/08/vaughan-developer-charged-after-trees-destroyed-without-permit.html>

On 18 August 2016 at 19:42, Joe Collura <[joe.collura@gmail.com](mailto:joe.collura@gmail.com)> wrote:  
Good evening all,

In the spirit of keeping everyone informed, I wanted to share another concerned that was brought forward related to the idea that the Applicant (Countrywide) had escalated the proposal to the Ontario Municipal Board (OMB). As many of you are already aware, I did raise this issue at our Feb 17th community meeting. While we had assurances from the city this course was highly unlikely, I also followed up with the Planning Department in March to understand this process. As it was explained to me, if this should happen, all interested residents would be made aware (I am confirming the exact procedure).

In short, & per the confirmation below, the Applicant has NOT filed an appeal with the OMB & the development is still under review with the city. While the city is feels the likelihood of an escalation to the OMB is slim, I did notice another submission by Countrywide submitted in April of this year which, confirms it is not outside their list of tactics. We will continue to work with all stakeholders to avoid this & hope to arrive at a fair resolution.

In addition, the Applicant has submitted a revised concept as was presented at the May 3rd Public Meeting (attached). I am arranging a meeting with some key stakeholders & will keep everyone apprised.

August 16th 2016 at 11:02, DiGirolamo, Diana <[Diana.DiGirolamo@vaughan.ca](mailto:Diana.DiGirolamo@vaughan.ca)> wrote:

Hi Joe,

...With respect to your concerns about the OMB process, at this time no appeal has been filed by the applicant. I cannot speak to the likeness of the applicant to file an appeal, however, I believe that the intention of the applicant is to work with City Staff, External Agencies and the public to resolve the major issues identified in the original submission.

Best regards,

**Diana DiGirolamo**

**Planner**

905-832-8585 ext. 8860 | [diana.digirolamo@vaughan.ca](mailto:diana.digirolamo@vaughan.ca)

**City of Vaughan | Development Planning Department**

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

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

**Sent:** August-12-16 9:41 AM

**To:** DiGirolamo, Diana

**Cc:** DeFrancesca, Rosanna; [anthonycatallo88@yahoo.com](mailto:anthonycatallo88@yahoo.com); Tamburini, Nancy

**Subject:** Re: Questionable Development - Countrywide Woodend Place Inc.

...I have visited the OMB site & on the surface do not see anything related to our applications. I do see a Countrywide hearing however, a different address (PL150684-Country Wide Homes Inc. Rezoning, 10390 Pine Valley Drive). I want to ensure I am not overlooking anything & admittedly, this is not my area of expertise so I am turning to the professionals (you).

Can you confirm the Applicant has not escalated any of the applications to the OMB & they are still with the city for review? Also, are all four applications now complete or are there some still in incomplete status?

Thank you in advance Diana!

On 29 July 2016 at 19:27, Joe Collura <[joe.collura@gmail.com](mailto:joe.collura@gmail.com)> wrote:

Good evening Tanya,

Thanks for following up. Rosanna did reach out, we have exchanged messages & are trying to align our schedules to discuss our continuing concerns. I will keep you & all our neighbours apprised accordingly.

As for the article, in the past two days, I have received an enormous response to that incident. Many in our community shared that very story with me, no doubt because of the striking similarities we have voiced.

I will continue to do what I can, keep the community informed & work closely with Rosanna & others to ensure our concerns continue to be heard.

Enjoy the weekend & we'll chat soon.

On 29 July 2016 at 18:32, Tanya Varvara <[tanyavarvara@me.com](mailto:tanyavarvara@me.com)> wrote:

Hi Joe,

Not sure if you've heard back from Rosanna or anyone else at the city of Vaughan in response to your note. If so, I would be interested in any updates you have.

In the meantime, I wanted to share an article that is VERY familiar. In it, it talks about how a community is devastated about the questionable actions of a developer who LEVELED a large number of trees to make way for townhouses. Sound familiar?

The other unfortunate part to this is when it is compared to our concerns:

**City of Toronto - trees removed in a questionable manner...**

- Councillor leading the charge against the development
- Mayor visited the site to assess devastation first hand
- Municipality pushing for significant penalties

Here is a copy if the article:

[https://www.thestar.com/news/city\\_hall/2016/07/27/city-of-toronto-investigating-removal-of-trees-on-north-york-property.html](https://www.thestar.com/news/city_hall/2016/07/27/city-of-toronto-investigating-removal-of-trees-on-north-york-property.html)

[https://www.thestar.com/news/city\\_hall/2016/07/28/mayor-tory-horrified-over-removal-of-trees-on-bayview.html](https://www.thestar.com/news/city_hall/2016/07/28/mayor-tory-horrified-over-removal-of-trees-on-bayview.html)

**City of Vaughan - trees removed in a questionable manner..**

- Nothing to report ??????????

I am wondering if the City of Vaughan is doing investigations on the removal of trees on our questionable development of Via Borghese.

Hope to hear something soon. Have a great weekend.

Tanya

Sent from my iPhone

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

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

Date: 16 July 2016 at 06:16

Subject: Re: Questionable Development - Countrywide Woodend Place Inc.

To: "DeFrancesca, Rosanna" <rosanna.defrancesca@vaughan.ca>, "Tamburini, Nancy"

<nancy.tamburini@vaughan.ca>, "Cugliari, Anne-Elise" <Anne-Elise.Cugliari@vaughan.ca>

Cc: Antonella <risi\_antonella@rogers.com>, "F. Aykut Erdinc" <ferdinc@gmail.com>, pfalduto@hotmail.com,

Gerard Biasutto <biasuttog@gmail.com>, Lisa Gagliardi <lisagagliardi@rogers.com>, Tanya Varvara

<tanyavarvara@me.com>, Katie DeBartolo <kdebartolo@hotmail.com>, "Dan4730173@hotmail.com"

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masciangelosteve@gmail.com, aikido83@hotmail.com, roberto.panait@gmail.com, robert\_dipersio@yahoo.ca,

fariya@gmail.com, albert.lombardi@rbc.com, sab&nat@hotmail.com, vehan77@gmail.com,

amanocchio@averton.ca, dmoretto@sympatico.ca, rajji\_kaur@hotmail.com, ahmed.tawfik@live.ca,

gp.precision@hotmail.com, "DiGirolamo, Diana" <Diana.DiGirolamo@vaughan.ca>, "Fearon, Kyle"

<kyle.fearon@vaughan.ca>, "Rossi, Melissa" <Melissa.Rossi@vaughan.ca>, maurizio.bevilacqua@vaughan.ca,

michael.dibiase@vaughan.ca, mario.ferri@vaughan.ca, gino.rosati@vaughan.ca, marilyn.iafrate@vaughan.ca,

tony.carella@vaughan.ca, sandra.racco@vaughan.ca, alan.shefman@vaughan.ca

Good day,

I am following up as we have not received a response or acknowledgment of receipt to the below communication. I appreciate there are many city matters to deal with at any given time & trust this matter is among them & being given the attention it deserves. I have added to the list of residents included in this communication to ensure they continue to be kept apprised of the progress of these applications. While we continue to do our best as a community to collect & consolidate our concerns, with no updates offered since the May 3rd Public Hearing, we are turning to our city representatives for guidance. This development may just be another "item" to deal with for some stakeholders however, I can assure you it is substantially more to our community & we remained focused & steadfast in our opposition.

I will acknowledge the communication offered by the Planning Department & appreciate their position as they are awaiting further updates. In the meantime, I believe it is prudent to reaffirm that the community concerns continue to form part of this discussion & ultimately, a revision to the proposal that helps us arrive at a mutually agreeable solution.

We look forward to your follow up.



## **Vellore for a REASONABLE Vaughan!**

On 9 July 2016 at 08:17, Joe Collura <[joe.collura@gmail.com](mailto:joe.collura@gmail.com)> wrote:

Good morning Rosanna,

Hope you are enjoying the Summer.

I wanted to circle back to understand the progress of the Woodend Place applications. I continue to receive inquiries from many concerned residents & unfortunately have no updates to offer. I, & I know many other residents, have followed up with various city departments to no avail. Our opposition to the application in its current form remains strong & while the minor revision presented during the public hearing was noted, we trust there are many additional changes forthcoming to ensure the community's, & evidently, other Members of Council, concerns are accounted for. We have yet to hear any details regarding the joint community/applicant meeting which, you proposed & are eager for that discussion so we can arrive at a mutually agreeable solution.

We are conscious of the time required to complete this process & do not want to be put in a position where important matters are then forced to be dealt with in a short period of time. This development, our families & our community deserves more!

Rosanna, we are looking to you as our Member of council, to represent us as you have & bring balance to this discussion which, at the moment continues to be weighed more heavily against us. Please provide an update & let us know how we can support this process.

Thank you.

On 7 July 2016 at 13:41, DiGirolamo, Diana <[Diana.DiGirolamo@vaughan.ca](mailto:Diana.DiGirolamo@vaughan.ca)> wrote:

Hi Joe,

I hope all is well.

At this time I do not have an update on the CountryWide Homes Woodend Place applications; the applicant has not yet submitted a revised Draft Plan to show singles along the Via Borghese frontage.

I appreciate your patience through this process. I will be sure to update you when I am in receipt of a revised Draft Plan.

Thank you and best regards,

**Diana DiGirolamo**

**Planner**

905-832-8585 ext. 8860 | [diana.digirolamo@vaughan.ca](mailto:diana.digirolamo@vaughan.ca)

**City of Vaughan | Development Planning Department**

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

[vaughan.ca](http://vaughan.ca)



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

**Sent:** July-06-16 7:58 PM

**To:** DiGirolamo, Diana

**Subject:** Re: Questionable Development - Countrywide Woodend Place Inc.

Hello Diana,

Hope you are enjoying the Summer. It has been some time since we've heard anything regarding the applications. We would appreciate an update as residents are still very much concerned with the progress of the development.

Your attention is appreciated. Thank you in advance.

On 8 June 2016 at 10:30, DiGirolamo, Diana <[Diana.DiGirolamo@vaughan.ca](mailto:Diana.DiGirolamo@vaughan.ca)> wrote:

Hi Joe,

The Community Meeting will be organized once the applicant has submitted their revised proposal. The timing of their resubmission is completely within their hands.



I can now PDF the TZ Analysis; it will be included as a Communication at the future COW Meeting.

We will be in touch.

Thanks and best regards,

**Diana DiGirolamo**

**Planner**

905-832-8585 ext. 8860 | [diana.digirolamo@vaughan.ca](mailto:diana.digirolamo@vaughan.ca)

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

**Sent:** June-02-16 6:12 PM

**To:** DiGirolamo, Diana

**Subject:** Re: Questionable Development - Countrywide Woodend Place Inc.

Thank you for your follow up Diana. I note the following:

- We look forward to the pending meeting between the Applicant, Councillor DeFrancesca & residents; any idea of when this may happen?
- We will consolidate/reiterate our concerns & hope the Applicant will address them
- By no means am I suggesting a cookie-cutter approach. On the contrary, it is the unique community surroundings & context we trust will be taken into account & ultimately help to arrive at a solution that respects the existing community & environment. The Nulook example in particular was simply demonstrating good partnerships, strong collaboration & respect for the community
- I appreciate the comments re: the environmental impacts & thank you for Mr. Brusco's contact details. Considering the property history we have gathered along with the timing of when the trees were cut, we know exactly who the culprit is (as I'm sure the city does also) & will escalate our concerns in due course. To be clear, our investigation is also encompassing the manner in which the city dealt with the initial concerns, the questionable information gathered, the inconsistent communication with residents & the lack of accountability that continues. The progress of this development & the

compensation of the significant amount of vegetation that was removed remains to be seen & will inform our next steps in this regard.

- The amount of density should help dictate this issue around access. If a reasonable development is approved, that respect the existing community, there will be no need to make any changes to the existing infrastructure.
- I do recall your mentioning the issues in accessing the TZ analysis however, please confirm it will now form part of the overall submission.

Diana, I know the amount of time you continue to set aside in addressing our concerns & again, want to acknowledge your efforts. Thank you as always.

On 2 June 2016 at 08:59, DiGirolamo, Diana <[Diana.DiGirolamo@vaughan.ca](mailto:Diana.DiGirolamo@vaughan.ca)> wrote:

Hi Joe,

Thank you for following up with the City of Vaughan regarding the development applications at 11, 31 and 51 Woodend Place (Files OP.16.003, Z.15.032, 19T-15V011). I am happy to hear you had a positive experience at the May 3, 2016 Public Hearing. It is always the goal of Vaughan Council and City Staff to ensure that residents feel engaged.

You can continue to send materials and correspondence to my attention; it will be included as a Communication in a future technical report to the Committee of the Whole (COW). Please note that to date, no COW date has been scheduled. With regard to next steps and prior to a technical report being forwarded to COW, a Community Meeting will be organized by Councillor DeFrancesca's office between the applicant, local residents and appropriate City Staff. This is a recommendation that was endorsed at the Committee of the Whole (Public Hearing) on May 3, 2016. To date the Community Meeting has not been organized. Given that the applicant intends on submitting a revised proposal which includes singles on Via Borghese, it is beneficial for all parties to receive the revised plans prior to arranging the Community Meeting.

With respect to some of your specific concerns that came out of the Public Hearing, please see the following summary which I've attempted to organize into your categories:

#### **Applicant's representative's failure to address community concerns & Applicant's representative's transportation comments**

If you feel that the applicant did not adequately respond to the deputations at the Public Hearing, specifically with respect to the proposed built form and design, there is an opportunity to have your questions addressed by the applicant at the Community Meeting.

Going forward, I recommend putting together a list of questions in advance of the Community Meeting - to allow the applicant time to review and prepare for – in order to provide a more comprehensive response to the community at the Community Meeting.

As the local representative for your neighbourhood, I will coordinate this agenda with you, the applicant and Councillor DeFrancesca prior to the Community Meeting.

**Examples of unreasonable proposals, met with honest feedback & in one instance, ended with reasonable development**

It is important to realize that each site and each application is context specific, has a unique set of challenges, and is not a one-size-fits-all approach. For instance:

- Centra (Keele) Inc. (Item #1, Report No. 22) is located within the *Village of Maple Heritage Conservation District Plan*. No decision has been rendered to date on this development proposal.
- Nulook Developments Inc. (Item #3, Report No. 22) is located within the Oak Ridges Moraine Conservation Plan Area. No decision has been rendered to date on this development proposal.
- 1678573 Ontario Inc. [“The Mack”] (Item #52, Report No. 30) was constrained by existing residential to the west and south, and Highway 400 to the east, which did not make a second access possible.

However, I agree that when there is collaboration between the applicant, the public and staff the end result is better received by the existing community.

**Noticeable Resistance to Committee of the Whole Concerns by Planning Representatives**

With respect to the implications on the Natural Heritage Network, the Public Hearing report outlined the environmental and engineering reports that have been submitted to date by the applicant, and noted that the proposed development is being reviewed in accordance with the Core Feature policies of VOP 2010.

The Development Planning Department and the Toronto and Region Conservation Authority (TRCA) met with the applicant in April to discuss the issue of tree removals on-site. At that meeting, the TRCA requested the applicant to revise their Environmental Impact Study (EIS) to address the historical tree loss. The present Owner of the subject lands (CountryWide Homes) advised they are not the party responsible for the tree removal, however, the applicant is being cooperative with both the City and TRCA's request to highlight this loss throughout their submission. To date, the revised EIS has not been submitted, therefore no additional information is available to share at this time. As always, the submission materials are publically available should you wish to review them.

I am not in a position to comment on legal matters regarding laying of charges against the previous owner(s) of the property. If you would like to discuss this matter further, kindly contact Mr. Lino Brusco, Supervisor with our By-law Enforcement Department at (905) 832-8221 ext. 8282.

With respect to access (i.e. transportation matters), much like the environmental review, this matter is being reviewed by City Staff and external agencies. As Andrew Pearce, Director of Development Engineering and Infrastructure Planning, noted at the Community Meeting that took place on February 17, 2016, safety for existing and new residents shall be a primary consideration.

It is my understanding the Traffic Zone Analysis you submitted was not included as a Communication in the Public Hearing Report because it was too large to PDF. Our correspondence noting this situation is attached below.



RE: FW: CountryWide  
Woodend Place App

Again, I want to thank you for your follow-up on the subject applications and I look forward to working with you prior to the Community Meeting.

Best regards,

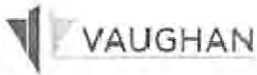
**Diana DiGirolamo**

**Planner**

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**City of Vaughan | Development Planning Department**  
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**From:** Joe Collura [mailto:joe.collura@gmail.com]

**Sent:** May-22-16 3:23 PM

**To:** DiGirolamo, Diana

**Cc:** Antonella; F. Aykut Erdinc; pfalduto@hotmail.com; Gerard Biasutto; Lisa Gagliardi; Tanya Varvara; Katie DeBartolo; Dan4730173@hotmail.com; cg m; Marisa I; Jenniferscioli@hotmail.com; Nicole Grisolia; dino.dascanio@bell.net; Lilli Chan; Jason.Hann@bell.net; mikeaward@gmail.com; anthonycatallo88@yahoo.com; gyemis@yahoo.com; Inessa Barkan; Miroslav Tkachenko; Sorochinsky, Tim; moconesi@295.ca; elviracaria@aol.com; DeFrancesca, Rosanna; Tamburini, Nancy; Kiru, Bill; Bevilacqua, Maurizio; Ferri, Mario; Carella, Tony; Di Biase, Michael; Rosati, Gino; Racco, Sandra; Shefman, Alan; Iafrate, Marilyn

**Subject:** Fwd: Questionable Development - Countrywide Woodend Place Inc.

Hello Diana,

I am following up regarding the progress re: the Countrywide Homes Woodend Place Inc. applications. I understand that all details gathered to date will form part of the final recommendation. As such & while much has been included thus far, I did not see the **Traffic Zone analysis** I completed in any of the material & have included it again. I have also attached a more **current version of the our consolidated opposition**. I know there is already an overwhelming number of submissions to date in opposition to the applications however, I continue to field additional objections including inquiries as to whether written submission are still being accepted. To that end, I have included a number of residents as a means of providing an update. I, along with the many who have vocalized their objections, are eagerly awaiting next steps. Please keep us informed.

Having had time to reflect on the May 3rd meeting, & as you can imagine, paying close attention to every word uttered, here are a number of items we believe should form part of the dialogue related to this application & ultimately, the final recommendation:

- **Applicant's representative's failure to address community concerns** - In every OTHER instance that evening, the builder/representative provided commentary that acknowledged community issues after hearing resident deputations. Unfortunately, that was not the case with our concerns with the exception of some commentary regarding how transportation was a contributing factor to justifying design & divergence from the Vaughan Official Plan including a disregard for the existing design & character of the existing community. We acknowledge & are thankful for the proactive steps taken by **Councilor DeFrancesca** as well as the last minute revision by the applicant (per below) however, there is consensus (including the strong opposition voiced by **Regional Councilor Rosati**) that much more is needed to ensure the character & context of the existing community is respected. There are examples of



current development (see below) that are more aligned to the existing community & again, demonstrate just how out of place the subject application is. I look forward to dialogue that will help us arrive at a more reasonable point.

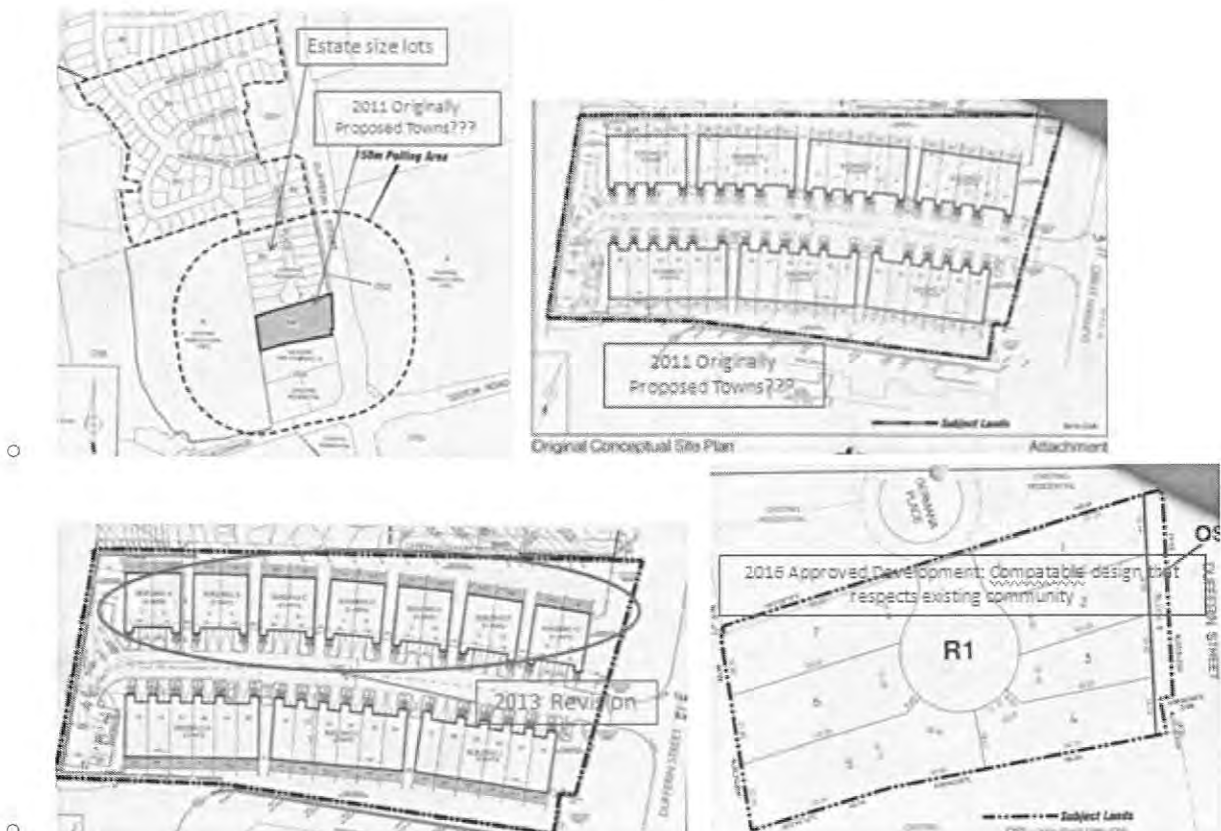


- **Applicant's representative's transportation comments** - per the below communication to the province, a number of residents took exception with the implication that transportation is somehow more relevant to individuals in townhouses & that should contribute to a disregard of the many policies in place to support reasonable development. Transportation will be welcomed within our immediate community considering the significant growth we have already experienced along with the development that is pending. Adding unnecessarily intensification including design that is overwhelming contrary to the existing community is simply not reasonable which, is further evidenced by the number of exceptions that would be required in order to proceed. I am meeting with the Minister of Transportation to discuss these matters further.

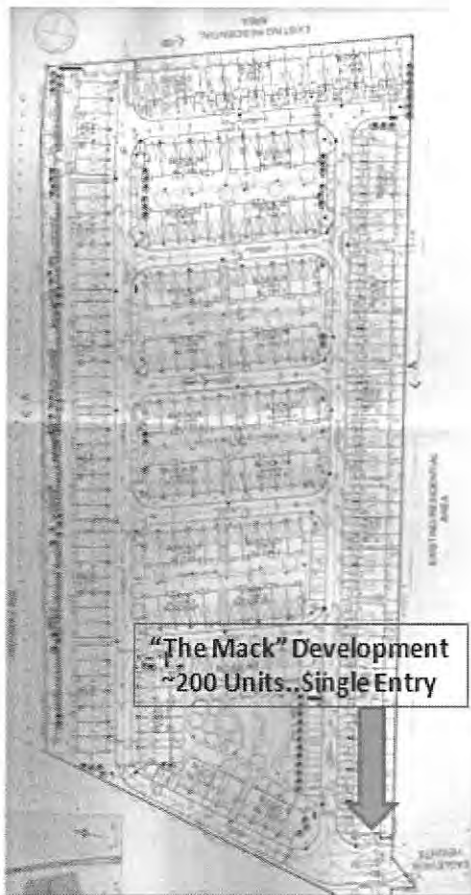


- **Examples of unreasonable proposals, met with honest feedback & in one instance, ended with reasonable development** - We acknowledge two instances where *Councilor Iafrate* showcased inspiring leadership which, ultimately led to outstanding collaboration including a balanced approach that contributed to mutually agreeable solutions:

1. Item 1 (Keele & Cromwell Rd application) - Honest commentary that described the existing community & how the application was no in keeping with that character. She suggested a follow up meeting with the applicant however, only if the existing plans be revisited that respect the existing community.
2. Item 3 (Teston & Dufferin) - A strong example of leadership & partnership by both Councilor Iafrate & the applicant, that addressed what was originally an unreasonable proposal in terms of the existing community & ended up as a development the community & the city can be proud of:

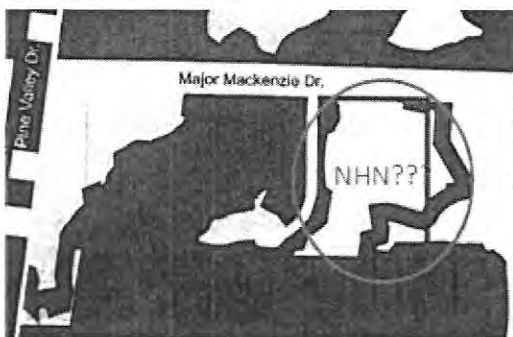


- **Noticeable Resistance to Committee of the Whole Concerns by Planning Representatives** - *Councilor Dibiase* clearly heard the community's concerns & represented our issues well including how the application infringed on Natural Areas & how the proposed design did not respect community's concerns around not opening streets as well as the lack of design conformity to the existing community:
  - There was a defensive exchange by planning representatives over the concerns that the roads NOT be opened, an issue the community voiced very clearly. And this, despite many examples of other developments being approved with a larger number of units & single access (e.g. ~200 Unit at The Mack, 400 & Major Mackenzie):

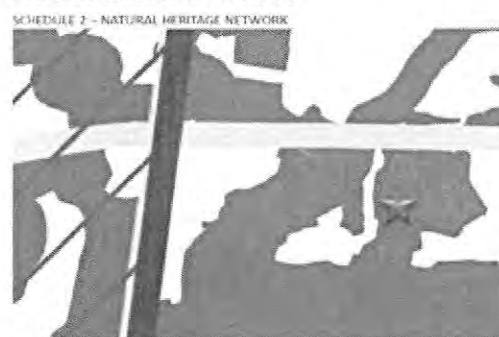


- Concerns were also raised during the session over the handling of Natural Areas including discrepancies over the views provided by the applicant's representative & what is considered a Core Features. Planning representative acknowledged the discrepancy including the fact that some ambiguity remains in this area however, would carefully review the issue.

Provided by applicant's rep & not an accurate depiction of NHN schedules contained within the VOP



Provided by City of Vaughan Planning Department & presently a schedule contained within the VOP



In keeping with the theme o Natural Areas & as previously mentioned, our investigation continues regarding the removal of the woodlot on 31 Woodend Place. In response to our request for information related to how this was managed, the city has sent some information however, per the Feb 17th residents meeting where it was explained that photos were sent to justify the leveling of this woodlot, to date we have only been provided photos that were taken after the fact, did not account for nearly the scope of devastation that occurred & appears to have been taken by the by-

law officer & not by the resident (see below). This, along with the questionable commentary offered by the city representatives still leaves many questions unanswered & so our investigation continues.



Some of the residents did come across a May 9th Toronto Star article that questioned Vaughan's environmental record with many high profile individuals weighing in (see below). That said, I know there is a delicate balance that must be factored & I hope our leaders will continue to represent us well in this regard.

“Vaughan council is actively promoting the removal of land from the Greenbelt for some development proposals, instead of staying neutral and being fair,” said King-Vaughan **MP Deb Schulte**

**Tim Gray, the executive director of Environmental Defence,** said Vaughan's efforts have not gone unnoticed.

“Vaughan is being quite aggressive and is using the review process to get as many parcels of land (as possible) taken out of protection and into urban development,”

**Maria Augimeri, a Toronto councillor and chair of the Toronto and Region Conservation Agency,** said that while

Vaughan's actions may seem local, they are having an impact beyond its borders.

Diana, I hope we have demonstrated our commitment to our community & Vaughan at large. We hope to arrive at a place where collaboration will be demonstrated & reason will rule! Thank you as always for your attention!

Vellore for a REASONABLE Vaughan!

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

From: **Joe Collura** <[joe.collura@gmail.com](mailto:joe.collura@gmail.com)>

Date: 4 May 2016 at 05:39

Subject: Questionable Development - Countrywide Woodend Place Inc.

To: [sdelduca.mpp.co@liberal.ola.org](mailto:sdelduca.mpp.co@liberal.ola.org)

Cc: Antonella <[risi\\_antonella@rogers.com](mailto:risi_antonella@rogers.com)>, "F. Aykut Erdinc" <[ferdinc@gmail.com](mailto:ferdinc@gmail.com)>, [pfalduto@hotmail.com](mailto:pfalduto@hotmail.com), Gerard Biasutto <[biasuttog@gmail.com](mailto:biasuttog@gmail.com)>, Lisa Gagliardi <[lisagagliardi@rogers.com](mailto:lisagagliardi@rogers.com)>, Tanya Varvara <[tanyavarvara@me.com](mailto:tanyavarvara@me.com)>, Katie DeBartolo <[kdebartolo@hotmail.com](mailto:kdebartolo@hotmail.com)>, "[Dan4730173@hotmail.com](mailto:Dan4730173@hotmail.com)" <[Dan4730173@hotmail.com](mailto:Dan4730173@hotmail.com)>, cg m <[cgm4\\_76@hotmail.com](mailto:cgm4_76@hotmail.com)>, Marisa I <[maripossa\\_19@hotmail.com](mailto:maripossa_19@hotmail.com)>, "[Jenniferscioli@hotmail.com](mailto:Jenniferscioli@hotmail.com)" <[Jenniferscioli@hotmail.com](mailto:Jenniferscioli@hotmail.com)>, Nicole Grisolia <[ngriz@rogers.com](mailto:ngriz@rogers.com)>, "[dino.dascanio@bell.net](mailto:dino.dascanio@bell.net)" <[dino.dascanio@bell.net](mailto:dino.dascanio@bell.net)>, Lilli Chan <[lillichan8@gmail.com](mailto:lillichan8@gmail.com)>, Jason.Hann@bell.net, [mikeaward@gmail.com](mailto:mikeaward@gmail.com), [anthonycatallo88@yahoo.com](mailto:anthonycatallo88@yahoo.com), "[gyemis@yahoo.com](mailto:gyemis@yahoo.com)" <[gyemis@yahoo.com](mailto:gyemis@yahoo.com)>, Inessa Barkan <[b\\_inessa@hotmail.com](mailto:b_inessa@hotmail.com)>, Miroslav Tkachenko <[miroslavt@hotmail.com](mailto:miroslavt@hotmail.com)>, "Sorochinsky, Tim" <[tim.sorochinsky@aecom.com](mailto:tim.sorochinsky@aecom.com)>, [moconesi@295.ca](mailto:moconesi@295.ca)

Good morning Minister Del Duca,

My name is Joe Collura & I have been a resident of Vaughan for more than 24yrs. I care greatly for our city & am excited to see how we have grown. To that end, I am also a proponent of development adhering to the many policies within Vaughan that support respectful & responsible growth.

I, along with many of my fellow residents (a fraction of whom I have copied), attended a public meeting last night to voice our concerns about the subject development (details attached). Coincidentally, you attended an award ceremony just prior to our meeting. Minister, believe me when I tell you we have & continue to be actively involved in this process & are working closely with the city to ensure the community's best interest are not lost in this process & that a viable solution for all involved can be achieved.

I am reaching out to you as the representative for the applicant mentioned your name as part of their presentation last night. Specifically, he eluded to how through various discussions (& I am paraphrasing) you have tasked them & others, with bringing residents closer to transit. You would be hard pressed to find a resident that would disagree with that direction however, the representative for the applicant somehow used this to justify development that, by all accounts, ignores existing city policies, does not respect the surrounding community & has contributed to disappointing treatment of Natural Areas which, the city had previously committed to protect (we continue to investigate this matter).

Minister Del Duca, we have experienced enormous growth in Vaughan & as the attached will demonstrate, significant concentration already within our immediate community (not to mention what is currently being developed). We welcome expanded transit in our area as many of us continue to commute until adequate infrastructure is made available. There was also a suggestion by the applicant's representative that transit meant more to the proposed dwellings than it would to the existing unit types (townhouse vs. detached)? I can assure you Minister, transit is universal & considering the overwhelming population growth within our immediate community, a welcomed addition that will be utilized by many without the need for further intensification that is contrary to the city's own policies.

As mentioned, we are continuing to work closely with the city & trust our leaders will have the community's best interest at heart. At minimum, adhere to the very language set forth within the many planning policies that are designed to encourage responsible growth & respect the existing community. I felt it was important to engage you in this discussion & welcome any feedback you may offer.

Thank you for your attention Minister Del Duca!

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



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**From:** DiGirolamo, Diana  
**Sent:** Tuesday, May 23, 2017 9:36 AM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: Questionable Development - Countrywide Woodend Place Inc.

**COMMUNICATION FOR COUNTRYWIDE HOMES WOODEND PLACE – MAY 23, 2017 CW -  
FILES OP.16.003, Z.15.032 and 19T-15V011**

Please see below communication.

Thank you and best regards,

**Diana DiGirolamo**

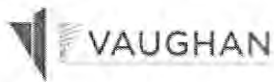
**Planner**

905-832-8585 ext. 8860 | [diana.digirolamo@vaughan.ca](mailto:diana.digirolamo@vaughan.ca)

**City of Vaughan | Development Planning Department**

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

[vaughan.ca](http://vaughan.ca)



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

**Sent:** Saturday, July 16, 2016 6:17 AM

**To:** DeFrancesca, Rosanna; Tamburini, Nancy; Cugliari, Anne-Elise

**Cc:** Antonella; F. Aykut Erdinc; pfalduto@hotmail.com; Gerard Biasutto; Lisa Gagliardi; Tanya Varvara; Katie DeBartolo; Dan4730173@hotmail.com; cg m; Marisa I; Jenniferscioli@hotmail.com; Nicole Grisolia; dino.dascanio@bell.net; Lilli Chan; Jason.Hann@bell.net; mikeaward@gmail.com; anthonycatallo88@yahoo.com; gyemis@yahoo.com; Inessa Barkan; Miroslav Tkachenko; Sorochinsky, Tim; moconesi@295.ca; Elvira Caria; tejsale@gmail.com; kaostziya@gmail.com; matthewsivin@gmail.com; joeattard@rogers.com; sagomes@yorku.ca; pinevalley7@gmail.com; massimo@etpainting.com; rajji\_kay@hotmail.com; sconcrete@yahoo.ca; franktrianni@yahoo.ca; tersiga@gmail.com; eleonoracino@hotmail.com; alex.borghello@gmail.com; lina.borghello@gmail.com; high-view@live.com; kim.lombardi@hotmail.com; m.napoli@rogers.com; zmasood@gmail.com; chirag199@outlook.com; ishirokoova19@gmail.com; tanya@hyvr.ca; jguido2000@hotmail.com; carm.stilts@rogers.com; daniel@albonese.com; barbones24@sympatico.ca; naz.zaffino@hotmail.com; christosm39@hotmail.com; nicolepanait67@yahoo.com; amal.tawfik@outlook.com; ilao@gmail.com; dantinser@sympatico.ca; patclarizio@hotmail.com; irathgeb@rogers.com; jason-hann@bell.net; robert.dipersio@yahoo.ca; Sam Wadhwa; wpellegrini@rogers.com; sculmone20@gmail.com; masciangellosteve@gmail.com; aikido83@hotmail.com; roberto.panait@gmail.com; robert\_dipersio@yahoo.ca; fariya@gmail.com; albert.lombardi@rbc.com; sab&nat@hotmail.com; vehan77@gmail.com; amanocchio@averton.ca; dmoretto@sympatico.ca; rajji\_kaur@hotmail.com; ahmed.tawfik@live.ca; gp.precision@hotmail.com; DiGirolamo, Diana; Fearon, Kyle; Rossi, Melissa; Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Iafrate, Marilyn; Carella, Tony; Racco, Sandra; Shefman, Alan

**Subject:** Re: Questionable Development - Countrywide Woodend Place Inc.

Good day,



I am following up as we have not received a response or acknowledgment of receipt to the below communication. I appreciate there are many city matters to deal with at any given time & trust this matter is among them & being given the attention it deserves. I have added to the list of residents included in this communication to ensure they continue to be kept apprised of the progress of these applications. While we continue to do our best as a community to collect & consolidate our concerns, with no updates offered since the May 3rd Public Hearing, we are turning to our city representatives for guidance. This development may just be another "item" to deal with for some stakeholders however, I can assure you it is substantially more to our community & we remained focused & steadfast in our opposition.

I will acknowledge the communication offered by the Planning Department & appreciate their position as they are awaiting further updates. In the meantime, I believe it is prudent to reaffirm that the community concerns continue to form part of this discussion & ultimately, a revision to the proposal that helps us arrive at a mutually agreeable solution.

We look forward to your follow up.

### **Vellore for a REASONABLE Vaughan!**

On 9 July 2016 at 08:17, Joe Collura <[joe.collura@gmail.com](mailto:joe.collura@gmail.com)> wrote:  
Good morning Rosanna,

Hope you are enjoying the Summer.

I wanted to circle back to understand the progress of the Woodend Place applications. I continue to receive inquiries from many concerned residents & unfortunately have no updates to offer. I, & I know many other residents, have followed up with various city departments to no avail. Our opposition to the application in its current form remains strong & while the minor revision presented during the public hearing was noted, we trust there are many additional changes forthcoming to ensure the community's, & evidently, other Members of Council, concerns are accounted for. We have yet to hear any details regarding the joint community/applicant meeting which, you proposed & are eager for that discussion so we can arrive at a mutually agreeable solution.

We are conscious of the time required to complete this process & do not want to be put in a position where important matters are then forced to be dealt with in a short period of time. This development, our families & our community deserves more!

Rosanna, we are looking to you as our Member of council, to represent us as you have & bring balance to this discussion which, at the moment continues to be weighed more heavily against us. Please provide an update & let us know how we can support this process.

Thank you.

On 7 July 2016 at 13:41, DiGirolamo, Diana <[Diana.DiGirolamo@vaughan.ca](mailto:Diana.DiGirolamo@vaughan.ca)> wrote:

Hi Joe,

I hope all is well.

At this time I do not have an update on the CountryWide Homes Woodend Place applications; the applicant has not yet submitted a revised Draft Plan to show singles along the Via Borghese frontage.

I appreciate your patience through this process. I will be sure to update you when I am in receipt of a revised Draft Plan.

Thank you and best regards,

**Diana DiGirolamo**

**Planner**

905-832-8585 ext. 8860 | [diana.digirolamo@vaughan.ca](mailto:diana.digirolamo@vaughan.ca)

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

[vaughan.ca](http://vaughan.ca)



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

**Sent:** July-06-16 7:58 PM

**To:** DiGirolamo, Diana

**Subject:** Re: Questionable Development - Countrywide Woodend Place Inc.

Hello Diana,

Hope you are enjoying the Summer. It has been some time since we've heard anything regarding the applications. We would appreciate an update as residents are still very much concerned with the progress of the development.

Your attention is appreciated. Thank you in advance.

On 8 June 2016 at 10:30, DiGirolamo, Diana <[Diana.DiGirolamo@vaughan.ca](mailto:Diana.DiGirolamo@vaughan.ca)> wrote:

Hi Joe,

The Community Meeting will be organized once the applicant has submitted their revised proposal. The timing of their resubmission is completely within their hands.

I can now PDF the TZ Analysis; it will be included as a Communication at the future COW Meeting.

We will be in touch.

Thanks and best regards,

**Diana DiGirolamo**

**Planner**

905-832-8585 ext. 8860 | [diana.digirolamo@vaughan.ca](mailto:diana.digirolamo@vaughan.ca)

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

[vaughan.ca](http://vaughan.ca)



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

**Sent:** June-02-16 6:12 PM

**To:** DiGirolamo, Diana

**Subject:** Re: Questionable Development - Countrywide Woodend Place Inc.

Thank you for your follow up Diana. I note the following:

- We look forward to the pending meeting between the Applicant, Councillor DeFrancesca & residents; any idea of when this may happen?
- We will consolidate/reiterate our concerns & hope the Applicant will address them
- By no means am I suggesting a cookie-cutter approach. On the contrary, it is the unique community surroundings & context we trust will be taken into account & ultimately help to arrive at a solution that respects the existing community & environment. The Nulook example in particular was simply demonstrating good partnerships, strong collaboration & respect for the community
- I appreciate the comments re: the environmental impacts & thank you for Mr. Brusco's contact details. Considering the property history we have gathered along with the timing of when the trees were cut, we know exactly who the culprit is (as I'm sure the city does also) & will escalate our concerns in due course. To be clear, our investigation is also encompassing the manner in which the city dealt with the initial concerns, the questionable information gathered, the inconsistent communication with residents & the lack of accountability that continues. The progress of this development & the compensation of the significant amount of vegetation that was removed remains to be seen & will inform our next steps in this regard.
- The amount of density should help dictate this issue around access. If a reasonable development is approved, that respect the existing community, there will be no need to make any changes to the existing infrastructure.
- I do recall your mentioning the issues in accessing the TZ analysis however, please confirm it will now form part of the overall submission.

Diana, I know the amount of time you continue to set aside in addressing our concerns & again, want to acknowledge your efforts. Thank you as always.

On 2 June 2016 at 08:59, DiGirolamo, Diana <[Diana.DiGirolamo@vaughan.ca](mailto:Diana.DiGirolamo@vaughan.ca)> wrote:

Hi Joe,

Thank you for following up with the City of Vaughan regarding the development applications at 11, 31 and 51 Woodend Place (Files OP.16.003, Z.15.032, 19T-15V011). I am happy to hear you had a positive experience at the May 3, 2016 Public Hearing. It is always the goal of Vaughan Council and City Staff to ensure that residents feel engaged.

You can continue to send materials and correspondence to my attention; it will be included as a Communication in a future technical report to the Committee of the Whole (COW). Please note that to date, no COW date has been scheduled. With regard to next steps and prior to a technical report being forwarded to COW, a Community Meeting will be organized by Councillor DeFrancesca's office between the applicant, local residents and appropriate City Staff. This is a recommendation that was endorsed at the Committee of the Whole (Public Hearing) on May 3, 2016. To date the Community Meeting has not been organized. Given that the applicant intends on submitting a revised proposal which includes singles on Via Borghese, it is beneficial for all parties to receive the revised plans prior to arranging the Community Meeting.

With respect to some of your specific concerns that came out of the Public Hearing, please see the following summary which I've attempted to organize into your categories:

**Applicant's representative's failure to address community concerns & Applicant's representative's transportation comments**

If you feel that the applicant did not adequately respond to the deputations at the Public Hearing, specifically with respect to the proposed built form and design, there is an opportunity to have your questions addressed by the applicant at the Community Meeting.

Going forward, I recommend putting together a list of questions in advance of the Community Meeting - to allow the applicant time to review and prepare for – in order to provide a more comprehensive response to the community at the Community Meeting.

As the local representative for your neighbourhood, I will coordinate this agenda with you, the applicant and Councillor DeFrancesca prior to the Community Meeting.

**Examples of unreasonable proposals, met with honest feedback & in one instance, ended with reasonable development**

It is important to realize that each site and each application is context specific, has a unique set of challenges, and is not a one-size-fits-all approach. For instance:

- Centra (Keele) Inc. (Item #1, Report No. 22) is located within the *Village of Maple Heritage Conservation District Plan*. No decision has been rendered to date on this development proposal.
- Nulook Developments Inc. (Item #3, Report No. 22) is located within the Oak Ridges Moraine Conservation Plan Area. No decision has been rendered to date on this development proposal.
- 1678573 Ontario Inc. ["The Mack"] (Item #52, Report No. 30) was constrained by existing residential to the west and south, and Highway 400 to the east, which did not make a second access possible.

However, I agree that when there is collaboration between the applicant, the public and staff the end result is better received by the existing community.

### Noticeable Resistance to Committee of the Whole Concerns by Planning Representatives

With respect to the implications on the Natural Heritage Network, the Public Hearing report outlined the environmental and engineering reports that have been submitted to date by the applicant, and noted that the proposed development is being reviewed in accordance with the Core Feature policies of VOP 2010.

The Development Planning Department and the Toronto and Region Conservation Authority (TRCA) met with the applicant in April to discuss the issue of tree removals on-site. At that meeting, the TRCA requested the applicant to revise their Environmental Impact Study (EIS) to address the historical tree loss. The present Owner of the subject lands (CountryWide Homes) advised they are not the party responsible for the tree removal, however, the applicant is being cooperative with both the City and TRCA's request to highlight this loss throughout their submission. To date, the revised EIS has not been submitted, therefore no additional information is available to share at this time. As always, the submission materials are publically available should you wish to review them.

I am not in a position to comment on legal matters regarding laying of charges against the previous owner(s) of the property. If you would like to discuss this matter further, kindly contact Mr. Lino Brusco, Supervisor with our By-law Enforcement Department at (905) 832-8221 ext. 8282.

With respect to access (i.e. transportation matters), much like the environmental review, this matter is being reviewed by City Staff and external agencies. As Andrew Pearce, Director of Development Engineering and Infrastructure Planning, noted at the Community Meeting that took place on February 17, 2016, safety for existing and new residents shall be a primary consideration.

It is my understanding the Traffic Zone Analysis you submitted was not included as a Communication in the Public Hearing Report because it was too large to PDF. Our correspondence noting this situation is attached below.



RE: FW: Countrywide  
Woodend Place Applic

Again, I want to thank you for your follow-up on the subject applications and I look forward to working with you prior to the Community Meeting.

Best regards,



**Diana DiGirolamo**

**Planner**

905-832-8585 ext. 8860 | [diana.digirolamo@vaughan.ca](mailto:diana.digirolamo@vaughan.ca)

**City of Vaughan | Development Planning Department**

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

[vaughan.ca](http://vaughan.ca)



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

**Sent:** May-22-16 3:23 PM

**To:** DiGirolamo, Diana

**Cc:** Antonella; F. Aykut Erdinc; [pfalduto@hotmail.com](mailto:pfalduto@hotmail.com); Gerard Biasutto; Lisa Gagliardi; Tanya Varvara; Katie DeBartolo; [Dan4730173@hotmail.com](mailto:Dan4730173@hotmail.com); cg m; Marisa I; [Jenniferscioli@hotmail.com](mailto:Jenniferscioli@hotmail.com); Nicole Grisolia; [dino.dascanio@bell.net](mailto:dino.dascanio@bell.net); Lilli Chan; [Jason.Hann@bell.net](mailto:Jason.Hann@bell.net); [mikeaward@gmail.com](mailto:mikeaward@gmail.com); [anthonycatallo88@yahoo.com](mailto:anthonycatallo88@yahoo.com); [gyemis@yahoo.com](mailto:gyemis@yahoo.com); Inessa Barkan; Miroslav Tkachenko; Sorochinsky, Tim; [moconesi@295.ca](mailto:moconesi@295.ca); [elviracaria@aol.com](mailto:elviracaria@aol.com); DeFrancesca, Rosanna; Tamburini, Nancy; Kiru, Bill; Bevilacqua, Maurizio; Ferri, Mario; Carella, Tony; Di Biase, Michael; Rosati, Gino; Racco, Sandra; Shefman, Alan; Iafrate, Marilyn

**Subject:** Fwd: Questionable Development - Countrywide Woodend Place Inc.

Hello Diana,

I am following up regarding the progress re: the Countrywide Homes Woodend Place Inc. applications. I understand that all details gathered to date will form part of the final recommendation. As such & while much has been included thus far, I did not see the **Traffic Zone analysis** I completed in any of the material & have included it again. I have also attached a more **current version of the our consolidated opposition**. I know there is already an overwhelming number of submissions to date in opposition to the applications however, I continue to field additional objections including inquiries as to whether written submission are still being accepted. To that end, I have included a number of residents as a means of providing an update. I, along with the many who have vocalized their objections, are eagerly awaiting next steps. Please keep us informed.

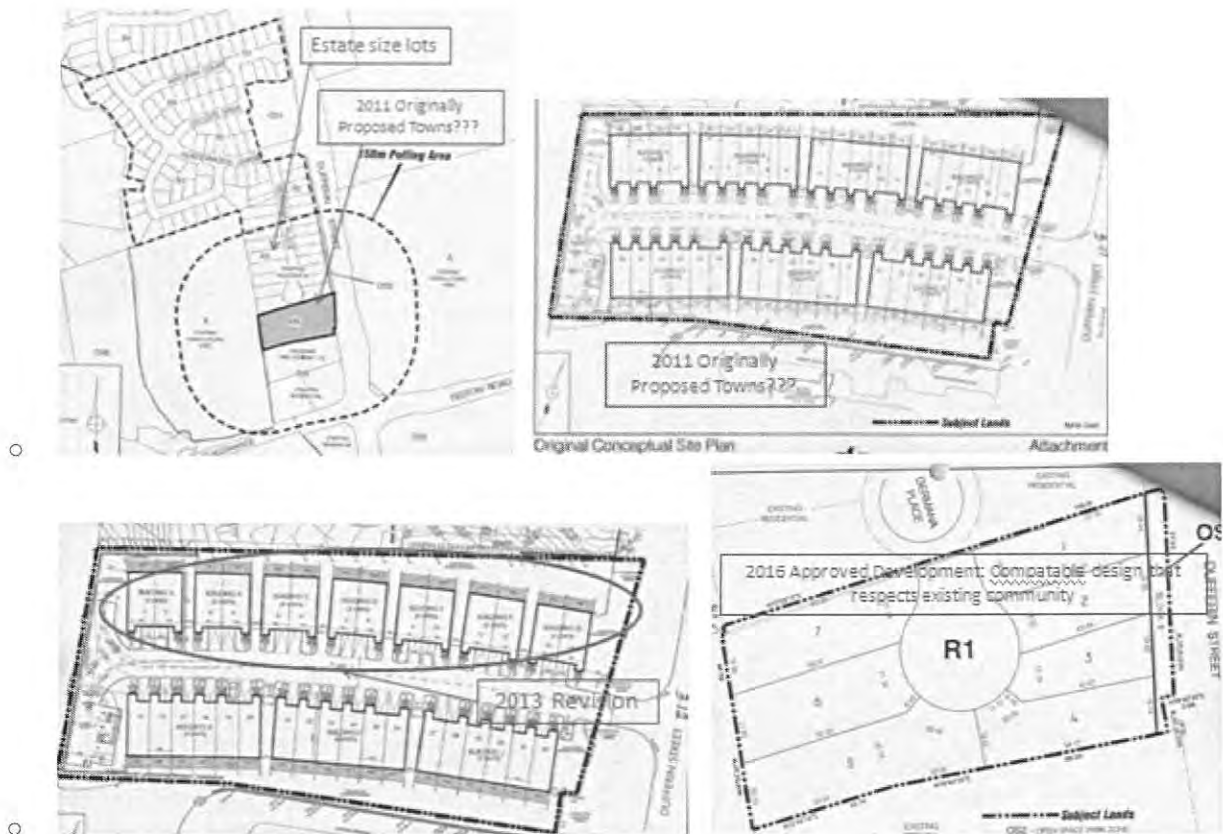
Having had time to reflect on the May 3rd meeting, & as you can imagine, paying close attention to every word uttered, here are a number of items we believe should form part of the dialogue related to this application & ultimately, the final recommendation:

- **Applicant's representative's failure to address community concerns** - In every OTHER instance that evening, the builder/representative provided commentary that acknowledged community issues after hearing resident deputations. Unfortunately, that was not the case with our concerns with the exception of some commentary regarding how transportation was a contributing factor to justifying design & divergence from the Vaughan Official Plan including a disregard for the existing design & character of the existing community. We acknowledge & are thankful for the proactive steps taken by **Councilor DeFrancesca** as well as the last minute revision by the applicant (per below) however, there is consensus (including the strong opposition voiced by **Regional Councilor Rosati**) that much more is needed to ensure the character & context of the existing community is respected. There are examples of current development (see below) that are more aligned to the existing community & again, demonstrate just how out of place the subject application is. I look forward to dialogue that will help us arrive at a more reasonable point.

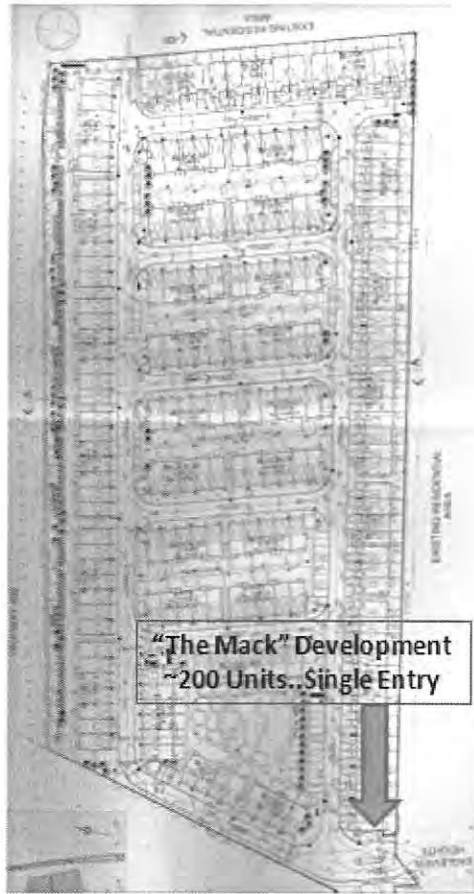




- **Applicant's representative's transportation comments** - per the below communication to the province, a number of residents took exception with the implication that transportation is somehow more relevant to individuals in townhouses & that should contribute to a disregard of the many policies in place to support reasonable development. Transportation will be welcomed within our immediate community considering the significant growth we have already experienced along with the development that is pending. Adding unnecessarily intensification including design that is overwhelming contrary to the existing community is simply not reasonable which, is further evidenced by the number of exceptions that would be required in order to proceed. I am meeting with the Minister of Transportation to discuss these matters further.
- **Examples of unreasonable proposals, met with honest feedback & in one instance, ended with reasonable development** - We acknowledge two instances where *Councilor Iafrate* showcased inspiring leadership which, ultimately led to outstanding collaboration including a balanced approach that contributed to mutually agreeable solutions:
  1. Item 1 (Keele & Cromwell Rd application) - Honest commentary that described the existing community & how the application was no in keeping with that character. She suggested a follow up meeting with the applicant however, only if the existing plans be revisited that respect the existing community.
  2. Item 3 (Teston & Dufferin) - A strong example of leadership & partnership by both Councilor Iafrate & the applicant, that addressed what was originally an unreasonable proposal in terms of the existing community & ended up as a development the community & the city can be proud of:

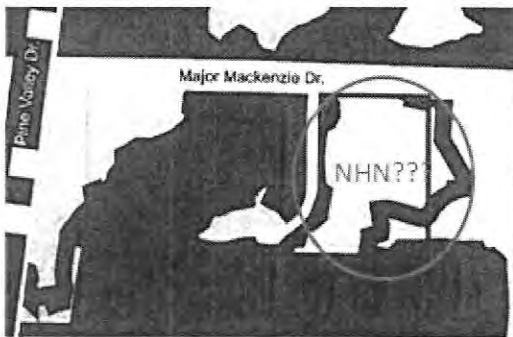


- Noticeable Resistance to Committee of the Whole Concerns by Planning Representatives - *Councilor Dibiase* clearly heard the community's concerns & represented our issues well including how the application infringed on Natural Areas & how the proposed design did not respect community's concerns around not opening streets as well as the lack of design conformity to the existing community:
  - There was a defensive exchange by planning representatives over the concerns that the roads NOT be opened, an issue the community voiced very clearly. And this, despite many examples of other developments being approved with a larger number of units & single access (e.g. ~200 Unit at The Mack, 400 & Major Mackenzie):

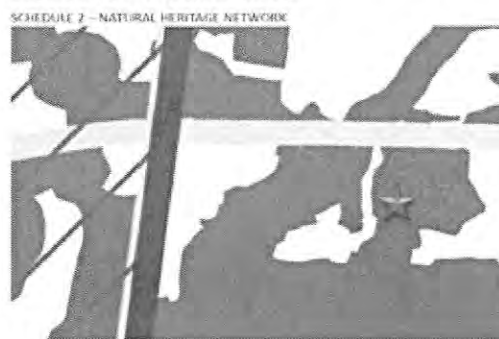


- 
- Concerns were also raised during the session over the handling of Natural Areas including discrepancies over the views provided by the applicant's representative & what is considered a Core Features. Planning representative acknowledged the discrepancy including the fact that some ambiguity remains in this area however, would carefully review the issue.

Provided by applicant's rep & not an accurate depiction of NHN schedules contained within the VOP



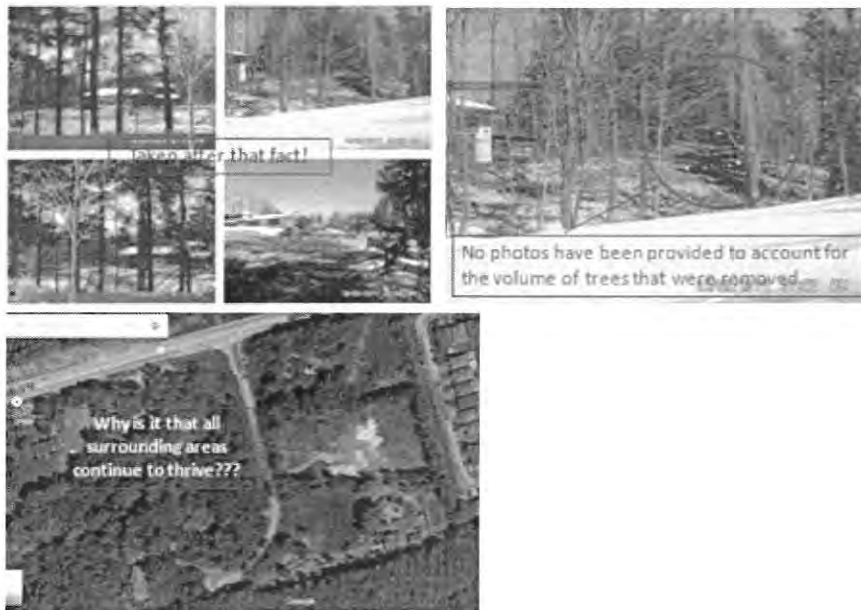
Provided by City of Vaughan Planning Department & presently a schedule contained within the VOP



In keeping with the theme o Natural Areas & as previously mentioned, our investigation continues regarding the removal of the woodlot on 31 Woodend Place. In response to our request for information related to how this was managed, the city has sent some information however, per the Feb 17th residents meeting where it was explained that photos were sent to justify the leveling of this woodlot, to date we have only been provided photos that were taken after the fact, did not account for nearly the scope of devastation that occurred & appears to have been taken by the by-



law officer & not by the resident (see below). This, along with the questionable commentary offered by the city representatives still leaves many questions unanswered & so our investigation continues.



Some of the residents did come across a May 9th Toronto Star article that questioned Vaughan's environmental record with many high profile individuals weighing in (per below). That said, I know there is a delicate balance that must be factored & I hope our leaders will continue to represent us well in this regard.

“Vaughan council is actively promoting the removal of land from the Greenbelt for some development proposals, instead of staying neutral and being fair,” said King-Vaughan **MP Deb Schulte**

**Tim Gray, the executive director of Environmental Defence,** said Vaughan's efforts have not gone unnoticed.

“Vaughan is being quite aggressive and is using the review process to get as many parcels of land (as possible) taken out of protection and into urban development,”

**Maria Augimeri, a Toronto councillor and chair of the Toronto and Region Conservation Agency,** said that while



Vaughan's actions may seem local, they are having an impact beyond its borders.

Diana, I hope we have demonstrated our commitment to our community & Vaughan at large. We hope to arrive at a place where collaboration will be demonstrated & reason will rule! Thank you as always for your attention!

Vellore for a REASONABLE Vaughan!

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

From: **Joe Collura** <[joe.collura@gmail.com](mailto:joe.collura@gmail.com)>

Date: 4 May 2016 at 05:39

Subject: Questionable Development - Countrywide Woodend Place Inc.

To: [sdelduca.mpp.co@liberal.ola.org](mailto:sdelduca.mpp.co@liberal.ola.org)

Cc: Antonella <[risi\\_antonella@rogers.com](mailto:risi_antonella@rogers.com)>, "F. Aykut Erdinc" <[ferdinc@gmail.com](mailto:ferdinc@gmail.com)>, [pfalduto@hotmail.com](mailto:pfalduto@hotmail.com), Gerard Biasutto <[biasuttog@gmail.com](mailto:biasuttog@gmail.com)>, Lisa Gagliardi <[lisagagliardi@rogers.com](mailto:lisagagliardi@rogers.com)>, Tanya Varvara <[tanyavarvara@me.com](mailto:tanyavarvara@me.com)>, Katie DeBartolo <[kdebartolo@hotmail.com](mailto:kdebartolo@hotmail.com)>, "[Dan4730173@hotmail.com](mailto:Dan4730173@hotmail.com)" <[Dan4730173@hotmail.com](mailto:Dan4730173@hotmail.com)>, cg m <[cgm4\\_76@hotmail.com](mailto:cgm4_76@hotmail.com)>, Marisa I <[maripossa\\_19@hotmail.com](mailto:maripossa_19@hotmail.com)>, "[Jenniferscioli@hotmail.com](mailto:Jenniferscioli@hotmail.com)" <[Jenniferscioli@hotmail.com](mailto:Jenniferscioli@hotmail.com)>, Nicole Grisolia <[ngriz@rogers.com](mailto:ngriz@rogers.com)>, "[dino.dascanio@bell.net](mailto:dino.dascanio@bell.net)" <[dino.dascanio@bell.net](mailto:dino.dascanio@bell.net)>, Lilli Chan <[lillichan8@gmail.com](mailto:lillichan8@gmail.com)>, [Jason.Hann@bell.net](mailto:Jason.Hann@bell.net), [mikeaward@gmail.com](mailto:mikeaward@gmail.com), [anthonycatallo88@yahoo.com](mailto:anthonycatallo88@yahoo.com), "[gyemis@yahoo.com](mailto:gyemis@yahoo.com)" <[gyemis@yahoo.com](mailto:gyemis@yahoo.com)>, Inessa Barkan <[b\\_inessa@hotmail.com](mailto:b_inessa@hotmail.com)>, Miroslav Tkachenko <[miroslavt@hotmail.com](mailto:miroslavt@hotmail.com)>, "Sorochinsky, Tim" <[tim.sorochinsky@aecom.com](mailto:tim.sorochinsky@aecom.com)>, [moconesi@295.ca](mailto:moconesi@295.ca)

Good morning Minister Del Duca,

My name is Joe Collura & I have been a resident of Vaughan for more than 24yrs. I care greatly for our city & am excited to see how we have grown. To that end, I am also a proponent of development adhering to the many policies within Vaughan that support respectful & responsible growth.

I, along with many of my fellow residents (a fraction of whom I have copied), attended a public meeting last night to voice our concerns about the subject development (details attached). Coincidentally, you attended an award ceremony just prior to our meeting. Minister, believe me when I tell you we have & continue to be actively involved in this process & are working closely with the city to ensure the community's best interest are not lost in this process & that a viable solution for all involved can be achieved.

I am reaching out to you as the representative for the applicant mentioned your name as part of their presentation last night. Specifically, he eluded to how through various discussions (& I am paraphrasing) you have tasked them & others, with bringing residents closer to transit. You would be hard pressed to find a resident that would disagree with that direction however, the representative for the applicant somehow used this to justify development that, by all accounts, ignores existing city policies, does not respect the surrounding community & has contributed to disappointing treatment of Natural Areas which, the city had previously committed to protect (we continue to investigate this matter).

Minister Del Duca, we have experienced enormous growth in Vaughan & as the attached will demonstrate, significant concentration already within our immediate community (not to mention what is currently being developed). We welcome expanded transit in our area as many of us continue to commute until adequate infrastructure is made available. There was also a suggestion by the applicant's representative that transit meant more to the proposed dwellings than it would to the existing unit types (townhouse vs. detached)? I can assure you Minister, transit is universal & considering the overwhelming population growth within our immediate community, a welcomed addition that will be utilized by many without the need for further intensification that is contrary to the city's own policies.

As mentioned, we are continuing to work closely with the city & trust our leaders will have the community's best interest at heart. At minimum, adhere to the very language set forth within the many planning policies that are designed to encourage responsible growth & respect the existing community. I felt it was important to engage you in this discussion & welcome any feedback you may offer.

Thank you for your attention Minister Del Duca!

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

**COMMITTEE OF THE WHOLE    MAY 23, 2017**

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

**Recommendation**

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

1. THAT Official Plan Amendment File OP.16.003 (CountryWide Homes Woodend Place Inc.) BE APPROVED, to amend Vaughan Official Plan 2010 for the subject lands shown on Attachments #2 and #3, specifically:
  - a) Section 3.2.3.4 c) Core Features, to permit a 6.6 metre wide (at the pinch-point) minimum vegetation protection zone, as measured from the staked dripline of the woodlot, for a total environmental buffer area of 2,054 m<sup>2</sup>, whereas a consistent 10 m minimum vegetation protection zone, as measured from the staked dripline of the woodlot, is required and would result in a total environmental buffer area of 1,712 m<sup>2</sup>; and
  - b) Sections 9.1.2.2 and 9.1.2.3 respecting new development within established "Community Areas" to permit the development of 56 detached dwelling units and 8 part blocks to be combined with the adjacent lands to form full lots for detached dwelling units, all on lots with frontages ranging from 7.6 m to 15 m metres, and 22 street townhouse units, as shown on Attachment #6.
2. THAT Zoning By-law Amendment File Z.15.032 (CountryWide Homes Woodend Place Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #2 and #3, from RR Rural Residential Zone to OS4 Open Space Woodlot Zone, RD2(H) Residential Detached Zone Two, RD3(H) Residential Detached Zone Three, RD4(H) Residential Detached Four, and RT1(H) Residential Townhouse Zone all with a Holding Symbol "(H)", in the manner shown on Attachment #6, together with site-specific exceptions to Zoning By-law 1-88 identified in Table 1 of this report, and subject to the following conditions:
  - a) the Holding Symbol "(H)" shall not be removed from the subject lands until such time that:
    - i) the downstream pump station and sanitary sewer conveyance issues are resolved to the satisfaction of the Development Engineering and Infrastructure Planning Department and the Environmental Services Department; and
    - ii) the lands zoned RD2(H) Residential Detached Zone Two (Blocks 61 to 68 inclusive), located at the most easterly limit of the subject lands, are acquired by the Owner and combined with the lands legally known as Block 42, Plan 65M-4149 to create 8 residential lots.
3. THAT Draft Plan of Subdivision File 19T-15V011 (CountryWide Homes Woodend Place Inc.) BE APPROVED, to permit a residential plan of subdivision consisting of 56 lots for single detached dwellings, 8 part blocks to be combined with the adjacent Block 42, Plan 65M-4149 to create 8 full lots for future detached dwellings, and 4 townhouse blocks

containing 22 street townhouse dwelling units in the manner shown on Attachment #6, subject to the Conditions of Approval set out in Attachment #1 of this report.

4. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“THAT Draft Plan of Subdivision File 19T-15V011 (CountryWide Homes Woodend Place Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 86 residential units (approximately 292 persons equivalent).”

5. THAT prior to final approval of the Draft Plan of Subdivision, the Owner shall resolve their Ontario Municipal Board appeal (Appeal #121) of Vaughan Official Plan 2010 as it pertains to the subject lands, to the satisfaction of the City Solicitor and Deputy City Manager, Planning and Growth Management.
6. THAT prior to final approval of the Draft Plan of Subdivision, the Owner submit a Minor Variance application to the Committee of Adjustment to address the minimum rear yard setback and minimum lot depth for Block 42 on Plan 65M-4149, to achieve consistent zoning for the future lot with the proposed zoning exceptions for the RD2 Residential Detached Zone Two for Block 61, as outlined in Table 1 of this report. The Committee's decision shall be final and binding, and the Owner shall satisfy any conditions imposed by the Committee.
7. THAT prior to final approval of the Draft Plan of Subdivision, the Owner submit a Part Lot Control Exemption application to establish the lot fabric on Block 42, Plan 65M-4149 to align with Blocks 61 to 68 inclusive on the subject Draft Plan to create 8 full lots for future detached dwellings.
8. THAT prior to final approval of the Draft Plan of Subdivision, the Owner shall enter into a Developer's Group Agreement with the other participating landowners within the Block 39 (North-West) Developer's Group to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services within Block 39 (North-West). This agreement shall also include a provision for additional developers to participate with the Developer's Group Agreement when they wish to develop their lands.

### **Contribution to Sustainability**

The applications implement the following Goals and Objectives of Green Directions Vaughan:

Goal 1: To significantly reduce our use of natural resources and the amount of waste we generate:

- Objective 1.3: To support enhanced standards of stormwater management at the City and work with others to care for Vaughan's watersheds.

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.2: To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth
- Objective 2.3: To create a City with sustainable built form

Goal 3: To ensure that getting around in Vaughan is easy and has a low environmental impact

- Objective 3.1: To develop and sustain a network of sidewalks, paths and trails that support all modes of non-vehicular transportation
- Objective 3.2: To develop and sustain a network of roads that supports efficient and accessible public and private transit

In accordance with the goals and objectives identified above, the Owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- steel insulated doors
- basement and blown attic insulation
- high efficiency furnaces and plumbing fixtures
- low-e, EnergyStar certified windows and patio doors
- locally sourced building materials, where feasible
- construction waste management practices to reduce and eliminate waste
- drought tolerant landscaping and native flora for a durable design that prevents erosion
- additional topsoil depths with edge management planting
- 50% of proposed sidewalks will be shaded by shade trees within 10 years of development
- a pedestrian-oriented development promoting open space and potential trail network connections within a five minute radius of the majority of the proposed dwelling units.

### **Economic Impact**

There are no requirements for new funding associated with this report.

### **Communications Plan**

On April 8, 2016, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands and to the expanded notification area shown on Attachment #3, as well as the Millwood Woodend Ratepayers Association. The Notice of Public Hearing was also sent to all residents who signed a Community Petition in objection to the proposed development sent to the attention of the Development Planning Department and Vaughan Council on February 9, 2016, and to all residents who attended the Community Meeting held on February 17, 2016. A copy of the Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and Notice Signs were installed on the subject lands in accordance with the City's Notice Sign Procedures and Protocols.

A Committee of the Whole (Public Hearing) was held on May 3, 2016, where the recommendation of the Committee was to receive the Public Hearing report and to forward a comprehensive technical report to a future Committee of the Whole meeting. The recommendation of the Committee of the Whole was ratified by Vaughan Council on May 17, 2016.

Community Meetings were held in the evening of February 17, 2016, and February 27, 2017, at the City of Vaughan and were initiated by the Local Councillor's office through motions approved by City Council. Additional working sessions between City of Vaughan staff, the agent, and a smaller working group comprised of local residents and stakeholders were arranged through the Local Councillor's office on September 9, 2016, September 26, 2016, and December 21, 2016.

The following is a list of individuals who made a deputation at the Public Hearing on May 3, 2016, or submitted written correspondence on the development proposal:

- T. Sorochinsky, representing the Millwood-Woodend Ratepayers' Association
- J. Collura, Via Borghese, Woodbridge
- R. Rodaro, Woodend Place, Woodbridge

- T. Varvara, Via Borghese, Woodbridge
- E. Caria, representing the Vellore Woods Ratepayers' Association
- F. Aykat Erdinc, Via Borghese, Woodbridge
- S. Wadhwa, Via Borghese Street, Woodbridge
- M. Tkachenko, Via Borghese, Woodbridge
- D. Chiarlitti, Via Borghese, Woodbridge
- K. and J. De Bartolo, Via Borghese, Woodbridge
- D. and M. Campoli, Via Borghese Street, Woodbridge
- L. Gagliardi, Via Borghese, Woodbridge
- W. and F. Pellegrini, Via Borghese, Woodbridge
- S. Culmone, Via Borghese, Woodbridge
- S. Masciangelo, Via Borghese, Woodbridge
- P. Bartos, representing 2032331 Ontario Inc. (Saberwood Homes)
- G. Baluch, Millwood Parkway, Woodbridge
- L. Leonelli, Millwood Parkway, Woodbridge
- P. and M. Montagner, Millwood Parkway, Woodbridge
- P. and E. Hunt, Millwood Parkway, Woodbridge
- J. Dalimonte, Millwood Parkway, Woodbridge
- D. B. Gray, representing 2032331 Ontario Inc. (Saberwood Homes)
- T. M. Roman, representing the Block 39 Vellore Village Developers Group Inc.
- B. Kaur, Via Borghese, Woodbridge
- N. Barberi, Via Borghese, Woodbridge
- N. Barbiero, Via Borghese, Woodbridge
- G. and L. Biasutto, Via Borghese, Woodbridge
- V. Chand, Via Borghese, Woodbridge
- I. Chirokova, Via Borghese, Woodbridge
- D. D'Ascanio, Via Borghese, Woodbridge
- M. D'Ascanio, Via Borghese, Woodbridge
- J. Dantin, Via Borghese, Woodbridge
- P. Dantin, Via Borghese, Woodbridge
- D. Gagliardi, Via Borghese, Woodbridge
- S. and N. Grisolia, Via Borghese, Woodbridge
- A. Lombardi, Via Borghese, Woodbridge
- A. and F. Manocchio, Via Borghese, Woodbridge
- B. Mashadi, Via Borghese, Woodbridge
- Z. Masood, Via Borghese, Woodbridge
- C. and C. Montemarano, Via Borghese, Woodbridge
- N. and R. Panait, Via Borghese, Woodbridge
- C. Patel, Gambit Avenue, Woodbridge
- A. Piuto, Via Borghese, Woodbridge
- I. Rathgeb-Rodriguez, Via Borghese, Woodbridge
- R. Di Persio and A. Risi, Via Borghese, Woodbridge
- S. Madhusudan Shah and A. Sushil Shah, Gambit Avenue, Woodbridge
- T. Singh, Via Borghese, Woodbridge
- G. Singh, Via Borghese, Woodbridge
- A. Tersigni, Via Borghese, Woodbridge
- I. Barkan, Via Borghese, Woodbridge
- A. Barkan, Via Borghese, Woodbridge
- E. Varvara, Via Borghese, Woodbridge
- S. Kumar Wadhwa, Via Borghese, Woodbridge
- N. Wadhwa, Via Borghese, Woodbridge
- F. Zaeem, Via Borghese, Woodbridge
- Y. and K. Chul Kim, Via Borghese, Woodbridge



- L. and L. Chan, Via Borghese, Woodbridge
- K. Goodall, Lodgeway Drive, Maple
- A. Tawpik, Via Borghese, Woodbridge
- C. Vescio-Trenton and T. Trenton. Via Borghese, Woodbridge
- R. Rocca, Vellore Village, Woodbridge

The following issues were identified and raised by the community through the written submissions, at the Public Hearing on May 3, 2016, at the Community Meetings held on February 17, 2016, and February 27, 2017, and at the working group meetings held on September 9, 2016, September 26, 2016, and December 21, 2016. The Development Planning Department offers the following responses to the areas of concern raised by the community below and in relevant sections throughout the report.

a) The proposed development does not meet any of the goals or objectives of Vaughan Official Plan 2010 (VOP 2010)

The community has suggested that the proposed development does not meet any of the goals and objectives of VOP 2010, and that the proposed development contradicts numerous sections of VOP 2010.

Staff Response:

The Official Plan is a comprehensive, long range (30-year) planning document that provides a framework to manage growth and guide future land use. Every development application is subject to a comprehensive review for conformity with Provincial policy, and Regional and City Official Plan policy. Development applications that do not conform to VOP 2010 policy requirements are subject to an Official Plan Amendment application, and must undergo a comprehensive review by the Development Planning Department to assess all information provided in support of the applications, including community input. The Development Planning Department, with input from other departments, then formulate a planning opinion on the proposed development concept. This professional planning opinion represents the principles of good planning and is then presented in a technical report for Council's consideration. Official Plan Amendment applications require a decision by Council and Council's decision is subject to potential appeal to the Ontario Municipal Board (OMB).

The Development Planning Department has undertaken a fulsome and comprehensive review of the proposed development in consideration of applicable Provincial policies, Regional Official Plan policy and the policies of VOP 2010, and all the materials submitted in support of the development applications. Staff have also undertaken a comprehensive review of the proposed Draft Plan of Subdivision in consideration of the numerous sections of VOP 2010 that the community has identified concerns with.

The Official Plan is a document that is to be read in full, and contains numerous policies that are applied and balanced prior to implementation. While members of the community raised concerns of non-compliance with numerous sections of VOP 2010, Staff's review of the proposed development with respect to VOP 2010 identified two specific areas of non-compliance with the revised proposal. Sections 3.2.3.4. c), 9.1.2.2 and 9.1.2.3, being the policies related to the minimum vegetation protection zone (MVPZ) to core features and compatibility trigger the requirement for an Official Plan Amendment. Accordingly, the Owner's Official Plan Amendment File application (File OP.16.003) seeks Council's approval to amend these sections in order to facilitate the proposed development. Through the development review process, the Development Planning Department has determined that the proposed development maintains the goals, objectives and intent of VOP 2010 with respect to the areas of non-compliance identified

in Staff's review. The proposed development, as revised, results in a net gain with respect to the MVPZ and the proposed revisions to the easterly portion of the Draft Plan of Subdivision facilitates a residential community that is compatible, but not identical, to the surrounding residential community, therefore the proposed amendments to Sections 3.2.3.4. c), 9.1.2.2 and 9.1.2.3 can be supported.

b) The proposed development will erode the surrounding estate residential community

The community has expressed concern that the character of the abutting estate residential community on Woodend Place will be diminished if the proposed development is approved, and that estate residential communities throughout the City are being eroded. The community has expressed concern that the City is not adequately protecting the character of these estate residential communities and the Urban Design Guidelines ("Guidelines") for Infill Development in Established Low-Rise Residential Neighbourhoods should be applied.

Staff Response:

The City recognizes that large lot neighbourhoods face development pressure as the City's population continues to grow. While market forces do play a role in where development pressure occurs, market forces do not determine whether infill development is appropriate. The policies of VOP 2010 guide how infill development in stable residential neighbourhoods will occur. 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 Guidelines and the Community Area Policy Review for Low-Rise Residential Designations Study ("Study"). The Guidelines were approved by Vaughan Council on October 19, 2016. The Study was approved by Vaughan 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 community has questioned how the Guidelines and Study are being applied with respect to the proposed development. The subject development applications were deemed "Complete" on January 19, 2016, and April 4, 2016. Development applications are assessed and reviewed based on existing policy at the time of a "Complete" application, therefore, these applications are not subject to the approved Guidelines or the Study. The Guidelines and Study identified Woodend Place as a large lot neighbourhood. While the Owner is not subject to the Guidelines or the Study due to the timing of the applications, the Development Planning Department has undertaken a comprehensive review of the proposed development within this large lot neighbourhood and have included Recommendations and conditions to reflect Staff's review of the Guidelines and the existing official plan policies related to compatibility that they serve to help clarify and implement. Staff have worked with the applicant to request changes to the proposed development concept to reflect Guideline considerations despite the fact that the application is not subject to the Guidelines.

c) The proposed development does not respect the character of the surrounding community

The current development proposal consists of 86 dwelling units, comprised of 64 single detached dwellings (on lots with frontages ranging from 7.6 m to 15 m) and 22 townhouse dwelling units, whereas the initial proposal presented at the May 3, 2016, Public Hearing consisted of 113 townhouse units.

To address the compatibility concerns, the Owner has twice revised the development proposal to reduce the proposed density by incorporating detached dwellings as the primary built form in the proposed development. At a working group meeting held on

September 26, 2016, the Owner presented a revised development concept consisting of 24 townhouse units, all located at the most southerly portion of the subject lands, and 70 detached dwelling units, on lots with frontages ranging from 7.6 m to 9.2 m on the balance on the subject lands.

Based on further input from the Development Planning Department and the community, the Owner further revised the proposal to incorporate 8 detached dwellings on lots with a 15 m lot frontage along Via Borghese. The Owner's revised development concept includes detached dwellings on lots that are equal to or larger than the existing detached dwellings on lots along Via Borghese. The proposed detached dwellings on lots with frontages ranging between 7.6 m to 12 m have no visibility from the existing community located to the east, and are a compatible, not identical, built form that respects the local pattern of lotting, streets and blocks. The proposed detached dwellings also provide an appropriate transition from the size and configuration of nearby lots, and maintains a consistent patterns of height, scale and setbacks with the nearby residential properties to the east.

The compatibility along the Woodend Place interface is further discussed in the Land Use Policies/Planning Considerations section of this report.

d) The proposed built form will have a negative impact on the existing community

The community has expressed concern regarding the negative impacts the proposed townhouse dwelling units and detached dwellings (on lots with frontages ranging from 6.1 m to 15 m) will have on the existing community.

Staff Response:

The proposed built form within the Vellore Village Block Plan (Block 39) along the south side of Major Mackenzie Drive between Weston Road and Pine Valley Drive is characterized by a variety of lot sizes and building typologies, including townhouse dwellings, semi-detached dwellings, and detached dwellings of varying lot sizes. Via Borghese, which turns into Via Toscana east of Via Campanile, presently contains the same building forms being considered as part of the proposed development, including townhouse dwelling units within the RT1 Zone, and detached dwellings within the RD4 Residential Detached Zone Four (on lots with 7.6 m frontages), as shown on Attachment #4.

The proposed development includes lots and detached dwellings that are equal to or larger than the existing detached dwellings along the Via Borghese interface. The detached dwellings on the lots within the RD4 Zone and RD3 Zone (with frontages ranging between 7.6 m to 12 m) will not be visible from the existing community located to the east, and are a compatible, not identical, built form that respects the local pattern of lotting, streets and blocks, provides an appropriate transition from the size and configuration of nearby lots, and maintains a consistent patterns of height, scale, and setbacks with nearby residential properties.

Along the Woodend Place interface, the proposed development includes detached dwellings on lots within the RD4 Zone and RD2 Zone (with frontages ranging between 7.6 m to 15.7 m) and a flankage yard to a townhouse unit (approximately 28 m). The interface along Woodend Place will establish a transition from a smaller built form (within the RD4, RD2 and RT1 Zones) abutting estate residential lots on the opposite side of a public street (Woodend Place) much in the same way transition was previously established by Vaughan Council's approval of Draft Plan of Subdivision File 19T-03V20 (2032331 Ontario Inc.) between Woodend Place and smaller lots with detached dwellings separated by a public street (Via Borghese).

The proposed built form is further discussed in the Land Use Policies/Planning Considerations section of this report.

e) The proposed style is not consistent with the character of the existing community

The initial proposal presented at the May 3, 2016, Public Hearing meeting included 113 townhouse units designed in a contemporary architectural style. The Owner submitted an Urban Design Report to support this style, which is not presently located within the existing community.

Staff Response:

To acknowledge concerns respecting the architectural style of the proposed development, the Owner revised the design of the proposed dwelling units to a more traditional architectural style (Attachments #7 to #9), which complies with the Council approved Block 39 Vellore Village Community Architectural Design Guidelines prepared by Watchorn Architect Inc.

f) The proposed extension of Via Borghese will increase traffic and decrease safety for the existing community

The Owner is proposing the continuation of the public road network to accommodate the anticipated vehicular and pedestrian traffic that would be generated by this development proposal. The community has expressed their opposition to the proposed extension of Via Borghese and has requested that no vehicular connection be permitted between the existing community and the subject lands. Community members have requested that dead-ends or knock-down bollards be provided on the proposed road network to prevent infiltration through the existing community along the proposed extension of Via Borghese to Woodend Place.

Staff Response:

In support of the public road extension the Owner has submitted a Traffic Impact Study (TIS) and addendums (dated November 18, 2016 and January 10, 2017) to the TIS which supports extending Via Borghese as presently proposed. The TIS concludes that the extension of Via Borghese to connect to Woodend Place and then connecting to Major Mackenzie Drive will not negatively impact the existing community.

The community has expressed concern regarding the safety of residents and small children. The community requested assurance that the safety and security of the residents of the existing community is not compromised as part of any development approvals for the subject lands. The Development Engineering and Infrastructure Planning (DEIP) Department is satisfied with the findings of the TIS which identifies there will be no increased safety risk to the residents in the community as a result of the proposed development. Prior to final approval, if the City determines that traffic calming measures are warranted, the Owner will be required to design and construct traffic calming/management measures to the satisfaction of the City. A condition to this effect is included in Attachment #1 of this report.

The proposed public road extension is a similar and logical extension to the grid-like road network of Block 39 (Vellore Village). A grid pattern road network provides porosity and facilitates important access opportunities within the community. A grid pattern allows vehicular traffic to be dispersed, thereby providing congestion relief. Traffic concerns raised by the community have been addressed in the information submitted in support of

the applications and are further discussed in the Development Engineering and Infrastructure Planning section of this report.

- g) The proposed development will negatively impact local amenities, including parks and schools

The community has expressed concern respecting the impact of the increased density on local amenities, with particular regard to parks and schools.

Staff Response:

The Vaughan Parks Development Department has reviewed the proposed development, and has no objection to its approval. The proposed development has also been reviewed by the York Region District School Board and York Catholic District School Board, who have advised that they have no objection to the proposed development with no conditions of approval.

- h) Tree removals occurred at 31 Woodend Place and no compensation was provided

The community has expressed concern regarding the tree removals that occurred at 31 Woodend Place over the period from December 2013 to spring 2014. The community is of the opinion that the City of Vaughan erred in allowing the former Owner of 31 Woodend Place to remove hazardous trees on the subject lands, and did not adequately respond to the situation or the public when advised of the tree removal activity.

Staff Response:

The tree removal incident at 31 Woodend Place occurred under the City's emergency provisions for hazardous tree removals following the December 22, 2013 ice storm which caused significant damage to several trees across the City. The magnitude of the damage caused by the ice storm resulted in the City's use of an emergency program to deal with hazardous tree removal on private property. The emergency program allowed the City to prioritize public tree and debris removal which posed a threat to public health and safety. As part of the emergency program, the public was allowed to submit pictures of hazardous trees on private property that required removal. The former Owner was not required to submit an Arborist Report as part of the request for the removals. During this time, the Transportation Services, Parks and Forestry Operations Department reviewed the submitted pictures and granted approval for the removal of hazardous trees without a permit where it was warranted.

Under this emergency program the former Owner was granted approval by the City to only remove the hazardous trees identified by the pictures submitted to the City. Following this approval, the former Owner removed a significant number of mature trees on the subject lands and the extent of removals by the former Owner was unknown.

- i) The remaining mature trees on the subject lands should be maintained

The community has expressed concern respecting the proposed removal of the remaining trees on the subject lands to facilitate the proposed development, as the subject lands contain natural features that should be maintained.

Staff Response:

The Urban Design and Cultural Heritage Division of the Development Planning Department has reviewed the Tree Inventory and Preservation Plan and Arborist Report

submitted in support of the proposed development applications. This Division has accepted the proposed removal of the majority of the existing trees on the subject lands subject to compensation in accordance with the City's Replacement Tree Requirements. Based on the Arborist Report 388 trees are required to be removed to facilitate the proposed development. This figure excludes the trees that were deemed hazardous and recommended for removal by the Arborist. Compensation for the removal of 388 trees equates to \$213,400. Replacement planting, to the satisfaction of the City, will reduce the compensation amount required by the Owner. Finalization of the existing tree removals and required compensation will be determined through the registration process of the Draft Plan of Subdivision. A condition to this effect is included in Attachment #1.

The proposed tree removal is discussed in greater detail in the Natural Heritage Network Assessment section of this report.

j) The applicability of Schedule 2 - "Natural Heritage Network" of Vaughan Official Plan 2010, Volume 1

The community has questioned what applicability Schedule 2 - "Natural Heritage Network" of Vaughan Official Plan 2010, Volume 1 has on any approvals for the subject lands, and what authority the City has to consider development applications from Owners that have appeals related to this Schedule.

Staff Response:

The subject development applications were deemed "Complete" on January 19, 2016, and April 4, 2016, under the *Planning Act*. At the time of Complete application, Schedule 2 was not approved by the Ontario Municipal Board, and was not in full force and effect, however the text of the VOP 2010, Volume 1, including Chapter 3 - "Environment" was applicable policy.

The former Owner of 31 Woodend Place filed a site-specific appeal to VOP 2010, Volume 1, with respect to the land use designation and policies, and the natural heritage network mapping and policies as they relate to the subject lands. The current Owner assumed the appeal of the previous Owner, and maintained the appeal with the expectation that the appeal matter would be resolved through the development approval review process. The Owner provided a letter of support to the City of Vaughan's proposed modifications to Schedule 2 - "Natural Heritage Network" to help bring the Schedule into full force and effect (Attachment #12). If approved Staff will require the OMB appeal to be resolved. A recommendation is included in this report to address this issue.

k) The legality of the demolition of the existing houses on Woodend Place

The community has expressed concern respecting the demolition that occurred to the existing houses on Woodend Place prior to the City granting any approvals related to the proposed development.

Staff Response:

On January 3, 2017, the Owner of the subject lands applied for and was issued Demolition Permits in accordance with the City's *Demolition Permit Application Requirements made under the Ontario Building Code (OBC) Act*. The Owner exercised a permitted right under the OBC and acted within their legal right to seek the necessary permits in order to demolish the existing buildings on the subject lands. The issuance of Demolition Permits does not require consultation with the Development Planning Department unless there are Heritage Vaughan matters related to the demolition. Given



that 11, 31 and 51 Woodend Place are not listed or designated in the heritage inventory, the Development Planning Department did not have an objection to the demolition of the dwellings.

On May 11, 2017, the Vaughan Planning Department mailed a courtesy notice of this Committee of the Whole meeting to all individuals that either made a deputation at the Public Hearing, submitted correspondence (including a signed petition) in regards to the files, or requested notification of future meetings.

### **Purpose**

To seek approval from the Committee of the Whole for the following applications on the subject lands as shown on Attachments #2 and #3, to facilitate a residential development on the subject lands consisting of 56 lots for detached dwellings, 8 part blocks to be combined with future part blocks on the adjacent lands to the east to create 8 full lots for future detached dwellings, and 4 townhouse blocks containing 22 townhouse dwelling units fronting onto an extension of Via Borghese and two new public streets (Streets "A" and "B"), as shown on Attachments #6 to #9:

1. Official Plan Amendment File OP.16.003 to amend the policies of Section 3.2.3.4 of Vaughan Official Plan 2010 (VOP 2010) regarding minimum vegetation protection zones and Sections 9.1.2.2 and 9.1.2.3 of VOP 2010 regarding the compatibility of new development within established Community Areas.
2. Zoning By-law Amendment File Z.15.032 to amend Zoning By-law 1-88, specifically to rezone the subject lands from RR Rural Residential Zone to RD2(H) Residential Detached Zone Two, RD3(H) Residential Detached Zone Three, RD4(H) Residential Detached Zone Four, RT1(H) Residential Townhouse Zone, all with a Holding Symbol "(H)", and OS4 Open Space Woodlot Zone in the manner shown on Attachment #6, together with site-specific zoning exceptions to Zoning By-law 1-88 identified in Table 2 of this report.
3. Draft Plan of Subdivision File 19T-15V011, as shown on Attachment #6, to permit a residential Draft Plan of Subdivision consisting of 56 lots for detached dwellings, 8 part blocks for future 8 detached dwellings, and 4 townhouse blocks, as follows:

Detached Residential Lots (Lots 1 to 56 inclusive)	1.53 ha
Part Blocks for Future Detached Dwellings (Blocks 61 to 68 inclusive)	0.30 ha
Townhouse Blocks (Blocks 57 to 60 inclusive)	0.43 ha
Buffer Blocks (Blocks 69 and 70)	0.31 ha
Road Widening (Block 71)	0.01 ha
0.3m Reserves (Blocks 72 to 80)	0.01 ha
Public Roads (R.O.W.)	0.62 ha
Total	3.21 ha

### **Background - Analysis and Options**

#### **Synopsis:**

*The Owner is proposing to develop the subject lands with a residential plan of subdivision consisting of 56 lots for single detached dwellings, 8 part blocks for 8 future detached dwellings, 4 blocks for 22 townhouse dwellings, open space blocks, and the extension of the public road network as shown on Attachment #6. The Development Planning Department supports the approval of the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications as they will facilitate a residential development that is compatible with the surrounding land uses and represents good planning.*

## Location

The subject lands are located on the south side of Major Mackenzie Drive, east of Pine Valley Drive, shown as “Subject Lands” on Attachments #2 and #3, and are municipally known as 11, 31 and 51 Woodend Place.

## Land Use Policies/Planning Considerations

The Development Planning Department has reviewed the Official Plan Amendment application to permit the proposed residential development on the subject lands, as shown on Attachment #6, in consideration of the following policies:

### a) Provincial Policy Statement 2014

The Provincial Policy Statement (“PPS”) 2014 provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied province-wide and provides direction to support strong communities, a strong economy and a clean and healthy environment.

The PPS includes policies on key issues that affect communities, including:

- The efficient use and management of land and infrastructure
- Protection of the environment and resources
- Ensuring appropriate opportunities for employment and residential development, including support for a mix of uses

Part V – “Policies” of the PPS states (in part) the following:

Settlement Areas:

1.1.3.2 *“Land use patterns within settlement areas shall be based on:*

#### a) *densities and a mix of land uses which:*

- *efficiently use land and resources;*
- *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and,*
- *support active transportation; and,*
- *are transit-supportive, where transit is planned, exists or may be developed.”*

1.1.3.4 *“Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding of mitigating risks to public health and safety.”*

Housing:

1.4.3 *“Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market by (in part):*

- c) *directing the development of new housing towards locations where appropriate levels of infrastructure and public service*

*facilities are or will be available to support current and projected needs;*

- d) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and,*
- e) *establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.”*

The proposed development is consistent with the intent of the settlement areas and housing policies of the PPS, which promote the efficient use of land and support a healthy community. The subject lands are located along Major Mackenzie Drive, a planned Regional Transit Priority Network and Regional Cycling Network, and are in close proximity to existing retail and service commercial uses. The location of the development supports alternate modes of transportation such as transit, cycling and walking. The location of the development maximizes the use of existing infrastructure and minimizes land consumption. The proposed residential development also provides a variety of housing types for the City of Vaughan, thereby contributing to the projected housing needs.

b) Places to Grow – The Growth Plan for the Greater Golden Horseshoe

The Provincial Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) is intended to guide the development of land; encourage compact built form, transit supportive communities, diverse land uses, and a range and mix of housing types; and, direct growth to settlement areas that offer municipal water and wastewater systems. The Growth Plan outlines opportunities to make better use of land and infrastructure by directing growth to existing urban areas, as well as creating complete communities, stating (in part):

*“...communities that are well designed, offer transportation choices, accommodate people at all stages of life and have the right mix of housing, a good range of jobs and easy access to stores and services to meet daily needs.”*

The Growth Plan states that a focus for transit and infrastructure investment to support future growth can be provided by concentrating new development in these areas and creating complete communities with diverse housing types. The proposed development is consistent with the policy framework of the Growth Plan as it optimizes the use of the existing land supply, makes efficient use of existing infrastructure, is located adjacent to planned transit and provides a mix of housing at densities that are supportive of these objectives.

c) York Region Official Plan 2010

The York Region Official Plan 2010 (ROP 2010) designates the subject lands as “Urban Area” by Map 1 – “Regional Structure”, which permits a range of residential, commercial, employment and institutional uses, subject to additional policy criteria. The subject lands also abut a “Regional Transit Priority Network” being Major Mackenzie Drive (Map 11 – “Transit Network”) and a planned regional cycling connection (Map 10 – “Regional Cycling Network”).

ROP 2010 encourages a broad range of housing types within efficient and mixed-use compact communities at an overall transit-supportive density. The range of housing includes different forms, types and tenures to satisfy the needs of the Region's residents. ROP 2010 identifies that the housing stock in the Region is primarily detached units; the housing market is faced with demands for a broader variety of housing forms to meet the needs of different households. The proposed development offers a mix of housing options (single detached dwellings of varying sizes and townhouses) in close proximity to public transit.

ROP 2010 also encourages pedestrian scale, safety, comfort and mobility, the enrichment of the existing area with attractive buildings, landscaping and public streetscapes. The proposed residential development will diversify the housing options found in the community and create pedestrian connections to Major Mackenzie Drive.

On July 15, 2016, York Region exempted Official Plan Amendment File OP.16.003 (CountryWide Homes Woodend Place Inc.) from approval by the Regional Committee of the Whole and Council. York Region has indicated they have no objections to the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision, subject to comments in the Regional Implications section of this report, and the conditions included in Attachment #1 of this report.

d) Former City of Vaughan Official Plan #600 – 31 Woodend Place

The previous Owner of 31 Woodend Place filed an appeal to VOP 2010, Volume 1 (identified as Appeal #121 in the City of Vaughan List of VOP 2010 Appellants) with respect to the land use designation and natural heritage policies as they apply to 31 Woodend Place. Given the unresolved appeal to VOP 2010, Volume 1, the former City of Vaughan Official Plan (OPA #600) remains in-effect for 31 Woodend Place, as such these lands are designated "Estate Residential" by Schedule B - "Vellore Urban Village 1" (Attachment #5).

The current Owner has maintained this appeal to VOP 2010, Volume 1. The Owner has advised that they will resolve the appeal to 31 Woodend Place through the development application review process for the subject applications and bring the policies of VOP 2010 into full force and effect as they apply to the subject lands (Attachment #12).

Should Vaughan Council approve the subject applications, a condition of approval is included in the Recommendation of this report requiring the Owner's appeal of VOP 2010, Volume 1, to be resolved prior to final approval of the Draft Plan of Subdivision to the satisfaction of the City Solicitor and the Deputy City Manager, Planning & Growth Management.

e) Vellore Village Block Plan (Block 39) and Block 42, Plan 65M-4149

The Vellore Village Block Plan (Block 39) was approved by the Ontario Municipal Board (OMB) on May 6, 1998, which was considered by Vaughan Council on October 20, 1997. The Block Plan that was approved by the OMB did not include the subject lands, or the lands in the north-west quadrant of Block 39.

On September 25, 2006, Vaughan Council approved Draft Plan of Subdivision File 19T-03V20 (2032331 Ontario Inc.) which abuts the subject lands to the east, to facilitate the development of 21 detached dwellings on a public road (Via Borghese). Anticipating that the remaining lots in this area of Block 39 would likely be redeveloped, including with the Woodend Place community located further west, a 6 m wide strip of land (Block 42 on plan 65M-4149) was set aside for future development. This strip of land located at the most westerly limit of the parcel (Block 42, Plan 65M-4149) was zoned RD2(H)

Residential Detached Zone Two with a Holding Symbol “(H)”, subject to site-specific Exception (1281). The condition to remove the Holding Symbol “(H)” is dependent on the City approving development for the lands to the west (being Blocks 61 to 68 inclusive of the subject lands) and allocating sufficient sewage capacity.

While significant development is not expected or intended to occur within the stable residential areas, future development in this portion of the Block Plan was anticipated, planned for, and reflected in the approval by Vaughan Council. The 6 m wide block (Block 42, Plan 65-4149) was created and zoned for residential purposes, and held in trust by the City until the lands to the west (being the subject lands) are developed in accordance with the City’s Official Plan and Zoning By-law 1-88, as established within the 2032331 Ontario Inc. Subdivision Agreement and implementing Zoning By-law #162-2007, being site-specific Exception 9(1281).

f) City of Vaughan Official Plan 2010 – 11 and 51 Woodend Place

11 and 51 Woodend Place, are designated “Low-Rise Residential” and “Natural Areas” by VOP 2010 and are located within a “Community Area” by Schedule 1 - *Urban Structure*. 31 Woodend Place is also designated “Low-Rise Residential” and “Natural Areas” by VOP 2010, and is located within a “Community Area” by Schedule 1 - *Urban Structure*. Given the unresolved appeal of 31 Woodend Place to VOP 2010 (identified as Appeal #121 in the City of Vaughan List of VOP 2010 Appellants) the in-effect land use designation of 31 Woodend Place is “Estate Residential” by Schedule B - “Vellore Urban Village 1” (Attachment #5). As previously noted, the Owner has advised that they will resolve the appeal to 31 Woodend Place through the development application review process for the subject applications and bring the policies of VOP 2010 into full force and effect as they apply to the subject lands.

The southerly limit of the subject lands abut a City-owned woodlot, which is a component of the Kleinburg Woods, a regionally significant Area of Natural and Scientific Interest (ANSI). Section 3.2.3.4 of VOP 2010 Core Features c) requires a minimum vegetation protection zone (MVPZ) of 10 m from the ANSI as measured from the woodland dripline. The dripline from the ANSI was staked and established with the Toronto and Region Conservation Authority (TRCA) on September 30, 2015. The proposed development does not provide a consistent 10 m wide MVPZ from the staked limit of the woodland dripline and therefore, an Official Plan Amendment application with supporting information has been submitted by the Owner.

The “Low-Rise Residential” designation of VOP 2010 permits detached dwellings, semi-detached dwellings and townhouses. Specifically, Sections 9.1.2.2 and 9.1.2.3 of VOP 2010 requires new development in “Community Areas” to be designed to respect and reinforce the physical character of the surrounding area, with particular regard for local patterns of lots, streets and blocks; the size and configuration of lots; the building type of nearby residential properties; and the height, scale and building setbacks of nearby residential properties.

“Community Areas” are generally established with a number of older, residential neighbourhoods that are characterized by large lots and/or by their historical, architectural, or landscape value. “Community Areas” 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. Staff was of the view that the original development proposal consisting of 113 townhouse units did not meet the compatibility criteria established by Sections 9.1.2.2 and 9.1.2.3 of VOP 2010 for new development within existing “Community Areas” as it relates to the existing residential community located to the west of the subject lands. The Owner has submitted an Official Plan Amendment application to address these

policies of the Official Plan, and the Staff review of this amendment request is discussed in detail below.

i) Proposed Amendment to VOP 2010 – Section 3.2.3.4 Core Features c) 10 m minimum vegetation protection zone

The subject lands abut an Area of Natural Scientific Interest (ANSI) feature, the Kleinburg Woods, which requires a minimum vegetation protection zone (MVPZ) of 10 m from the staked woodland dripline. When the staking exercise took place, the TRCA noted evidence of vegetation removal along the woodlot edge. Given the challenges in determining a reasonable feature limit through the use of historic air photos, the TRCA and the City of Vaughan directed that the 10 m MVPZ be applied to the southern extent of the property line or the staked woodland dripline, whichever is greater.

Given the development constraints of the subject lands, particularly the alignment of “Street B” which must connect to Via Borghese and meet City engineering standards, a MVPZ cannot reasonably be achieved when taken from the southerly property line, therefore the Owner is proposing a MVPZ taken from the staked woodland dripline. In support of the MVPZ, the Owner has provided a Woodlot Buffer Calculation Methodology and Environmental Impact Study (EIS) which demonstrate a net gain when the MVZP is taken from the staked dripline. A MVZP of 10 m taken from the southerly property line results in an environmental buffer having a total area of 1,712 m<sup>2</sup>, whereas a MVZP that is an average of 10 m from the staked dripline, which includes a 6.6 m buffer at the narrowest point, results in an environmental buffer having a total area of 2,054 m<sup>2</sup>. This adjusted MVPZ results in an overall buffer area that is 342 m<sup>2</sup> larger. The environmental buffer is proposed to be zoned to an appropriate zone category, the OS4 Open Space Woodlot Zone, and dedicated into public ownership. A condition to this effect is included in the recommendation of this report.

The limits of the woodlot feature that were previously disturbed resulted in a loss to the City’s tree canopy. To protect, enhance and restore this feature on a go-forward basis both the City of Vaughan and TRCA have requested an Edge Management Plan prior to final approval. The Edge Management Plan will use standards from the Urban Design and Cultural Heritage Division of the Development Planning Department for replanting within the environmental buffer, along with standards from the Transportation Services, Parks and Forestry Operations Department for replanting along the woodlot edge. The Edge Management Plan shall include enhancements that support the City’s tree canopy initiatives beyond the minimum restoration requirements in order to account for the adjusted ANSI buffer. A condition to this effect is included in Attachment #1 of this report.

ii) Proposed Amendment to VOP 2010 - Sections 9.1.2.2 & 9.1.2.3 of VOP 2010 – respecting new development in “Community Areas”

The proposed development abuts two established neighbourhoods which are different in physical character and landscape. The residential neighbourhood located to the east of the subject lands is bound by Via Borghese to the west, Major Mackenzie Drive to the north, the Kleinburg Woods to the south, and to the east is a series of low-rise residential developments (which includes detached, semi-detached and townhouse built forms). The neighbourhood is generally comprised of detached dwellings within the RD2 and RD3 Zones, with lot



frontages that range between 12 m to 15 m, and lot areas generally ranging from 324 m<sup>2</sup> to 450 m<sup>2</sup>.

The Owner is proposing to rezone the subject lands that front onto Via Borghese to an RD2 Zone, which will establish a detached dwelling lot equal to or greater in size than the existing lots and dwellings on the east side of Via Borghese. If approved, the proposed development will establish a residential lot fabric consistent with the existing local pattern of lotting and blocks, all with frontage to a public street (Via Borghese), with detached dwellings that maintain a consistent pattern of height, scale and setbacks as the detached dwellings and lots on the east side of Via Borghese. The proposed development within this portion of the Draft Plan meets the compatibility criteria established by VOP 2010.

The proposed development transitions east to west from the RD2 Zone to the RD3 Zone, RD4 Zone and RT1 Zone, and introduces a smaller lot fabric and a townhouse built form. The proposed mix of lot sizes and built form is consistent with the Vellore Village Block Plan (Block 39). The Vellore Village Block Plan, particularly the concession lots that are located on the south side of Major Mackenzie Drive, incorporate a variety of building types and lot sizes, including detached and townhouse dwellings which front onto a grid-like public road network, as shown on Attachment #4. Via Borghese turns into Via Toscana east of Via Campanile, and this road segment presently contains detached dwellings that are zoned RD4 (with 9 m frontages) and townhouse dwellings in the RT1 Zone approximately 700 m east of the subject lands. The transition within the proposed development from larger detached dwellings (18 m frontage) to smaller detached dwellings (7.6 m to 15 m frontages) and townhouses maintains the local pattern of lotting, blocks and streets, provides an appropriate transition in lot size, and establishes a residential development with consistent scale and setbacks.

The residential neighbourhood to the west of the subject lands is an established estate subdivision, bound by Woodend Place to the east, Major Mackenzie Drive to the north, and the Kleinburg Woods to the southwest. This existing area is zoned RR Rural Residential Zone as shown on Attachment #3, and is characterized by generous front, rear and side yard setbacks, and contains a private tree cover and a mature tree canopy.

The proposed development will facilitate detached dwellings on lots within the RD4 Zone and RD2 Zone (with frontages ranging between 7.6 m to 15.7 m) and a flankage yard to a townhouse unit (approximately 28 m) along the east side of Woodend Place. The Owner has submitted an Official Plan Amendment to address the compatibility criteria of Section 9.1.2.2 and 9.2.1.3 of VOP 2010 with respect to the interface of the proposed development to the west side of Woodend Place.

In considering the establishment of small lots (with minimum frontages of 7.6 m in the RD4 Zone and 6.1 m in the RT1 Zone) directly abutting estate residential lots (with minimum frontages of 45 m), the Development Planning Department has reviewed the intent of the creation of Block 42, Plan 65M-4149, the residential lot fabric that was created when Vaughan Council approved Draft Plan of Subdivision File 19T-03V20 (2032331 Ontario Inc.), and the evolving character of the surrounding community.

Future development was anticipated in this area of the Block Plan based on the zoning of the 6 m block (Block 42, Plan 65M-4149) to an RD2(H) Zone on the east side of the subject lands. As part of the approval of the Draft Plan of

Subdivision (File 19T-03V20 - 2032331 Ontario Inc.) it was recognized that future development may encroach further west, into the Woodend Place estate residential subdivision, and a Holding Symbol "(H)" was placed on Block 42. The removal of the "(H)" is dependent on the City approving development on the adjoining lands to the west (being the subject lands) and allocating sufficient capacity to service the lands, as outlined in Zoning By-law 1-88 Exception 9(1281).

Through the approval of the Draft Plan of Subdivision (File 19T-03V20 - 2032331 Ontario Inc.) a residential development with smaller lots than the abutting lands and a grid-like road network was established directly abutting the Woodend Place estate subdivision. The approved residential development established a more efficient public road network, and created a transitional residential development from the existing estate subdivision to the west which consisted of a larger lot fabric (Woodend Place) to the more modest and dense lot fabric located to the east of the subject lands (Via Borghese). The Woodend Place estate subdivision was physically separated from the smaller lot fabric (in the RD2 and RD3 Zones) by a public road (Via Borghese). The public road allows for a greater separation distance to be established from the estate lots. The subject applications are proposing a similar approach to address the variation in lots sizes on the east versus west side of Woodend Place. The proposed interface along Woodend Place will establish a transition area similar to what was established by Draft Plan of Subdivision File 19T-03V20 (2032331 Ontario Inc.).

Beyond the abutting lands within in the surrounding community, the introduction of a more intense building typology was introduced in 2012 with Vaughan Council's approval of a 6-storey, adult life-style/seniors apartment building (1668872 Ontario Inc. c/o Royal Pine Homes) located on Pine Valley Drive, approximately 150 m south of Major Mackenzie Drive. The approved building contains 98-units and has a Floor Space Index of 1.765 times the area of the lot. The approved building is presently under construction.

Directly north of this approved apartment building, the lands located in the south east quadrant of Major Mackenzie Drive and Pine Valley Drive, municipally known as 4455 and 4477 Major Mackenzie Drive have been the subject of development interest for several years. In 2012, in response to community concerns Vaughan Council approved Site Specific Policy Section 13.15 – "South East Corner of Major Mackenzie Drive and Pine Valley Drive" to ensure comprehensive planning for this area. The site-specific policy for the lands was in response to a site-specific appeal (Appellant #65) to VOP 2010. The intent of Section 13.15 is to identify the evolving character of the south-east corner of Pine Valley Drive and Major Mackenzie Drive, and allow Council to initiate a comprehensive study with respect to land use, urban design, environmental and heritage potential and traffic impact. Applications for an Official Plan Amendment (File OP.17.005) and Zoning By-law Amendment (File Z.17.013) have recently been submitted to the Development Planning Department seeking approval to develop the lands known municipally as 4433 – 4477 Major Mackenzie Drive. There are no approvals related to these applications at this time.

In consideration of the above and the reasons outlined within this report, the Owner has demonstrated that the proposed development meets the intent of the "Community Area" and "Core Feature" policies of VOP 2010, and provides a low-rise residential development that is appropriate and compatible, but not identical, with the surrounding development(s) and will have no adverse impacts on the adjacent woodlot. As a result, Staff is of the opinion that Official Plan Amendment File OP.16.003 can be supported by the Development Planning Department.

## Zoning

The subject lands are zoned RR Rural Residential Zone by Zoning By-law 1-88, as shown on Attachment #3. To facilitate the proposed Draft Plan of Subdivision shown on Attachment #6, an amendment to Zoning By-law 1-88 is required to rezone the subject lands in the manner shown on Attachment #6, together with the following site-specific zoning exceptions:

Table 1: Proposed Zoning Exceptions

	<b>Zoning By-law 1-88 Standard</b>	<b>RD2 Residential Detached Zone Two Requirements</b>	<b>Proposed Exceptions to the RD2 Residential Detached Zone Two</b>
a.	Minimum Exterior Side Yard (Blocks 62 and 68)	4.5 m	3.5 m
b.	Minimum Lot Depth (Block 61 Only)	30 m	27 m
c.	Minimum Rear Yard (Block 61 Only)	7.5 m	6 m
d.	Permitted Rear Yard Encroachments (All Lots and Blocks)	Exterior stairways, and porches and balconies which are uncovered, unexcavated and unenclosed and not constructed on footings may encroach into a rear yard to a maximum of 1.8 m.	Exterior stairways, and porches and balconies which are uncovered, unexcavated and unenclosed and not constructed on footings may encroach into a rear yard to a maximum of 2.4 m.
	<b>Zoning By-law 1-88 Standard</b>	<b>RD3 Residential Detached Zone Three Requirements</b>	<b>Proposed Exceptions to the RD3 Residential Detached Zone Three</b>
e.	Minimum Interior Side Yard (Lot 56)	1.2 m  The minimum interior side yard on one side may be reduced to 0.6 m where it abuts a side yard of 1.2 m	1.2 m  The minimum interior side yard on one side may be reduced to 0.6 m, and abut another interior side yard of 0.6 m, provided that the interior side yard on the other side is 1.2 m

	<b>Zoning By-law 1-88 Standard</b>	<b>RD3 Residential Detached Zone Three Requirements</b>	<b>Proposed Exceptions to the RD3 Residential Detached Zone Three</b>
f.	Permitted Rear Yard Encroachments (Lot 56)	Exterior stairways, and porches and balconies which are uncovered, unexcavated and unenclosed and not constructed on footings may encroach into a rear yard to a maximum of 1.8 m.	Exterior stairways, and porches and balconies which are uncovered, unexcavated and unenclosed and not constructed on footings may encroach into a rear yard to a maximum of 2.4 m.
	<b>Zoning By-law 1-88 Standard</b>	<b>RD4 Residential Detached Zone Four Requirements</b>	<b>Proposed Exceptions to the RD4 Residential Detached Zone Four</b>
g.	Minimum Lot Frontage (All lots)	9 m	7.6 m
h.	Minimum Interior Side Yard (All lots)	1.2 m  The minimum interior side yard on one side may be reduced to 0.6 m where it abuts a side yard of 1.2 m, except where it abuts a non-residential use, in which case the minimum side yard shall be 3.5 m	1.2 m  The minimum interior side yard on one side may be reduced to 0.6 m, and abut another interior side yard of 0.6 m or a rear yard, provided that the interior side yard on the other side is 1.2 m
i.	Minimum Exterior Side Yard (Lots 16, 17, 35, 36 and 51)	4.5 m	3.5 m
j.	Permitted Rear Yard Encroachments (All Lots)	Exterior stairways, and porches and balconies which are uncovered, unexcavated and unenclosed and not constructed on footings may encroach into a rear yard to a maximum of 1.8 m.	Exterior stairways, and porches and balconies which are uncovered, unexcavated and unenclosed and not constructed on footings may encroach into a rear yard to a maximum of 2.4 m.

	<b>Zoning By-law 1-88 Standard</b>	<b>RD4 Residential Detached Zone Four Requirements</b>	<b>Proposed Exceptions to the RD4 Residential Detached Zone Four</b>
k.	Maximum Interior Garage Width (Lots 2, 3, 40, 41, 45, 46 and 47)	3.048 m	5 m
	<b>Zoning By-law 1-88 Standard</b>	<b>RT1 Residential Townhouse Zone Requirements</b>	<b>Proposed Exceptions to the RT1 Residential Townhouse Zone</b>
l.	Maximum Building Height (All Blocks)	11 m	12.6 m
m.	Minimum Rear Yard (All Blocks)	7.5 m	6 m

The Development Planning Department has reviewed the proposed site-specific exceptions to zoning By-law 1-88 and provides the following comments:

The proposed exception to the RD2 Residential Detached Zone Two for the exterior side yard is consistent with the existing residential subdivision to the east and can be supported. The proposed rear yard encroachment for a porch in the RD2 Residential Detached Zone two is considered minor in nature and will not impact any existing development, and therefore can be supported. The proposed exceptions for minimum lot depth and minimum rear yard are required to accommodate one residential block for future development (Block 61) that is constrained by the extension of Via Borghese to the north, and a required minimum vegetation protection zone (Block 70) from the woodlot located to the south. The proposed exceptions for reduced minimum lot depth and minimum rear yard is limited to one lot within the RD2 Zone and is considered to be minor in nature.

The proposed exceptions to the RD3 Zone for the interior side yard and rear yard encroachment for a porch is limited to one lot (Lot 56) and will not impact the surrounding existing area, and can therefore be supported.

The proposed exceptions to the RD4 Residential Detached Zone Four for lot frontage, interior side yard, and exterior side yard reflect development standards that are consistent with zoning exceptions permitted for detached dwellings in close proximity to the subject lands. The proposed rear yard encroachment for a porch will not impact the surrounding existing area, is considered minor in nature and can be supported. The proposed exception for maximum interior garage width is proposed for 7 lots only and would accommodate a wider garage interior for additional storage purposes for these units, and is considered minor in nature.

The RT1 Residential permits a maximum building height of 11 m and a minimum rear yard of 7.5 m. The Owner is proposing a maximum building height of 12.6 m and minimum rear yard of 6 m for all Blocks. The requested relief for building height is to accommodate a pitched roof design and is in response to grading conditions in this area of the Draft Plan. The subject lands slope downwards to the west, which would make the additional building height imperceptible from

street. This requested exception for a minimum rear yard of 6 m is consistent with zoning exceptions permitted for the residential subdivision located directly east of the subject lands (File 19T-03V20 - 2032331 Ontario Inc.).

In consideration of the above, the Development Planning Department is satisfied that the proposed amendments to Zoning By-law 1-88 maintain the intent of the Official Plan and will facilitate a residential development that is compatible with the existing and planned built form in the surrounding area.

Should the applications be approved, in consideration of the lot assembly that must occur with Block 42, Plan 65M-4149 and the subject lands, prior to final approval, the Owner will be required to submit a Minor Variance application to the Committee of Adjustment to address the minimum rear yard setback and minimum lot depth for Block 42, Plan 65M-4149, to achieve consistency with the proposed zoning exceptions for the RD2 Residential Detached Zone Two for Block 61, as outlined in Table 1. The Committee's decision shall be final and binding, and the Owner shall satisfy any conditions imposed by the Committee. A condition to this effect is included in the Recommendation of this report.

#### Holding Symbol "(H)"

The Development Engineering and Infrastructure Planning (DEIP) Department has confirmed that Council can allocate available and unrestricted servicing capacity from the York Sewage Servicing / Water Supply System for a total of 86 residential units (292 persons equivalent). A condition to this effect is included in the recommendation of this report. Therefore, no Holding Symbol "(H)" is required to address servicing capacity.

While additional capacity was anticipated and planned for in the event of local improvements through the Block 39 NW Core Services Plan (the "Servicing Plan"), which was included in the Functional Servicing Report (FSR) submitted in support for the proposed development, the proposed development on the subject lands is greater than the densities anticipated by the Servicing Plan within this drainage boundary, and exceeds the existing population figures. As a result, pump station improvements may be required to service the additional population. Sanitary Servicing is discussed in greater detail in the Development Engineering and Infrastructure Planning (DEIP) Department section of this report. Given the unresolved sanitary servicing matters, DEIP Department is requiring that the Holding Symbol "(H)" be applied to the whole of the subject lands until such time as the downstream pump station and sanitary sewer conveyance issues be resolved to the satisfaction of the City, a condition to this effect is included in the recommendation of this report.

Notwithstanding the above, until such time that the Owner acquires Block 42, Plan 65M-4149, Blocks 61 to 68 inclusive on the Draft Plan will continue to be zoned with the Holding Symbol "(H)" until they are combined with the abutting lands to the east, to facilitate the future full single lots. A condition to this effect is included in the Recommendation of this report.

#### Block 42, Plan 65M- 4149 – Removal of the Holding Symbol "(H)" and Part Lot Control Exemption

As previously noted, the abutting lands to the east of the subject lands contain a vacant, 6 m wide parcel of land being Block 42 on Plan 65M-4149, which is zoned RD2(H) by Zoning By-law 1-88 subject to site-specific Exception 9(1281). The Owner is proposing to combine Blocks 61 to 68 inclusive on the proposed Draft Plan of Subdivision, as shown on Attachment #5, with Block 42, Plan 65M-4149, to create 8 full lots for future residential development.

In order to facilitate the creation of the full lots, the Owner must submit a Part Lot Control Exemption application for Block 42, Plan 65M-4149, to create the blocks to be combined with the proposed corresponding Blocks 61 to 68 of the subject Draft Plan of Subdivision.



The Development Planning Department recommends that Blocks 61 to 68 inclusive of the subject Draft Plan of Subdivision be zoned with the Holding Symbol “(H)” to ensure that Block 42 is acquired and the Part Lot Control application approved to create full lots, prior to the Holding Symbol “(H)” being removed for Blocks 61 to 68. A condition to this effect is included in the Recommendation of this report.

### Subdivision Design

The Draft Plan of Subdivision shown on Attachment #6, includes 56 lots (Lots 1 to 56 inclusive) to be developed with detached dwellings, with lot frontages ranging from 7.6 m to 15 m, 8 part blocks (Blocks 61 to 68 inclusive) and 4 blocks (Blocks 57 to 60 inclusive) to be developed with 22 townhouse dwelling units having a 6.1 m frontage.

Lot 1 of the Draft Plan has a 15 m frontage, and is located at the north west limit of the subject lands which fronts onto Woodend Place and flanks Major Mackenzie Drive. Part Blocks (Blocks 61 to 68 inclusive) are proposed on the west side of Via Borghese where the subject lands abut Block 42, Plan 65M-4149. Blocks 61 to 68 have 15 m frontages and establish a lot fabric with similar or larger lots than the existing residential lots located to the east of the subject lands. Via Borghese is a public road that acts as the interface between the existing residential development to the east and the subject development proposal. The existing and proposed built form on Via Borghese, which will be developed with consistent development standards established by the proposed amending Zoning By-law, in the RD2 Zone, will establish a consistent, not identical, lot fabric on both sides of Via Borghese.

The transition between the existing residential community located to the east and the interior of the proposed development is created through the introduction a smaller lot fabric. Lot 56 has a 12 m frontage, and Lots 2, 3, 40, and 41 have 9.8 m frontages, and are located directly adjacent to the 15 m lots. The reduction in lot size from 15 m (Lot 1, Blocks 61 to 68 inclusive) to 12 m (Lot 56) or 9.8 m (Lots 2, 3, 40, and 41) establishes the transition to the smaller 7.6 m lots located throughout the Draft Plan. An additional three lots with 9.8m frontages (Lots 45 to 47 inclusive) have been proposed along the east side of Street “A” of the Draft Plan to provide for lot variety and interest.

The Draft Plan of Subdivision includes an extension to and maintains the alignment of Via Borghese, located along the southerly portion of the subject lands. Townhouse Blocks are located on the south side of the Via Borghese extension. The four Townhouse Blocks will facilitate the creation of 22 townhouse units, with a maximum of 5 to 6 units per block. Townhouse Blocks have been proposed in this area of the Plan to utilize a reduced lot depth, which is constrained by the extension of Via Borghese to the north, and a required environmental buffer (Block 70) from the woodlot located to the south.

The Draft Plan of Subdivision contains two local roads (Streets “A” and “B”) which will be dedicated to the City of Vaughan as public roads. The extension of the public road network is supported by the Development Planning Department because it implements a grid-like street network that supports convenient and efficient travel in accordance with Section 4.2.1.5 of VOP 2010. The proposed road network is also supported by the DEIP Department as noted in their section of this report.

The Draft Plan of Subdivision contains two buffer blocks (Blocks 69 and 70). Block 69 is located along the Major Mackenzie Drive right-of-way and will form a landscape Buffer Block, which shall be landscaped to the satisfaction of the City, and dedicated into public ownership free of all cost and encumbrances. Block 70 located along the southerly limit of the subject lands and adjacent to the woodlot is an environmental Buffer Block to the Kleinburg Woods. Block 70 will be rezoned to an appropriate Open Space Zone category (OS4 Zone), and dedicated into public ownership free of all cost and encumbrances. Conditions to this effect are included in Attachment #1.

All development within the Draft Plan of Subdivision is required to proceed in accordance with the Vaughan Council approved Block 39 Vellore Village Community Architectural Design Guidelines prepared by Watchorn Architect Inc., and the Block 39 Vellore Village Landscape Master Plan prepared by The MBTW Group. A condition to this effect is included in Attachment #1.

The Vaughan Development Planning Department is satisfied with the proposed subdivision design, subject to the comments in this report, and the conditions of approval outlined in Attachment #1.

#### Revisions to the Draft Plan of Subdivision

The Draft Plan of Subdivision has been revised a number of times. The original proposal that was presented at the Committee of the Whole (Public Hearing) on May 3, 2016, proposed 22 blocks containing 113 townhouse units, as shown on Attachment #9. During the Public Hearing, the Owner's representative presented a revised proposal that incorporated 7 detached dwellings on the west side of Via Borghese, and the balance of the revised Plan consisted of 20 blocks containing 97 townhouse units, as shown on Attachment #10.

In response to concerns raised by internal City Departments, external agencies, and feedback provided by the public (respecting compatibility with the existing residential development located to the east of the subject lands) the Owner revised the applications to the current plan shown on Attachment #6.

#### Tree Removals at 31 Woodend Place

As noted earlier in this report, the tree removal incident at 31 Woodend Place occurred under the City's emergency provisions for hazardous tree removals following the December 22, 2013 ice storm which caused significant damage to several trees across the City. The magnitude of the damage caused by the ice storm resulted in the City's use of an emergency program to deal with hazardous tree removal on private property. The emergency program allowed the City to prioritize public tree and debris removal which posed a threat to public health and safety. As part of the emergency program, the public was allowed to submit pictures of hazardous trees on private property that required removal. The Transportation Services, Parks and Forestry Operations Department reviewed the submitted pictures and granted approval for the removal of hazardous trees without a permit where it was warranted.

Under this emergency program the former Owner was granted approval by the City to only remove the hazardous trees identified by the pictures submitted to the City. Following this approval, the former Owner removed a significant number of mature trees on the subject lands, the extent of removals was unknown as the former Owner was not required to submit an Arborist Report as part of the request for the removals.

As part of the technical review of this development proposal, the City's Transportation Services, Parks and Forestry Department engaged R & B Cormier Inc. and undertook a Tree Loss and Replacement Assessment ("Assessment") to determine the full extent of the loss that occurred at 31 Woodend Place. The findings of the Assessment determined that approximately 263 trees were removed from the subject site, however, the Assessment was unable to determine how many of the 263 removed trees were hazardous. As a result of the inconclusive findings of this review, the City cannot seek compensation from either the current or former Owner for the tree removals that occurred at 31 Woodend Place.

#### Natural Heritage Network Assessment

In support of the proposed development, the Owner has submitted an Environmental Impact Study (EIS) which assesses the potential impacts that the proposed development may have on the natural heritage and hydrological environment. In accordance with VOP 2010, Chapter 3 – "Environment" of VOP 2010, Volume 1 directs that woodlands must be protected and enhanced,

however, Section 3.3.3.3 allows for the removal of some woodlands where it has been determined the woodland does not meet the test of being considered as having regional significance. To determine a woodlands potential as being of regional significance the following matters are considered: if the woodlands are considered early successional or contain invasive species, if the woodlands do not contain rare or endangered plants, animals or species, and if the woodland is located outside or is not connected to the Natural Heritage Network.

The EIS notes that the subject lands are largely dominated by manicured lawns, planted trees and portions of remnant woodlands within the northern third of the subject lands (immediately south of Major Mackenzie Drive). Site observations during the summer and fall of 2015 indicate there was disturbance to the vegetated area along Major Mackenzie Drive related to a road widening and underground sewer upgrade initiated by York Region as part of the Major Mackenzie Drive widening. These construction activities have resulted in the removal of several trees located along the northern portion of the subject lands. The findings of the EIS conclude that the remaining vegetation on the subject lands does not meet the minimum size, species or location criteria to be deemed significant woodlands, and therefore can be considered for removal.

Given the findings of the EIS, the Owner is proposing to remove the remaining 565 trees on the subject lands in order to facilitate the proposed development. Through ongoing discussions with the City of Vaughan and the TRCA it was determined that the proposed grading works required to facilitate the proposed development will affect tree rooting zones and tree preservation will not be possible. To mitigate the removal of the trees, the EIS recommends that compensatory plantings be provided to obtain an overall ecological net gain for the nearby Natural Heritage Network or Regional Greenlands System, in accordance with Section 3.3.3.4 of VOP 2010.

The Owner will be required to provide compensation as recommended by the EIS, as replanting or cash-in-lieu thereof, in accordance with the City's Replacement Tree Requirements and Section 3.3.3.4 of VOP 2010. A condition to this effect is included in Attachment #1.

#### Vaughan Development Planning Department, Urban Design and Cultural Heritage Division

The Vaughan Urban Design and Cultural Heritage Division of the Development Planning Department has reviewed the applications and advised that the subject lands are cleared of any concern for archaeological resources, subject to the following conditions:

- a) Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.
- b) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Region Police Department, the Regional Coroner, the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services, and Vaughan's Development Planning Department, Urban Design and Cultural Heritage Division.

#### Developer's Group Agreement

The subject lands were previously owned by non-participating landowners in the Block 39 Plan Area, and as such were not included in the Block 39 (North-West) Developers Group Inc. Agreement regarding the provision of servicing infrastructure, roads, parks and open spaces.

In order for the Owner to obtain Block 42, Plan 65M-4149, which is presently being held in trust by the City of Vaughan, the Trustee for the Block 39 Developers' Group must advise the City in writing that the beneficial Owner (2032331 Ontario Inc.) of Block 42, Plan 65M-4149 and the Owner of the lands to the west (CountryWide Homes) have executed the Block 39 Developers'

Group Agreement. The City must also be advised that the parties are in good standing with respect to the terms and conditions of the Agreement related to the development of Block 42, Plan 65M-4149 in conjunction with the abutting lands. The City will convey Block 42, Plan 65M-4149 back to the beneficial Owner, at no cost to the City, upon receipt of the aforementioned notice from the Trustee of the Block 39 Developers Group and when the City is satisfied that Block 42, Plan 65M-4149 will be developed in accordance with the City's Official Plan and Zoning By-law.

On March 23, 2017, the Trustee for the Block 39 Developers Group advised the City of Vaughan that the Owner has satisfied all obligations, financial and otherwise, to the satisfaction of the Block 39 Developers Group with respect to the development of Block 42, Plan 65M-4149. Should Vaughan Council approve the recommendations of this staff report, the Owner will be able to acquire Block 42, Plan 65M-414.

#### Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

The DEIP Department has reviewed the proposed Draft Plan of Subdivision and supporting documents, and provided the following comments:

a) Municipal Servicing Agreement

A Subdivision Agreement is required to implement the proposed development.

b) Road Network

Access to the subject lands is proposed from existing roads (Woodend Place and Via Borghese) and two new 17.5 m wide proposed roads (Streets "A" and "B") as shown on Attachment #6 that will connect to Via Borghese and Woodend Place. The proposed road network establishes a logical continuation of the existing public road network of Block 39 (Vellore Village). A grid pattern road network provides porosity and allows vehicular traffic to be dispersed while facilitating convenient and efficient travel.

If the applications are approved, Woodend Place which is currently constructed as a rural cross-section will have to be reconstructed as an urban cross section, at a higher elevation, in accordance with the City's criteria. A retaining wall and/or the box culvert utilized for the storage of storm drainage will make up the grade difference to the existing residential lands located to the west of the subject lands, which naturally slope downwards with the overland drainage routes to the existing residential lots. Finalization of the road details must be provided to the City at the detailed design stage, and any road works shall not affect the integrity of the municipal road network, or the existing residential properties to the west.

c) Sidewalks

The proposed pedestrian network of the Draft Plan is extensive, and includes sidewalks on at least one side of every street, save and except for Via Borghese. The Plan includes new sidewalk connections along the east side of Woodend Place, along the east side of proposed Street "A", along the north side of Street "B", and along the south side of the Via Borghese extension.

Sidewalks improve accessibility for pedestrians and are a key element of "complete streets". The pedestrian network connects the proposed residential community to schools, community facilities, shopping centres, recreational activities and transit stops within the Block 39 Plan area and beyond. Given that the subject lands abut a planned regional multi-use trail along Major Mackenzie Drive, the City is requesting that an additional sidewalk connection be provided from Street "A" to Major Mackenzie Drive, through the landscape buffer block. A condition to this effect is included in Attachment #1.

The City has requested that the Owner provide a new sidewalk connection along the west side of Via Borghese. While the Owner has submitted justification to explain the challenges in their ability to construct a sidewalk on the west side of Via Borghese, including the location of an existing transformer, Staff are still examining whether a sidewalk could be accommodated on the west side of Via Borghese recognizing existing site constraints. As a result, Staff are including a condition in Attachment #1 that the Owner shall install a sidewalk on the west side of Via Borghese, if deemed feasible, to the satisfaction of the City.

d) Servicing Capacity Allocation

On December 13, 2016, the City's latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. The report confirmed servicing capacity is available to support continued urban growth throughout the City over the next three years. Accordingly, servicing capacity for the proposed development is available and unrestricted. Therefore, the following resolution to allocate capacity to the subject development has been included in the recommendations section of this report in conjunction with the approval of the Draft Plan of Subdivision:

"THAT Draft Plan of Subdivision File 19T-15V011 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 86 residential units (approximately 292 persons equivalent)."

e) Stormwater Management

Based on the current topography of the subject lands, the overland drainage runs east to west and to Marigold Creek, a tributary of the East Humber River. The subject lands presently form part of an estate residential community that utilizes private septic and well water systems. When the Master Environmental Servicing Plan (MESP) design for the greater Block 39 NW community was completed, the subject lands were not included as part of the stormwater management strategy due to the existing topography. Therefore, the subject lands do not have access to the current facility located at Pine Valley Drive and Davos Road.

In support of the proposed development, the Owner has submitted a Functional Servicing Report (FSR), prepared by Schaeffer & Associates Ltd., which proposes to continue to discharge stormwater from the subject lands to Marigold Creek. Post development water quality control will be provided via an oil-grit separator and will include infiltration within an underground storage tank/box culvert. Quantity control will be provided by utilizing a box culvert sewer for storage, and a multiple orifice outlet structure will control post-development peak flows to provide erosion control. The proposed system will outlet directly to a feeder system of Marigold Creek. Additionally, there are foundation drain collectors proposed along Woodend Place.

The proposed stormwater management strategy does not align with the City's current criteria for stormwater management, but does meet good engineering principles and best practices. The DEIP Department and the Environmental Services Department are supportive of the stormwater management proposal as a pilot project. In support of this pilot project, the Owner will be required to undertake monitoring, reporting, testing and provide an evaluation of the advantages of the proposed stormwater management technique. A condition to this effect is included in Attachment #1.

f) Sanitary Servicing

The proposed residential units frontage on Via Borghese will require sewer connections to the existing sanitary sewer on Via Borghese, however, the balance of the residential units cannot outlet to Via Borghese due to the depth of the sewer. The FSR proposes to

capture the sanitary drainage via a new sanitary sewer to be constructed external to the site, which would connect to an existing sanitary sewer located approximately 210 m south of Major Mackenzie Drive, and located on the east side of Pine Valley Drive. The proposed sewer will cross-over dual Regional culverts that traverse Major Mackenzie Drive, from north to south. This section of sewer, due to its shallow depth, will require insulation so that it is protected. The shallow sewer depth may preclude the proposed homes fronting onto Woodend Place (Lots 1 to 16) from having basements.

Sewage from the proposed development will ultimately outlet to the sanitary pumping station located at Pine Valley Drive and Davos Road. The FSR provided a copy of the Block 39 NW Core Services Plan identifying the sanitary drainage areas to the pump station that includes the subject lands. External lands connected to the existing sanitary pump station were accounted for in the design, and include the three existing residential lots at 11, 31 and 51 Woodend Place, as well as an additional 45 "estate" type lots which utilize private septic and well systems, in the event of local improvement.

While additional capacity was anticipated and planned for in the event of local improvements, the proposed development on the subject lands is greater than the densities anticipated by the Servicing Plan within this drainage boundary, and exceeds the existing population figures. As a result, pump station improvements will be required to service the additional population. Improvements may include but are not limited to upgrading pumps, electrical systems, and upsizing sewers. Given the above, a comprehensive study of the tributary area is required. The Owner has initiated a request through the Environmental Services Department to monitor sanitary sewer flows downstream of the proposed development to the City's existing sanitary pump station at the intersection of Pine Valley Drive and Davos Road.

Given the unresolved downstream sanitary delivery issues, the following condition is included in the Recommendation of this report and Attachment #1:

"THAT a Holding Symbol "(H)" and no "Pre-Sale" Agreement shall be applied to the subject lands until such time as the downstream pump station and sanitary sewer conveyance issues are resolved to the satisfaction of the City."

g) Water Servicing

The subject lands are located within Pressure District No. 6 of the York Water Supply System. The FSR submitted in support of the proposed development seeks to connect the two existing watermains on Via Borghese in order to provide a looped system. The majority of the site will connect to the 150 mm diameter watermain system, while the residential lots along the proposed single loaded road (Lots 36 to 41 inclusive, and Block 42 of the Draft Plan) will connect to the 300 mm diameter watermain. The 300 mm diameter watermain will extend from Via Borghese to the intersection of Woodend Place and Major Mackenzie Drive within the landscape buffer where the development terminates.

Prior to the termination of the proposed watermain, the watermain will cross over dual Regional culverts that traverse Major Mackenzie Drive from north to south. This section of the watermain will need to be designed and constructed to the satisfaction of the City, which may result in the watermain crossing under the culverts. The Block 39 (North-West) Developers Group provided financial contributions for the extension of the Major Mackenzie Drive watermain to Pine Valley Drive for future looping and security. Given the Owner is proposing to construct a sanitary sewer along Major Mackenzie Drive to Pine Valley Drive, it would be beneficial to construct the watermain extension to the existing stub on Pine Valley Drive. A condition to this effect is included in the Recommendation of this report and Attachment #1.



h) Environmental Site Assessment

The Owner has submitted a Phase One Environmental Site Assessment (ESA) which has been reviewed and accepted by the DEIP Department. A Phase II ESA is not required for the proposed development. Should fill be required for grading in the open space/buffer blocks, which are being conveyed into public ownership, the City will require the Owner to undertake a Phase Two ESA of the imported fill material. The testing shall only be conducted following rough grading and prior to the placement of topsoil. A condition to this effect is included in Attachment #1.

i) Lot Grading / Topography

The Owner is required to meet the City's lot grading criteria. The existing topography will require the design and construction of retaining walls to support the proposed residential development. A condition to this effect is included in Attachment #1.

j) Street Lighting

The Owner is required to provide street lighting in accordance with the City's street lighting criteria, which may include the requirement of LED lighting. A condition to this effect is included in Attachment #1.

k) Environmental Noise Impact

The Owner has submitted a Preliminary Environmental Noise and Vibration Report, prepared by Jade Acoustics. A final Noise Impact Study shall be submitted at the detailed design stage, prior to final approval of the proposed development. Noise mitigation measures will be required for the lots located adjacent to Major Mackenzie Drive, to the satisfaction of the City and York Region. Warning clauses and additional clauses related to noise and noise impacts will be required and form part of the conditions that are included in Attachment #1.

l) Block 42, Plan 65M-4149

Pursuant to the Subdivision Agreement between the City and 2032331 Ontario Inc. (Saberwood Subdivision File 19T-03V20) the lands external to the subject Draft Plan, known as Block 42, Plan 65M-4149 must be developed in conjunction with the subject lands. The servicing of the proposed lots on Block 42, Plan 65M-4149 will require connections to the existing sewers on Via Borghese and will require the resurfacing of the road to the satisfaction of the City. A condition to this effect has been included in Attachment #1.

Vaughan Office of the City Solicitor, Real Estate Department

The Vaughan Office of the City Solicitor, Real Estate Division has advised that the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-in-Lieu of Parkland Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Vaughan Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment. A condition to this effect is included as a condition of approval in Attachment #1.

#### Vaughan Parks Development Department

The Vaughan Parks Development Department has no objection to the proposed development, subject to the fulfillment of the Owner's Parkland Dedication obligations to the City. A condition to this effect is included in Attachment #1.

#### Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has reviewed the Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision applications and have indicated that they have no objection to the approval of the proposed development, subject to the conditions of approval contained in Attachment #1.

The TRCA notes that the subject lands are located on table lands, within the Humber River watershed, and that a regionally significant woodlot, which is part of the Kleinburg Woodlots Area of Natural and Scientific Interest (ANSI) falls along the southern portion of the subject lands. The TRCA has advised that additional detailed design comments will be provided through the review of the materials outlined in the future conditions of draft plan approval and through the site plan applications for the townhouse blocks. The TRCA advised that the future detailed design comments will primarily be with respect to the proposed stormwater management strategies, specifically quantity control and quality treatment, and the water balance assessment which must demonstrate mitigative measures for the infiltration deficit.

The TRCA requires the Owner to address all of the outstanding comments through the fulfillment of the TRCA's conditions of Draft Plan approval as outlined in Attachment #1.

#### School Boards

The York Region District School Board and York Catholic District School Board have advised that they have no objection to the proposal and have no conditions of approval for the Draft Plan of Subdivision. The Conseil Scolaire de District Catholique Centre-Sud was circulated on the proposed development and provided no response, indicating they have no objection to the proposed development.

#### Canada Post

Canada Post has no objection to the proposed development, subject to the conditions of approval in Attachment #1.

#### Utilities

Enbridge Gas, Hydro One and Alectra Utilities Corporation (formerly PowerStream Inc.) have no objection to the approval of the proposed Draft Plan, subject to the conditions of approval in Attachment #1. Bell Canada was circulated on the proposed development and provided no response, indicating they have no objection to the proposed development.

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

This report supports the following priorities set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- Improve municipal road network
- Continue to develop transit, cycling and pedestrian options to get around the City
- Continue to cultivate an environmentally sustainable City

## **Regional Implications**

York Region has reviewed the proposed Official Plan Amendment application and has determined that the proposed amendment is a matter of local significance, and does not adversely affect Regional planning policies or interests. Accordingly, the proposed Official Plan Amendment is exempt from approval by the Regional Planning Committee and Council, which allows the proposed amendment to come into effect following its adoption by the City of Vaughan at a future Council date, and following the required appeal period.

York Region has reviewed the proposed Draft Plan of Subdivision and has provided the following comments with respect to the Plan:

a) **Sanitary Sewage and Water Supply**

The proposed development is located within the Pine Valley North wastewater area and will be serviced from Water Pressure District No. 6. Residential development requires servicing capacity allocation prior to final approval, York Region understands that servicing allocation for this development proposal will be considered by Vaughan Council.

Based on the FSR, water servicing for the proposed development is by way of connection to the City of Vaughan's watermain in the Via Borghese right-of-way. The proposed wastewater servicing requires the construction of an external sanitary sewer located along Major Mackenzie Drive and Pine Valley Drive. York Region requires information and details on proposed connections. As such, the engineering drawings identifying the proposed sanitary sewer, including outlet details, shall be circulated to York Region's Environmental Services Department for review and approval.

The Owner is advised that a direct connection from a new development to a regional water and/or wastewater system is discouraged. It is York Region's mandate to service new development through the local municipal system. Where this is not feasible, a direct connection to or the crossing of a regional water or wastewater system requires approval by York Region prior to construction. Engineering drawings showing details of the connection(s) and/or crossing(s) shall be submitted to York Region's Infrastructure Asset Management Branch for review and approval. The Owner is further advised that York Region requires two weeks advance notice prior to the connection and/or crossing of regional infrastructure. York Region reserves the right to inspect the site during the connection and/or crossing.

In accordance with York Region's servicing protocol respecting Draft Plan of Subdivision approval prior to receiving servicing allocation, York Region is requesting that all residential lands be subject to various restrictions (i.e. the Holding Symbol "(H)") to ensure that the water and wastewater servicing are available prior to occupancy. These restrictions are found within the requested conditions of approval. In addition, York Region requests that the City of Vaughan apply a lapsing provision to the draft plan, pursuant to Section 51(32) of the *Planning Act*, and that York Region be provided an opportunity to comment on any proposed extensions of approval.

York Region has no objection to the approval of the Draft Plan of Subdivision application, subject to the above comments and subject to their pre-conditions and conditions of approval contained in Attachment #1.

## **Conclusion**

The Development Planning Department has reviewed Official Plan Amendment File OP.16.003, Zoning By-law Amendment File Z.15.032 and Draft Plan of Subdivision File 19T-15V011, which if approved, would facilitate the development of the subject lands with 56 lots for detached dwelling

units, 8 part blocks to be combined with an adjacent block to create 8 future detached dwellings, 4 blocks containing 22 townhouse dwelling units, and open space buffer blocks to be transferred into public ownership as shown on Attachment #6.

The proposed development has been comprehensively reviewed in consideration of applicable Provincial policies, Regional and City Official Plan policies, the requirements of Zoning By-law 1-88, the comments received from City Departments and external public agencies, the public, and the surrounding area context. The Development Planning Department is satisfied that the proposed residential development is appropriate and compatible with the existing and permitted uses in the surrounding area for the reasons set out in this report. On this basis, the Development Planning Department can support the approval of the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications, subject to the recommendations in this report, and the conditions of approval set out in Attachment #1.

### **Attachments**

1. Standard Conditions of Draft Approval
2. Context Location Map
3. Location Map
4. Surrounding RD4 Residential Detached Zone Four and RT1 Residential Townhouse Zones
5. Official Plan Designation
6. Proposed Rezoning & Draft Plan of Subdivision File 19T-15V011
7. Typical Front Elevations for 50' Single Detached Dwellings
8. Typical Front Elevations for 25' Single Detached Dwellings
9. Typical Front Elevations for Townhouse Blocks
10. Original Draft Plan of Subdivision File 19T-15V011
11. Revised Draft Plan of Subdivision Presented at May 3, 2016 Public Hearing
12. Letter of Support to the Proposed Modifications to Schedule 2 – "Natural Heritage Network" (Malone Given Parsons on behalf of CountryWide Homes Woodend Place Inc.)

### **Report prepared by:**

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

Respectfully submitted,

JOHN MACKENZIE  
Deputy City Manager  
Planning & Growth Management

MAURO PEVERINI  
Director of Development Planning

BILL KIRU  
Senior Manager of Development Planning

/CM

**ATTACHMENT NO. 1**

**STANDARD CONDITIONS OF DRAFT APPROVAL**

**DRAFT PLAN OF SUBDIVISION FILE 19T-15V011 ("THE PLAN")  
COUNTRYWIDE HOMES WOODEND PLACE INC. ("THE OWNER")  
PART OF LOT 20, CONCESSION 6, CITY OF VAUGHAN ("THE CITY")**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION FILE 19T-15V011, ARE AS FOLLOWS:**

The Owner shall satisfy the following Conditions of Approval:

1. The Conditions of Approval of the City of Vaughan as set out in Attachment No. 1a).
2. The Conditions of Approval of York Region as set out in Attachment No. 1b) and dated July 25, 2016.
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out in Attachment No. 1c) and dated March 27, 2017.
4. The Conditions of Approval of Canada Post as set out in Attachment No. 1d) and dated April 13, 2016.
5. The Conditions of Approval of Enbridge Gas Distribution Inc. as set out in Attachment No. 1e) and dated April 11, 2016.
6. The Conditions of Approval of Alectra Utilities Corporation (formerly PowerStream Inc.) as set out in Attachment No. 1f) and dated April 18, 2016.

**Clearances**

1. Final approval for registration may be issued in phases to the satisfaction of the City, subject to all applicable fees provided that:
  - a) phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure, schools and other essential services; and
  - b) all commenting agencies agree to registration by phases and provide clearances, as required in the Conditions in Attachment Nos. 1a), 1b), 1c), 1d), 1e), and 1f), for each phase proposed for registration; and furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
2. The City shall advise that the Conditions in Attachment No. 1a) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
3. York Region shall advise that the Conditions in Attachment No. 1b) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
4. The Toronto and Region Conservation Authority shall advise that the Conditions in Attachment No. 1c) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

5. Canada Post shall advise that the Conditions in Attachment No. 1d) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
6. Enbridge Gas Distribution Inc. shall advise that the Conditions in Attachment No. 1e) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
7. Alectra Utilities Corporation (formerly PowerStream Inc.) shall advise that the Conditions in Attachment No. 1f) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.



**ATTACHMENT NO. 1a)**

**CITY OF VAUGHAN**

**City of Vaughan Conditions**

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by Malone Given Parsons Ltd., Project No. 13-2373, dated November 30, 2015 (revised March 30, 2017).
2. The lands within the Plan shall be appropriately zoned by a Zoning By-law which has come into effect in accordance with the provisions of the *Planning Act*.
3. Prior to final approval of the Plan, the Owner shall resolve the Ontario Municipal Board appeal (Appeal #121) of Vaughan Official Plan 2010 to the satisfaction of the City Solicitor and Deputy City Manager, Planning and Growth Management.
4. The Owner shall enter into a Subdivision Agreement with the City to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payment of development levies, the provision of roads and municipal services, external sanitary sewers and watermain along Major Mackenzie Drive and Pine Valley Drive, the reconstruction of Woodend Place, storm box culverts on Woodend Place, and landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
5. The Owner shall pay any and all outstanding application fees to the Vaughan Development Planning Department, in accordance with the in-effect Tariff of Fees By-law.
6. Prior to final approval of the Plan, the Owner shall enter into a Developer's Group Agreement with the other participating landowners within the Block 39 (North-West) Developer's Group to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services within Block 39 (North-West). This agreement shall also include a provision for additional developers to participate with the Developer's Group Agreement when they wish to develop their lands.
7. The Owner shall pay to the City of Vaughan by way of certified cheque, Cash-in-Lieu of dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-in-Lieu of Parkland Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Vaughan Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the Cash-in-Lieu payment.
8. Prior to final approval of the Plan, the Trustee for Block 39 (North-West) shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 39 (North-West) Landowners Cost Sharing Agreement.
9. Prior to final approval of any part of the Plan, the Owner shall submit a revised Block 39 Plan, to reflect any alterations caused from the Plan approval.
10. The Owner acknowledges that the final engineering design(s) may result in minor variations to the Plan (e.g. in the configuration of road allowances and lotting, number of lots etc.), which may be reflected in the final Plan to the satisfaction of the City.
11. Prior to final approval of the Plan, the Owner shall submit to the satisfaction of the City, a listing prepared by an Ontario Land Surveyor of all the lot and block areas, frontages and depths in accordance with the approved Zoning By-law for all the lots and blocks within the Plan.

12. Prior to final approval of the Plan, the City and York Region shall confirm that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the Plan.
13. The Owner shall agree in the Subdivision Agreement that no Building Permit(s) will be applied for or issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the Plan.
14. The Owner shall agree in the Subdivision Agreement to design and construct the necessary downstream sanitary system improvements to service the Plan, to the satisfaction of the City.
15. Prior to final approval, the Owner shall undertake a comprehensive capacity assessment of the downstream sanitary sewer system, including pump station and sanitary sewer flow monitoring to identify any improvements required to provide sanitary capacity for the Plan, to the satisfaction of the City. The assessment shall provide for an overall servicing strategy to account for all active and potential new growth to the satisfaction of the City. The duration of flow monitoring must allow for and capture a substantial number of wet weather events in order to accurately assess system response to wet weather flows which in conjunction with actual dry weather flows accurately reflect peak flows within the system. A flow monitoring report shall be prepared by the consultant and submitted to the City for review.
16. The Owner shall agree in the Subdivision Agreement to pay a one-time payment to the City for the incremental cost for future maintenance and monitoring of the non-standard stormwater management underground storage system and oil/grit separator proposed within the municipal roads to the satisfaction of the City.
17. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost of any external municipal services, temporary and/or permanently built or proposed, that have been designed and oversized by others to accommodate the development of the Plan.
18. A Holding Symbol "(H)" and "No "Pre-sale Agreement" shall be applied to the Plan until such time as the downstream pump station and sanitary sewer conveyance issues are resolved to the satisfaction of the City.
19. The Owner shall agree that Blocks 61 to 68 inclusive shall only be developed in conjunction with the abutting lands of the Draft Plan to the east, being Block 42, Registered Plan 65M-4149. In the interim, Blocks 61 to 68 inclusive will be subject to a Holding Symbol "(H)".
20. The Owner shall agree in the Subdivision Agreement to resurface Via Borghese along the frontage of Block 42, Plan 65M-4149 in conjunction with the servicing of the proposed lots to the satisfaction of the City.
21. The Owner shall agree in the Subdivision Agreement to relocate the existing transformer, pad and appurtenances, and any associated easement(s), within the west boulevard of Via Borghese adjacent to Block 42, Plan 65M-4149, to an appropriate location to the satisfaction of the City and Alectra Utilities Corporation, at the Owner's expense and at no cost to the City.
22. The Owner shall agree in the Subdivision Agreement that construction access shall be provided only in a location approved by the City and/or York Region.
23. The Owner shall agree in the Subdivision Agreement that no Building Permit(s) shall be issued until the Owner has provided proof that a restriction has been registered that prevents the transfer of the Lot and/or Block without the consent of the City where such transfer is to be restricted by any other provision of the Subdivision Agreement.

24. Prior to final approval of the Plan, the Owner shall provide easements as may be required for utility, drainage or construction purposes, which shall be granted to the appropriate authority(ies), free of all charges and encumbrances.
25. The Owner shall agree in the Subdivision Agreement to convey any lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the municipal services for the Plan, which may include any required easements and/or additional lands within and/or external to the Plan, to the satisfaction of the City.
26. The Owner shall agree to create easements for maintenance purposes for all lots providing a side yard setback less than 1.2 m, or having roof encroachments, prior to the transfer of the land.
27. The Owner shall convey the following lands to the City or the Toronto and Region Conservation Authority (TRCA), where appropriate, free of all charge and encumbrances:
  - a) Landscape Buffer Block 69
  - b) Open Space Buffer Block 70
28. For open space block(s)/buffer blocks that are being conveyed to the City, prior to final approval of the Plan, and/or conveyance, and/or release of the applicable portion of the Municipal Services Letter of Credit, the Owner shall implement the following to the satisfaction of the City:
  - a) Submit a Phase Two Environmental Site Assessment (ESA) report in accordance with Ontario Regulation (O. Reg.) 153/04, as amended, assessing all open space/buffer block(s) in the Plan for contaminants of concern to the satisfaction of the City. On-site sampling of open space/buffer block(s) shall be conducted only after the City has certified the rough grading of the park/open space/buffer block(s), but prior to the placement of topsoil and landscaping. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City, implemented, and completed to the satisfaction of the City.
  - b) Should remediation of any portions of the park/open space/buffer block(s) within the Plan be required to meet applicable standards set out in the Ministry of Environment and Climate Change (MOECC) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the *Environmental Protection Act*", as amended, submit a Remedial Act Plan (RAP) and a complete copy of the satisfactory registration of the Record of Site Condition (RSC) filed on the Environmental Site Registry including the acknowledge letter from MOECC, covering the remediated park/open space/buffer block(s) within the Plan.
  - c) Submit a signed and stamped environmental certificate letter prepared by the Owner and/or Owner's Environmental Qualified Person/Professional (QP) stating that they covenant and agree that all lands within the Plan and any lands and easements external to the Plan to be dedicated to the City and York Region are suitable for the intended land use, meet the applicable standards set out in MOECC document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the *Environmental Protection Act*", as amended, and they are not aware of any soil, ground water or sediment contamination on or within the conveyed lands or adjacent lands that could potentially migrate resulting in exceedances of the applicable MOECC standards.
  - d) Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.
29. The Owner shall agree in the Subdivision Agreement that no Building Permit(s) shall be issued for any Lots and/or Blocks until the Owner's consulting engineer certifies, to the satisfaction of the City, that the lot grading complies with the City of Vaughan lot grading criteria and the driveway(s)

as shown on the Plan submitted for the construction of the building(s) on the subject lots and/or blocks conform in terms of location and geometry (i.e. width, etc.) with the approved or amended and subsequently approved Construction Drawings.

30. The Owner shall agree that all Lots or Blocks to be left vacant shall be graded, seeded, maintained and signed to prohibit dumping and trespassing to the satisfaction of the City.
31. Prior to the initiation of the grading or stripping of top soil and final approval, the Owner shall submit a top soil storage plan detailing the location, size, slopes stabilization methods and time period, for approval by the City. Top soil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on the open space and/or buffer blocks.
32. Prior to final approval of the Plan, and/or conveyance of land, and/or any initiation of grading or construction, the Owner shall implement the following to the satisfaction of the City:
  - a) Submit a Phase One Environmental Site Assessment (ESA) report and, if required and as applicable, a Phase Two ESA, Remedial Action Plan (RAP), Phase Three ESA Report in accordance with O. Reg. 153/04, as amended, for the lands within the Plan. The sampling and analysis plan prepared as part of the Phase Two ESA, Phase Three ESA, and RAP shall be developed in consultation with the City, implemented, and completed to the satisfaction of the City.
  - b) Should a change to a more sensitive land use as defined under O. Reg. 153/04, as amended, or remediation of any portions of lands within the Plan be required to meet the applicable standards set out in the Ministry of Environment and Climate Change (MOECC) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the *Environmental Protection Act*", as amended, submit a complete copy of the satisfactory registration of the Record(s) of Site Condition (RSC) filed on the Environmental Site Registry including the acknowledgement letter from the MOECC, covering all lands within the Plan.
  - c) Submit a signed and stamped environmental certificate letter prepared by the Owner and/or Owner's Environmental Qualified Person/Professional (QP) stating that they covenant and agree that all lands within the Plan and any lands and easements external to the Plan to be dedicated to the City and the Region are suitable for the intended land use, meet the applicable standards set out in the MOECC document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the *Environmental Protection Act*", as amended, and they are not aware of any soil, ground water or sediment contamination on or within the conveyed lands or adjacent lands that could potentially migrate resulting in exceedances of the applicable MOECC standards.
  - d) Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.
33. Prior to final approval of the Plan and prior to the commencement of construction, a soils report prepared at the Owner's expense shall be submitted to the City for review and approval. The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations of the report including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.
34. Prior to the initiation of grading, and prior to the registration of the Plan, or any phase thereof, the Owner shall submit to the City for review and approval detailed engineering report(s) that describes the storm drainage system for the proposed development within the Plan, which shall include:

- a) plans illustrating how this drainage system will tie into the surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the design capacity of the receiving system;
- b) the location and description of all outlets and other facilities;
- c) stormwater management techniques which may be required to control minor and major flows; and
- d) proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction.

The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations set out in any and all of the aforementioned report(s) to the satisfaction of the City.

- 35. The Owner shall agree in the Subdivision Agreement to decommission any existing wells and driveways on the Plan in accordance with all applicable provincial legislation and guidelines and to the satisfaction of the City.
- 36. The Owner shall agree in the Subdivision Agreement to maintain adequate chlorine residuals in the watermain within the Plan after successful testing and connection to the potable municipal water system and continue until such time as determined by the City or until assumption of the Plan. In order to maintain adequate chlorine residuals, the Owner will be required to retain a licensed water operator to flush the water system and sample for chlorine residuals on a regular basis as determined by the City. The Owner shall be responsible for the costs associated with these activities including the metered consumption of water used in the program.
- 37. The Owner shall agree to provide the following for the purpose of fire safety and firefighting operations:
  - a) hydrants for firefighting, municipal or private, as identified in the plans and code requirements to be installed;
  - b) hydrants shall be unobstructed and ready for use at all times;
  - c) access roadways shall be maintained and suitable for large heavy vehicles; and
  - d) temporary municipal address to be posted and visible for responding emergency vehicles satisfactory to the City.
- 38. The road allowances included within the Plan shall be dedicated as public highways without monetary consideration and free of all encumbrances.
- 39. The Owner shall agree to remove any driveways and buildings on site, which are not approved to be maintained as part of the Plan; any modification to off-site driveways required to accommodate this Plan shall be co-ordinated and completed at the cost of the Owner.
- 40. The road allowances within this Plan shall be named to the satisfaction of the City and York Region. Proposed street names shall be submitted by the Owner for approval by Vaughan Council and shall be included on the first engineering drawings.
- 41. The road allowances included in the Plan shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 m reserves. The pattern of streets and the layout of lots and blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments.

42. Any dead end or open side of a road allowance created by this Plan shall be terminated in 0.3 m reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.
43. The Owner shall agree in the Subdivision Agreement to reconstruct Woodend Place to an urbanized City standard along the frontage of the Plan in addition to any required transitions and intersection improvements to the satisfaction of the City.
44. The Owner shall provide an additional sidewalk connection from Street "A" to Major Mackenzie Drive through the landscape buffer block (Buffer Block 69). This connection will provide access from the subject lands to the future regional multi-use trail located along Major Mackenzie Drive.
45. The Owner shall install a sidewalk on the west side of Via Borghese, if deemed feasible, to the satisfaction of the City.
46. Prior to final approval of the Plan, the Owner shall carry out or cause to be carried out, the design and construction of the traffic calming/management measures in the event that traffic calming measures are required by the City prior to the assumption of the municipal services on the Plan. The Owner shall design and construct additional traffic calming measures to the satisfaction of the City.
47. Prior to final approval of the Plan, the Owner shall agree that any additional lands required for public highway purposes, where daylight triangles do not conform to the City Standard Design Criteria, will be conveyed to the City, free of all costs and encumbrances.
48. Prior to final approval of the Plan, an environmental noise impact study shall be prepared at the expense of the Owner, and provided to the City for review and approval. The preparation of the noise report shall include the ultimate traffic volumes associated with the surrounding road network. The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations set out in the approved noise report to the satisfaction of the City.
49. The Owner shall agree in the Subdivision Agreement to design, purchase material and install a LED street lighting system in the Plan in accordance with City standards and specifications. The Plan shall be provided with decorative street lighting to the satisfaction of the City.
50. The Owner shall agree that on lots with flankages on a primary road (Major Mackenzie Drive), as identified by the Architectural Design Guidelines and the City, a front elevation featuring a main entrance or in some cases, an upgraded elevation, shall face the flankage. The flankage elevation for such lots shall be approved by the control architect prior to issuance of a building permit.
51. Prior to the landscape plan review by the Urban Design and Cultural Heritage Division, a fee shall be paid by the Owner to the Development Planning Department in accordance with the in-effect Council approved Tariff of Fees By-law for Vaughan Planning Applications – Landscape Plan Review.

This fee will include staff's review and approval of proposed streetscaping/landscaping within the development (including but not limited to urban design guidelines, landscape master plan, architectural design guidelines, perfect submission landscape architectural drawings, stormwater management pond planting plans, and natural feature edge restoration/management plans) and inspections for tree removals permit clearance, start of guaranteed maintenance period, and assumption of the development by the City.



52. The Owner shall agree in the Subdivision Agreement to the following:
- a) All development shall proceed in accordance with the Council approved Block 39 Vellore Village Community Architectural Design Guidelines prepared by Watchorn Architect Inc.;
  - b) A control architect shall be retained at the cost of the Owner with concurrence of the City to ensure compliance with the architectural design guidelines;
  - c) Prior to the submission of individual building permit applications, the control architect shall have stamped and signed drawings certifying compliance with the approved architectural guidelines; and
  - d) The City may undertake periodic reviews to ensure compliance with the architectural design guidelines. Should inadequate enforcement be evident, the City may cease to accept drawings stamped by the control architect and retain another control architect, at the expense of the Owner.
53. The Owner shall agree in the Subdivision Agreement that all development proceed in accordance with the approved Block 39 Vellore Village Landscape Master Plan prepared by The MBTW Group. The master plan shall address but not be limited to the following:
- a) Co-ordination of the urban design/streetscape elements as they relate to the approved landscape master plan including fencing treatments and street tree planting;
  - b) Edge restoration along the open space lands; and
  - c) The appropriate community edge treatment along Major Mackenzie Drive, including the appropriate landscaping for buffer block 69 with low-maintenance plant material.
54. The Owner shall agree in the Subdivision Agreement to erect a permanent 1.5 m high black vinyl chain-link fence or approved equivalent along the limits of the residential lots and blocks that abut Open Space Buffer Block 70.
55. The Owner shall agree in the Subdivision Agreement to erect an appropriate fence barrier along the limits of the residential lots that abut Landscape Buffer Block 69, to the satisfaction of the City.
56. The Owner shall agree in the Subdivision Agreement to erect permanent wood fence treatments for flanking residential lots and blocks; to be co-ordinated with the environmental noise report and Council approved architectural control design guidelines.
57. Prior to final approval, the Owner shall provide a buffer block abutting the open space lands in accordance with TRCA policies along residential lots and blocks.
58. Prior to final approval, the Owner shall provide a tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation. The Owner shall not remove trees without written approval by the City.
59. Prior to final approval, the Owner will be required to provide compensation as recommended by the environmental impact study, or additional study(s) thereof, as replanting or cash-in-lieu thereof, in accordance with the City's Replacement Tree Requirements and Vaughan Official Plan 2010 to the satisfaction of the City.
60. Prior to final approval, the Owner shall prepare a detailed Edge Management Plan and Restoration Plan for the perimeter of the open space lands. The study(s) shall include an inventory of all existing trees within an 8 m zone inside the staked edges, and areas where the

natural feature edges are disturbed, assessment of significant trees to be preserved and proposed methods of edge management and/or remedial planting shall be included. The Owner shall not remove any vegetation without written approval by the City.

61. The Owner shall provide a report for a 20 m zone within all staked open space edges to the satisfaction of the TRCA and the City, which identifies liability and issues of public safety and recommends woodlot/forestry management practices and removal of hazardous and all other trees as identified to be removed prior to assumption of the subdivision.
62. The Owner acknowledges that the City of Vaughan has species at risk within its jurisdiction which are protected under the *Endangered Species Act*, 2007, S.O. 2007, c. 6., The Owner is required to comply with Ministry of Natural Resources and Forestry regulations and guides to protect these species at risk and their habitat. The Owner acknowledges that, notwithstanding any approvals made or provided by the City in respect to the Plan or the Subdivision Agreement, the Owner must comply with the provisions of the Act.
63. The Owner shall agree that should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Development Planning Department (Urban Design and Cultural Heritage Section) shall be notified immediately.
64. The Owner shall agree that in the event human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The proponent shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
65. The Owner shall include the following warning clauses as a schedule in all Offers of Purchase and Sale, or Lease for all lots/blocks within the entire Plan:
  - a) "Purchasers and/or tenants are advised that the planting of trees on City boulevards in front of residential units is a requirement of the City and a conceptual location Plan is included in the Subdivision Agreement. While every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice.  
  
The City has NOT imposed an amount for a tree fee, or any other fee, which may be charged as a condition of purchase for the planting of trees. Any tree fee paid by purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of a residential dwelling."
  - b) "Purchasers and/or tenants are advised that proper grading of all lots in conformity with the subdivision grading plans is a requirement of this Subdivision Agreement.  
  
The City has taken a Letter of Credit from the Owner as a security to ensure all municipal services including, but not limited to lot grading, are constructed to the satisfaction of the City. Direct cash deposits from the Purchasers to the City and/or Owner, for lot grading purposes is NOT a requirement of this Subdivision Agreement. The City of Vaughan does not control the return of such deposits and purchasers/tenants must direct inquiries regarding this return to their vendor/landlord."
  - c) "Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the CRTC authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs."

- d) "Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan Zoning By-law 1-88, as amended, as follows:
- i. The maximum width of a driveway shall be 6 m measured at the street curb, provided circular driveways shall have a maximum combined width of 9 m measured at the street curb.
  - ii. Driveways in either front or exterior side yards shall be constructed in accordance with the following requirements:

Lot Frontage (metres)	Maximum Width of Driveway (metres)
6 – 6.99 <sup>1</sup>	3.5
7 – 8.99 <sup>1</sup>	3.75
9 – 11.99 <sup>1</sup>	6
12 and greater <sup>2</sup>	9

<sup>1</sup> The Lot Frontage for Lots between 6 – 11.99 m shall be comprised of a Minimum of 33% Landscaped Front or Exterior Side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior Side yard shall be soft landscaping in accordance with Paragraph 4.1.2.

<sup>2</sup> The Lot Frontages for Lots 12 m and greater shall be comprised of a Minimum of 50% Landscaped Front or Exterior Side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior Side yard shall be soft landscaping in accordance with Paragraph 4.1.2."

- e) "Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox as required by Canada Post. The location of the mailbox shall be shown on the community information plan provided by the Owner in its sales office."
- f) "Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, including those from construction activities, may be of concern and occasionally interfere with some activities of the dwelling occupants."
- g) "Purchasers and/or tenants are advised that fencing and/or noise attenuation features along the lot lines of lots and blocks abutting public lands, including public highways, laneways, walkways or other similar public spaces, is a requirement of this Subdivision Agreement and that all required fencing and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3m reserve, as shown on the Construction Drawings."
- h) "Purchasers and/or tenants are advised that the City has taken a Letter of Credit from the Owner as a security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposits from the purchaser and/ or tenant to the City and/or Owner, for fencing, is NOT a requirement of this Subdivision Agreement."
- i) "Purchasers and/or tenants are advised that fencing along the lot lines of lots and blocks abutting public lands is a requirement of this Subdivision Agreement and that all required fencing, noise attenuation features and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3m reserve, as shown on the Construction Drawings."

The City has taken a Letter of Credit from the Owner as a security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposits from the purchasers to the City and/or Owner for fencing is NOT a requirement of this Subdivision Agreement.

The maintenance of the noise attenuation features or fencing shall not be the responsibility of the City or York Region, and shall be maintained by the Owner until assumption of the services of the Plan. Thereafter the maintenance of the noise attenuation features or fencing shall be the sole responsibility of the lot owner. Landscaping provided on Regional Road rights-of-way by the Owner or the City for aesthetic purposes shall be approved by York Region and maintained by the City with the exception of usual grass maintenance."

- j) "Purchasers and/or tenants are advised that this Plan of Subdivision is designed to include rear lot catchbasins. The rear lot catchbasin is designed to receive and carry only clean stormwater. It is the homeowner's responsibility to maintain the rear lot catchbasin in proper working condition by ensuring that the grate is kept clear of ice, leaves and other debris that would prevent stormwater from entering the catchbasin. The rear lot catchbasins are shown on the Construction Drawings and the location is subject to change without notice."
- k) "Purchasers and/or tenants are advised that the Owner has made a contribution towards recycling containers for each residential unit as a requirement of this Subdivision Agreement. The City has taken this contribution from the Owner to off-set the cost for recycling containers, therefore, direct cash deposits from the purchasers and/or tenants to the Owner for recycling container purposes is NOT a requirement of the City of Vaughan. The intent of this initiative is to encourage the purchasers and/or tenants to participate in the City's waste diversion programs and obtain their recycling containers from the Joint Operations Centre (JOC), 2800 Rutherford Road, Vaughan, Ontario, L4K 2N9, (905) 832-8562; the JOC is located on the north side of Rutherford Road just west of Melville Avenue."

Any additional warning clause as noted in the Subdivision Agreement shall be included in all Offers of Purchase and Sale or Lease for all lots and/or blocks within the Plan to the satisfaction of the City.

66. The Owner shall include the following warning clauses as a schedule in all Offers of Purchase and Sale, or Lease within the Plan:

- a) abutting or in proximity of any open space, buffers, or woodlots:
  - "Purchasers and/or tenants are advised that the adjacent open space, buffer or woodlot may be left in a naturally vegetated condition and receive minimal maintenance."
- b) encroachment and/or dumping:
  - "Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot to the open space, buffer block, and/or woodlot is prohibited."
- c) gate of access point:
  - "Purchasers and/or tenants are advised that the installation of any gate of access point from the lot to the open space, buffer block, and/or woodlot is prohibited."

67. Prior to the transfer of any lot or block on the Plan, the Owner shall submit to the City satisfactory evidence that the appropriate warning clauses required by the Subdivision Agreement have been included in the Offers of Purchase and Sale or Lease for such lot or block.
68. The Owner shall cause the following to be displayed on the interior wall of the sales office, information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City. No Building Permit(s) shall be issued for a sales office or model home, or a residential unit until such information is approved by the City of Vaughan.
- the plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines, etc.;
  - the location of street utilities, community mailboxes, entrance features, fencing and noise attenuation features, together with the sidewalk plan approved in conjunction with draft plan approval;
  - the location of parks, open space, buffer blocks, stormwater management facilities and trails;
  - the location of institutional uses, including schools, places of worship, and community facilities;
  - the location and type of commercial sites;
  - colour-coded residential for singles, semis, multiples, and apartment units; and,
  - the following notes in BOLD CAPITAL TYPE on the map:

"For further information, on proposed and existing land uses, please call or visit the City of Vaughan, Development Planning Department, at 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1; (905)832-8585."

"For detailed grading and berming information, please call the developer's engineering consultant, (name) at \_\_\_\_\_".

"This map is based on information available as of (date of map), and may be revised or updated without notification to purchasers."

*[In such circumstances, the Owner is responsible for updating the map and forwarding it to the City for verification.]*
69. Notwithstanding the provisions generally included within the Subdivision Agreement, the City may issue model home Building Permit(s) provided that the land is zoned to the satisfaction of the City and the relevant conditions of the Subdivision Agreement are fulfilled.
70. Where the Owner proposes to proceed with the construction of a model home(s) prior to registration of the Plan, the Owner shall enter into an agreement with the City, setting out the conditions, and shall fulfill relevant conditions of that agreement prior to issuance of a Building Permit(s).
71. Prior to final approval of the Plan, the Owner shall make the necessary arrangements at the expense of the Owner for the relocation of any utilities required by the development of the Plan to the satisfaction of the City.
72. Prior to final approval of the Plan, the Owner shall provide confirmation that satisfactory arrangements have been made with a suitable telecommunication provider to provide their services underground at the approved locations and to the satisfaction of the City.

The Owner shall provide a copy of the fully executed Subdivision Agreement to the appropriate telecommunication provider.

73. Prior to final approval of the Plan, the Owner shall permit any telephone or telecommunications service provider to locate its plant in a common trench within the proposed Plan of Subdivision prior to release of the Plan for registration, provided such service provider has executed a Municipal Access Agreement with the City. The Owner shall ensure that any such service provider will be permitted to install its plant so as to permit connection to individual dwelling units within the subdivision as and when each dwelling unit is constructed.



**Schedule of Pre-Conditions  
19T-15V11  
11, 31 & 51 Woodend Place  
Part of Lot 8, Lots 9 & 10, Plan M-1191  
(Country Wide Homes Woodend Place Inc.)  
City of Vaughan**

Re: Malone Given Parsons Ltd., Project No. 15-2373, Dated November 30, 2015

1. Prior to or concurrent with draft plan approval for any residential units, the Owner shall enter into an agreement with the City of Vaughan, which agreement shall be registered on title, committing the Owner to:
  - A. Not enter into any agreements of purchase and sale with end users<sup>1</sup> for the subject lands until such time as:
    - a. The City approves a transfer of servicing allocation to this development that is not dependent upon the construction of infrastructure;  
or
    - b. i. The Council of the City of Vaughan has allocated, within the limit of the Regional capacity assignment, adequate available water and wastewater servicing capacities to the subject development; and,  
  
ii. York Region has advised in writing that the required infrastructure to support the capacity assignment associated with this development will be completed within a time period acceptable to the Region (usually 12 months) to permit presales;  
or
    - c. The Regional Commissioner of Environmental Services and the City of Vaughan confirm servicing capacity for this development by a suitable alternative method and the City allocates the capacity to this development.
  - AND
  - B. Not enter into any agreements of purchase and sale with non end users for the subject lands unless the agreement of purchase and sale contains a condition that requires the purchaser and any subsequent purchasers to enter into a separate agreement with the City. This agreement shall be registered on title, committing the owner to the same terms as set out in item A above.
2. Prior to draft plan approval, the Owner shall enter into an indemnity agreement with York Region. The agreement shall be registered on title, agreeing to save harmless York Region from any claim or action as a result of York Region releasing conditions and pre-conditions of draft approval as part of the draft approval of plan of subdivision 19T-

19T-15V11  
(Country Wide Homes Woodend Place Inc.)

15V11 or any phase thereof by the City of Vaughan, including, but not limited to claims or actions resulting from, water or sanitary sewer service not being available when anticipated. The agreement shall include a provision that requires all subsequent purchasers of the subject lands, who are not end users, to enter into a separate agreement with York Region as a condition of the agreement of purchase and sale, agreeing to indemnify York Region on the same terms and conditions as the owner.

<sup>1</sup> The term 'end users' for the purpose of the above-noted pre-conditions is defined as the eventual homeowner who is purchasing an individual lot containing a dwelling for the purpose of occupancy.



**Schedule of Conditions  
19T-15V11  
11, 31 & 51 Woodend Place  
Part of Lot 8, Lots 9 & 10, Plan M-1191  
(Country Wide Homes Woodend Place Inc.)  
City of Vaughan**

Re: Malone Given Parsons Ltd., Project No. 15-2373, Dated November 30, 2015

1. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Vaughan and York Region.
2. York Region shall confirm that adequate water supply and sewage capacity are available and have been allocated by the City of Vaughan for the development proposed within this draft plan of subdivision or any phase thereof. Registration of the plan of subdivision shall occur in phases based on the availability of water supply and sewage servicing allocation.
3. The Owner shall agree in the Subdivision Agreement that the Owner shall save harmless the City of Vaughan and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
4. Prior to final approval, the engineering drawing showing the layout of the watermains and sewers shall be submitted to the Infrastructure Asset Management Branch for review.
5. The Owner shall agree in the Subdivision Agreement that any direct connection(s) to and/or the crossing(s) of a York Region water or wastewater system requires Regional approval prior to construction. Engineering drawings showing details of the connection(s) and/or crossing(s) shall be submitted to the Infrastructure Asset Management Branch for approval.
6. For all lands, the Holding (H) provisions of Section 36 of the *Ontario Planning Act* shall be used in conjunction with all residential zone categories in order to ensure that final plan approval and development of these lands does not occur until such time as the Holding (H) symbol is removed in accordance with the provisions of the *Ontario Planning Act*. The Zoning Bylaw shall specify the terms under which Council may consider the removal of the Holding (H) symbol. Said terms shall include a minimum of the following:
  - The City of Vaughan approves a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure; or,
  - York Region has advised in writing that the required infrastructure to support the capacity assignment associated with this development will be completed within a time period acceptable to the Region (usually 6 months to 36 months depending on the complexity of the development) to permit the plan registration; or,
  - The Regional Commissioner of Environmental Services confirms servicing allocation for this development by a suitable alternative method and the City of Vaughan allocates the capacity to this development.



7. Prior to approval, the Owner shall agree to provide direct pedestrian and cycling connections to the boundary roadways and adjacent developments, as well as facilities on the site (e.g. convenient and secure bike racks near entrances, change and shower facilities) to promote the usage of non-auto travel modes. The Owner shall provide drawings showing the pedestrian and cycling connections and facilities.
8. Prior to approval, the Owner shall agree to provide a TDM communication strategy, as part of the Traffic Study, to communicate and notify the Region and the City of Vaughan to effectively deliver the Information Packages and pre-loaded Presto Cards to the residents. This strategy shall also include a physical location for distribution of the Information Packages and pre-loaded Presto Cards.
9. Prior to final approval, the Owner shall have prepared, by a qualified professional transportation consultant, a functional transportation report/plan outlining the required road improvements for this subdivision. The report/plan, submitted to Development Engineering for review and approval, shall explain all transportation issues and shall recommend mitigative measures for these issues.
10. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to Development Engineering to implement the recommendations of the functional transportation report/plan as approved by Development Engineering.
11. Prior to final approval and concurrent with the submission of the subdivision servicing application (MOE) to the area municipality, the Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to the York Region road, to Development Engineering, Attention: Manager, Development Engineering, that includes the following drawings:
  - a) Plan and Profile for the York Region road and intersections;
  - b) Grading and Servicing;
  - c) Intersection/Road Improvements, including the recommendations of the Traffic Report;
  - d) Construction Access Design;
  - e) Utility and underground services Location Plans;
  - f) Signalization and Illumination Designs;
  - g) Line Painting;
  - h) Traffic Control/Management Plans;
  - i) Erosion and Siltation Control Plans;
  - j) Landscaping Plans, including tree preservation, relocation and removals;
  - k) Requirements of York Region Transit/Viva
12. Prior to final approval, the Owner shall submit a detailed Development Charge Credit Application to York Region, if applicable, to claim any works proposed within the York Region right-of-way. Only those works located in their ultimate location based on the next planning upgrade for this right-of-way will be considered eligible for credit, and any work done prior to submission without prior approval will not be eligible for credit.



13. Prior to final approval, the Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and MOE forms together with any supporting information shall be submitted to Development Engineering, Attention: Mrs. Eva Pulnicki, P.Eng.
14. Prior to final approval, the location and design of the construction access for the subdivision work shall be completed to the satisfaction of Development Engineering and illustrated on the Engineering Drawings.
15. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering, that all existing driveway(s) along the Regional road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.
16. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering that elevations along the streetline shall be 0.3 metres above the centreline elevations of the York Region roadway, unless otherwise specified by Development Engineering.
17. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering, that the Owner will provide the installation of visual screening on Street "A" adjacent to Major Mackenzie Drive, consisting of either a screening fence or a combination of a berm and appropriate planting, to a minimum of 1.8 metres in height, to be located within the right-of-way of Street "A". The Owner shall submit to Development Engineering for review and approval, landscape plans showing the proposed planting for headlight screening purposes.
18. Prior to final approval, the Owner shall submit drawings depicting the following to the satisfaction of York Region staff:
  - a) All existing woody vegetation within the York Region road right-of-way,
  - b) Tree protection measures to be implemented on and off the York Region road right-of-way to protect right of way vegetation to be preserved,
  - c) Any woody vegetation within the York Region road right of way that is proposed to be removed or relocated. However, it is to be noted that tree removal within York Region road right-of-way shall be avoided to the extent possible/practical. Financial or other compensation may be sought based on the value of trees proposed for removal.
  - d) A planting plan for all new and relocated vegetation to be planted within the York Region road right-of-way, based on the following general guideline:
  - e) Tree planting shall be undertaken in accordance with York Region standards as articulated in Streetscaping Policy and using species from the York Region Street Tree Planting List. These documents may be obtained from the Forestry Section. If any landscaping or features other than tree planting (e.g. flower beds, shrubs) are proposed in the York Region right-of-way by the Owner or the area municipality for aesthetic purposes they must be approved by Development Engineering and shall be maintained by the area municipality with the exception of the usual grass maintenance,



- f) For landscape features not maintained to York Region's satisfaction, the area municipality will be responsible for the cost of maintenance or removal undertaken by the Region.
19. Prior to final approval, the Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of Development Engineering recommending noise attenuation features.
20. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to Development Engineering, to implement the noise attenuation features as recommended by the noise study and to the satisfaction of Development Engineering.
21. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to Development Engineering, that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.
22. The following warning clause shall be included in a registered portion of the Subdivision Agreement with respect to the lots or blocks affected:
- "Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants."
23. Where noise attenuation features will abut a York Region right-of-way, the Owner shall agree in the Subdivision Agreement, in wording satisfactory to York Region's Development Engineering, as follows:
- a) That no part of any noise attenuation feature shall be constructed on or within the York Region right-of-way;
  - b) That noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence;
  - c) That maintenance of the noise barriers and fences bordering on York Region right-of-way shall not be the responsibility of York Region
24. Prior to final approval, the Owner shall agree that the following lands will be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of York Region Solicitor:
- a) A widening across the full frontage of the site where it abuts Major Mackenzie Drive of sufficient width to provide a minimum of 21.5 metres from the centreline of construction of Major Mackenzie Drive, and



- b) A 15.0 metre by 15.0 metre daylight triangle at the southeast corner of Major Mackenzie Drive and Woodend Place.
25. Prior to final approval, the Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
26. The Region requires the Owner to submit, in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition Part XV.1 of the Act (as amended) ("O. Reg. 153/04"), a Phase I environmental site assessment ("Phase I ESA") of the Owner's lands that are the subject of the application, including the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase I ESA cannot be more than 2 years old as of the actual date title to the Conveyance Lands is transferred to the Region. If the Phase I ESA is linked to different phases of development and there will be multiple conveyances of lands, the Phase I ESA prepared in respect of a specific conveyance and phase of development cannot be more than two years old as of the actual date of transfer of title to the Region. If a Phase I ESA is or would be more than two years old as of the actual date of transfer of title to the Region, the Phase I ESA will need to be either updated or a new Phase I ESA obtained by the Owner in accordance with the requirements of this section. The Region, at its discretion, may require further study, investigation, assessment and delineation to determine whether any remedial or other action is required regardless of the findings or conclusions of the Phase I ESA. Any Phase II environmental site assessment required by or submitted to the Region must be prepared in general accordance with the requirements of O. Reg. 153/04 (as noted above). Reliance on the Phase I ESA and any subsequent environmental reports or other documentation prepared in respect of the environmental condition of the lands must be provided to the Region and: (i) will be addressed to "The Regional Municipality of York"; (ii) contain wording to the effect that the Region is entitled to rely on such reports or documentation in their entirety; and (iii) the terms and conditions of the reliance extended (including any wording seeking to limit liability) must be satisfactory to the Region.
27. The Owner shall also provide the Region's Development Engineering with a certified written statement from the Owner or the Owner's authorized representative that no contaminant, pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, on, in or under lands to be conveyed to the Region (including soils, substrata, surface water and groundwater, as applicable): (i) at the time of conveyance, at a level or concentration that exceeds the Environmental Protection Act O. Reg. 153/04 (as amended) full depth generic site condition standards applicable to the intended use of such lands by the Region or any other remediation standards published or administered by governmental authorities applicable to the intended land use; and (ii) in such a manner, condition or state, or is emanating or migrating from such lands in a way, that would contravene applicable environmental laws.



The preparation and delivery of the Phase I ESA, any subsequent environmental reports, other documentation, reliance and the Owner's certified written statement shall be provided at no cost to the Region.

28. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to Development Engineering, to be responsible to decommission any existing wells on the owner's lands in accordance with all applicable provincial legislation and guidelines and to the satisfaction of the area municipality.
29. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering, that the pedestrian access to Major Mackenzie Drive shall be provided from Street "A".
30. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region's right-of-way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.
31. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to Development Engineering that the Owner will be responsible for determining the location of all utility plants within York Region right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.
32. Prior to final approval, the Owner shall satisfy the Regional Transportation Services Department that the services to be installed within or in conjunction with the Plan will provide for sidewalks on both sides of the roadway listed below, unless only one side of the street lies within the limits of the subject lands. The sidewalks shall meet the local municipality's standards, and be provided by the Owner along the subject lands' frontage onto roadway that have transit services.

Existing YRT/Viva transit services operate on the following roadway in the vicinity of the subject lands:

  - Major Mackenzie Drive West
33. Prior to final approval, the Owner shall submit drawings showing, as applicable, the sidewalk location to the satisfaction of York Region.
34. The Owner shall agree in the Subdivision Agreement to advise all potential purchasers of the existing and future introduction of transit services in this development as identified in

- Condition 32. This includes current and potential transit routes, bus stops and shelter locations. This shall be achieved through distribution of information/marketing materials (YRT/Viva route maps, Future Plan maps & providing YRT/Viva website contact information) at sales offices and appropriate notification clauses in purchase agreements. The YRT/Viva route maps and the Future Plan maps are available from YRT/Viva upon request.
35. The Owner shall satisfy the Regional Transportation Services Department that the services to be installed within or in conjunction with the Plan will include illumination in accordance with the local municipality's design standards along all streets which have transit services, sidewalks, pedestrian access and bus stop locations.
36. Prior to final approval, the Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
37. The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable prior to final approval in accordance with By-law # 2012-36.
38. The Regional Corporate Services Department shall advise that Conditions 1 to 37 inclusive, have been satisfied.

**TRCA's Conditions of Draft Plan Approval**

TRCA staff recommends approval of Draft Plan of Subdivision 19T-15V011, Part of Lot 8 and all of Lots 9 and 10, Registered Plan No. M-1191 & Block 42, Registered Plan No. 65M-4149, City of Vaughan, Regional Municipality of York, prepared by Malone Given Parsons Ltd., revised November 18, 2016, subject to the following conditions:

1. That prior to site alteration and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report (or reports) and plans to the satisfaction of TRCA in accordance with the recent Functional Servicing Report (prepared by Schaeffers Consulting Engineers, revised January 2017), as may be amended to the satisfaction of TRCA and the City of Vaughan. This submission shall include:
  - i. A description of the storm drainage system (quantity and quality) for the proposed development;
  - ii. Plans illustrating how this drainage system will tie into surrounding drainage systems, i.e., identifying if it is part of an overall drainage scheme, how external flows will be accommodated, the design capacity of the receiving system;
  - iii. Appropriate stormwater management techniques which may be required to control minor and major flows;
  - iv. Appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to the natural system, both aquatic and terrestrial;
  - v. Detailed plans and calculations for the proposed lot-level, conveyance, and end-of-pipe controls to be implemented on the site;
  - vi. Proposed measures to promote infiltration and maintain water balance for the plan area;
  - vii. Proposed measures to maintain feature-based water balance and to mitigate impacts to those natural features that have been assessed to be potentially impacted by the development;
  - viii. An evaluation that addresses the need for groundwater dewatering during construction, including but not limited to details for its disposal, potential impacts to natural features due to groundwater withdrawal, mitigation and any permitting requirements;
  - ix. Grading plans for the subject lands;
  - x. Cross-sections and details where grading is proposed in or adjacent to the Open Space Buffers (Block 70), the road right-of-way (west side of Woodened Place) for the stormwater facility and the lands abutting to the west;
  - xi. A geotechnical study, floodplain analysis and cut/fill balance be submitted to the satisfaction of the TRCA for the proposed retaining wall along the southern portion of the subject property and for the retaining wall along the road right-of-way (Woodened Place) forming part of the Stormwater facility;



- xii. An erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
  - xiii. The location and description of all outlets and other facilities or works which may require permits from TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended; and
  - xiv. A response indicating how TRCA's detailed design comments dated March 27, 2017 (Appendix 'B') have been addressed and incorporated into the detailed engineering report (or reports) and plans.
2. That prior to site alteration and prior to the registration of this plan or any phase thereof, the Owner prepare a tree protection and preservation plan for the site to the satisfaction of TRCA.
  3. That prior to the registration of this plan or any phase thereof, the Owner prepare comprehensive edge management plans/restoration planting plans to the satisfaction of TRCA for the Open Space Buffers (Block 70), the west side of Woodend Place and the abutting lands to the west to accommodate the stormwater facility.
  4. That prior to the registration of this plan or any phase thereof, the Owner obtain all necessary permits from TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA.
  5. That the implementing zoning by-law recognize the Open Space Buffers (Block 70) in an open space, or other suitable environmental zoning category, which has the effect of prohibiting development, to the satisfaction of TRCA.
  6. That the Owner provide a copy of the approved implementing zoning by-law to TRCA, when available, to facilitate the clearance of conditions of draft plan approval.
  7. That the Owner agrees in the subdivision agreement, in wording acceptable to TRCA:
    - i. To carry out, or cause to be carried out, to the satisfaction of TRCA, the recommendations of the reports/strategies and details of the plans referenced in TRCA's conditions of draft plan approval;
    - ii. To install and maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to TRCA;
    - iii. To obtain all necessary permits from TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA for necessary off-site works;
    - iv. To comply with the permits approved under Ontario Regulation 166/06, as may be amended, including the approved plans, reports and conditions to the satisfaction of TRCA for necessary off-site works;
  8. That this draft plan of subdivision be subject to red-line revision(s) in order to meet the requirements of TRCA's conditions of draft plan approval, if necessary, to the satisfaction of TRCA.
  9. That the Owner provide a copy of the fully executed subdivision agreement to TRCA, when available, in order to expedite the clearance of conditions of draft plan approval.



April 13, 2016

**CITY OF VAUGHAN  
2141 MAJOR MACKENZIE DRIVE  
VAUGHAN ON L6A 1T1**

Attention: Diana DiGirolamo - Planner

**Re: 19T-15V011, OP.16.003 & Z.15.032**

**RELATED FILES: DA.15.078**

**COUNTRY WIDE HOMES WOODEND PLACE INC.**

**11, 31, 51 WOODEND PLACE**

**PART OF LOT 8 & 9 & 10, PLAN M-1191**

**THE CITY OF VAUGHAN WARD 3 POSTAL DELIVERY AREA: WOODEBRIDGE**

Dear Sir/Madam:

Thank you for the opportunity to comment on the above noted project.

As a condition of draft approval, Canada Post requires that the owner/developer comply with the following conditions.

- The owner/developer agrees to include on all offers of purchase and sale, a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.
- The owner/developer will be responsible for notifying the purchaser of the exact Community Mailbox locations prior to the closing of any home sale.
- The owner/developer will consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailbox and to indicate these locations on the appropriate servicing plan.

The owner/developer will provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:

- An appropriately sized sidewalk section (concrete pad) as per municipal standards, to place the Community Mailboxes on.
- Any required walkway across the boulevard, as per municipal standards.
- Any required curb depressions for wheelchair access.

The owner/developer further agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to new residence as soon as the homes are occupied.

I trust that this information is sufficient, however, should you require further information, please do not hesitate to contact me at the above mailing address or telephone number.



ATTACHMENT NO. 1e)  
ENBRIDGE GAS DISTRIBUTION

April 11, 2016  
Page 1 of 1



Enbridge Gas Distribution  
500 Consumers Road  
North York, Ontario M2J 1P8  
Canada

April 11, 2016

Diana DiGirolamo  
Planner  
City of Vaughan  
Development Planning Division  
2141 Major Mackenzie Dr.  
Vaughan, ON L6A 1T1

Dear Diana DiGirolamo,

Re: Draft Plan of Subdivision, Official Plan Amendment, Zoning By-Law Amendment  
& Site Development Application  
11, 31, 51 Woodend Place  
Part of Lot 8, and Lots 9 & 10, Plan M-1191  
City of Vaughan  
File No.: 19T-15V011, OP-16-003, Z-15-032      Related: DA-15-078

Enbridge Gas Distribution does not object to the proposed application(s).

This response does not constitute a pipe locate or clearance for construction.

The applicant shall contact Enbridge Gas Distribution's Customer Connections department by emailing [SalesArea30@enbridge.com](mailto:SalesArea30@enbridge.com) for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.

In the event that easement(s) are required to service this development, the applicant will provide the easement(s) to Enbridge Gas Distribution at no cost.

The applicant will contact Enbridge Gas Distribution's Customers Connections department by emailing [SalesArea30@enbridge.com](mailto:SalesArea30@enbridge.com) prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.

In the event a pressure reducing regulator station is required, the applicant is to provide a 3 metre by 3 metre exclusive use location that is within the municipal road allowance. The final size and location of the regulator station will be confirmed by Enbridge Gas Distribution's Customer Connections department. For more details contact [SalesArea30@enbridge.com](mailto:SalesArea30@enbridge.com).

The applicant will grade all road allowances to as final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

Enbridge Gas Distribution reserves the right to amend or remove development conditions.

ATTACHMENT NO. 1f)  
ALECTRA UTILITIES CORPORATION  
(FORMERLY POWERSTREAM INC.)


☐

We have reviewed the Proposal and have no comments or objections to its approval.

☒

We have reviewed the proposal and have no objections to its approval, subject to the following comments (attached below).

☐

We are unable to respond within the allotted time for the following reasons (attached) you can expect our comments by \_\_\_\_\_.

☐

We have reviewed the proposal and have the following concerns (attached below)

☐

We have reviewed the proposal and our previous comments to the Town/City, dated \_\_\_\_\_, are still valid.

PowerStream has received and reviewed the submitted plan proposal. This review, however, does not imply any approval of the project or plan.

The owner, or the agent, for this plan is required to contact PowerStream to discuss all aspects of the above project. PowerStream will require site plan drawings, draft m-plans, legal plans, architectural design drawings, electrical consultant's drawings, number of units/lots in the subdivision/development and type of the subdivision/development (i.e., single family residential, town homes, condominium town homes, industrial etc.), square footage of the buildings, the required voltage, amperage and building loads, along with the completed and signed Service Application Information Form (SAIF). PowerStream will then use this information to determine the type of available service in the area to supply this project and determine the charges for the subdivision or development.

Once PowerStream has received all proposed details and are satisfied with the design, PowerStream will provide the customer with an *Offer to Connect* which will specify all the details and the responsibilities of each party. Once the *Offer to Connect* is signed and full payment is received by PowerStream, PowerStream will start the final design and state and/or obtain the required approvals from the local municipality.

The information on the SAIF must be as accurate as possible to reduce unnecessary customer costs, and to provide a realistic in-service date. The information from the SAIF is also used to allocate/order materials, to assign a technician to the project, and to place the project in the appropriate queue.

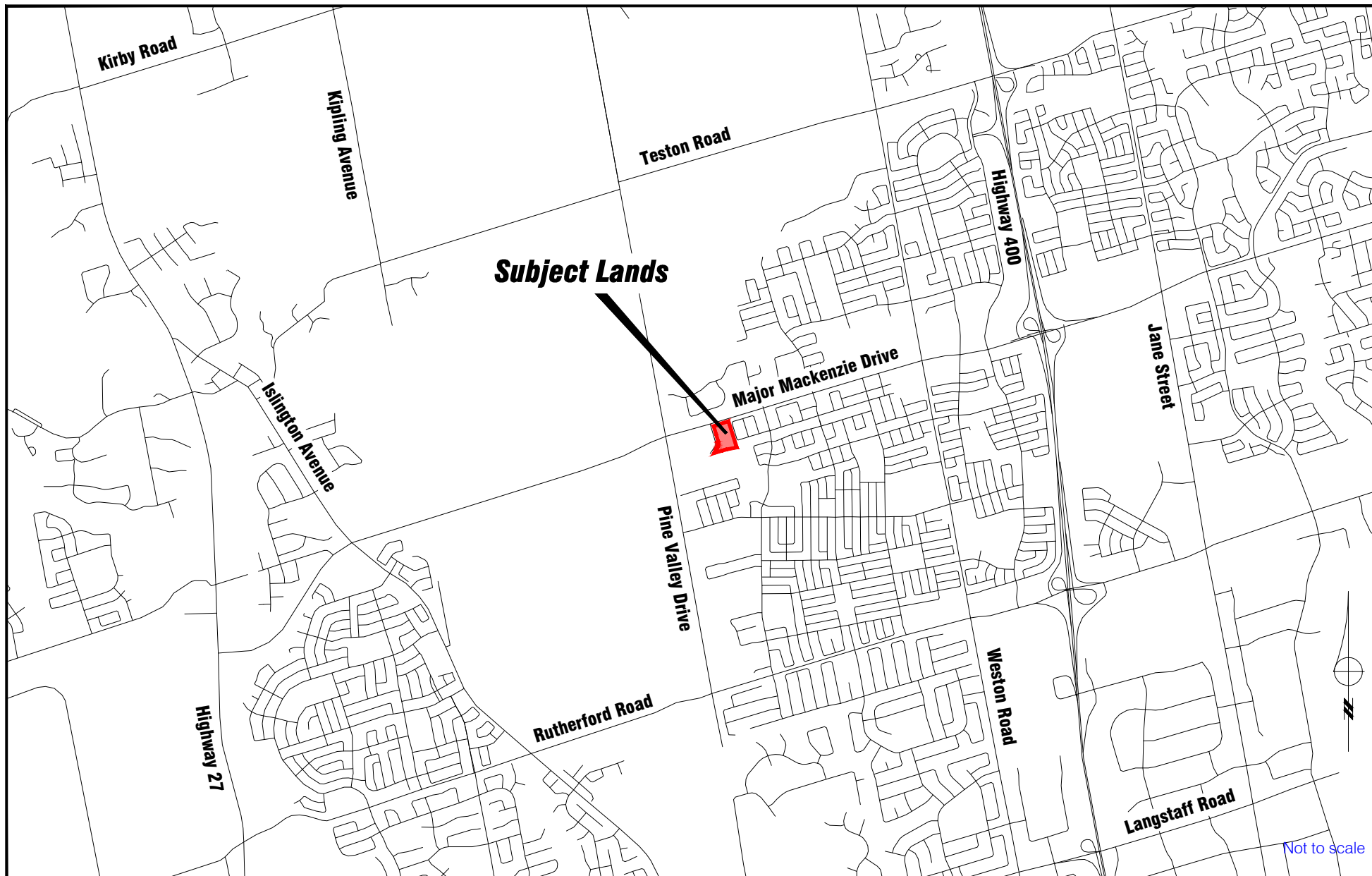
All proposed buildings, billboards, signs, and other structures associated with the development must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the Ontario Electrical Safety Code and the Occupational Health and Safety Act.

If there are any existing components of PowerStream's electrical distribution system on the proposed project site, they will have to be relocated by PowerStream at the Developer's cost. Any conflicts due to driveway locations or clearances to the existing overhead or underground distribution system will have to be relocated by PowerStream at the Developer's cost.

We trust this information is adequate for your files.

Regards,  
Mr. Tony D'Onofrio  
Supervisor, Subdivisions & New Services  
**Phone:** 1-877-963-6900 ext. 24419  
**Fax:** 905-532-4401  
**E-mail:** [tony.donofrio@powerstream.ca](mailto:tony.donofrio@powerstream.ca)

**Subdivision Application Information Form is available by calling 905-417-6900 ext. 31297**



## Context Location Map

LOCATION:  
Part of Lot 20, Concession 6

APPLICANT:  
CountryWide Homes Woodend Place Inc.

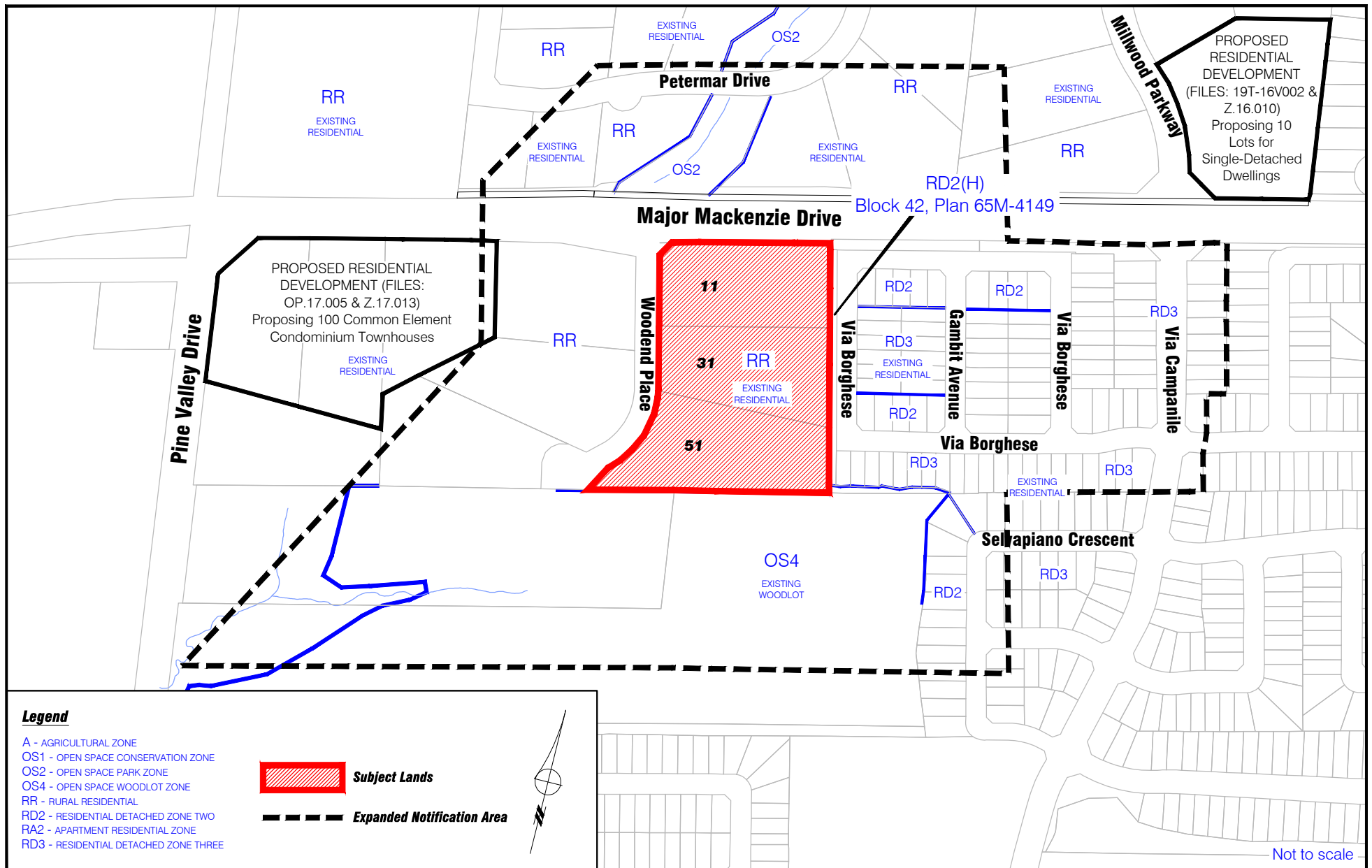


## Attachment

FILES: OP.16.003,  
Z.15.032, 19T-15V011

DATE:  
May 23, 2017

# 2



# Location Map

LOCATION:  
Part of Lot 20, Concession 6

APPLICANT:  
CountryWide Homes Woodend Place Inc.



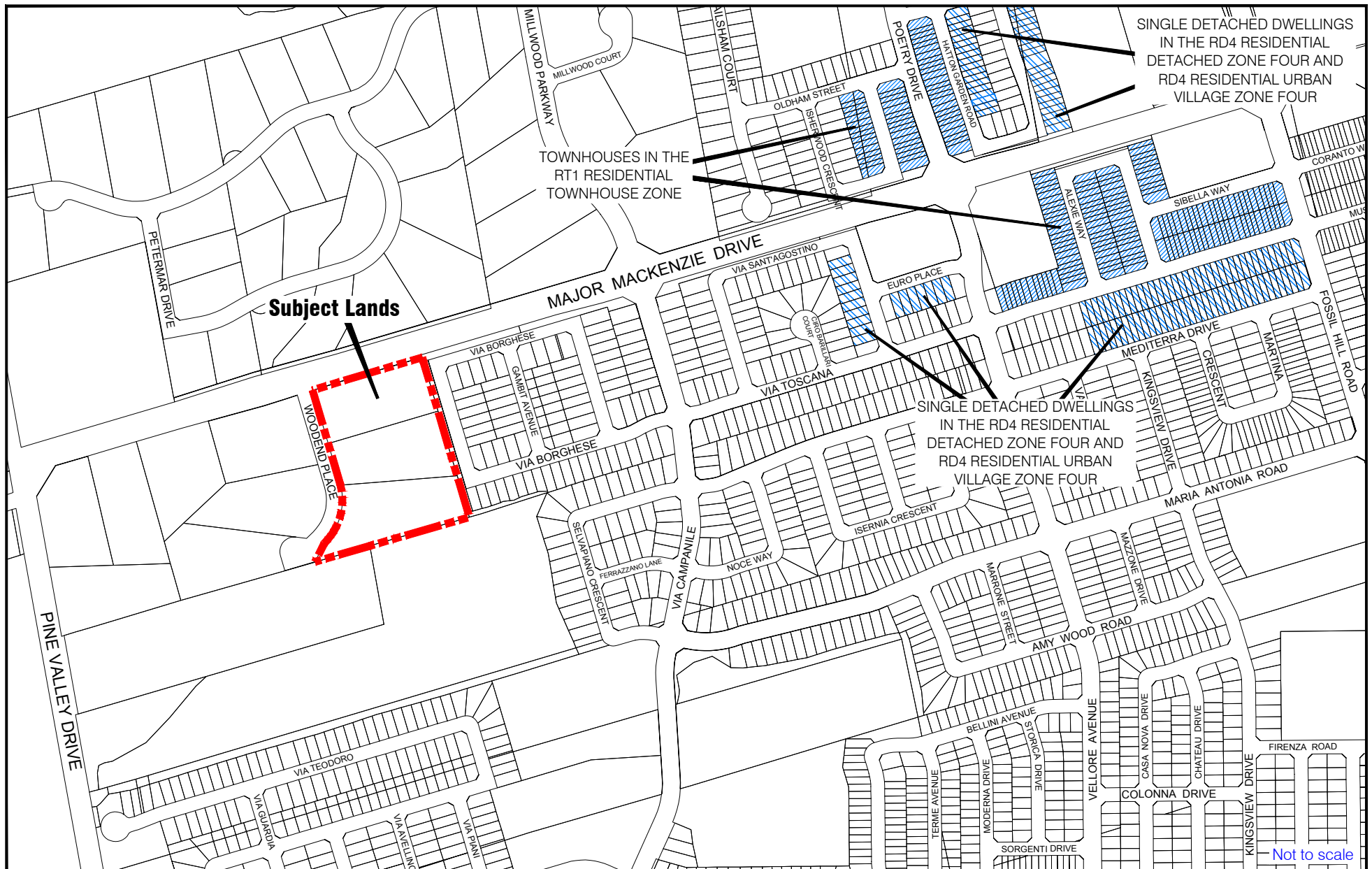
# Attachment

FILES: OP.16.003,  
Z.15.032, 19T-15V011

DATE:  
May 23, 2017

3





## Surrounding RD4 Residential Detached Zone Four & RT1 Residential Townhouse Zones

APPLICANT: CountryWide  
Homes Woodend Place Inc.

LOCATION:  
Part of Lot 20, Concession 6

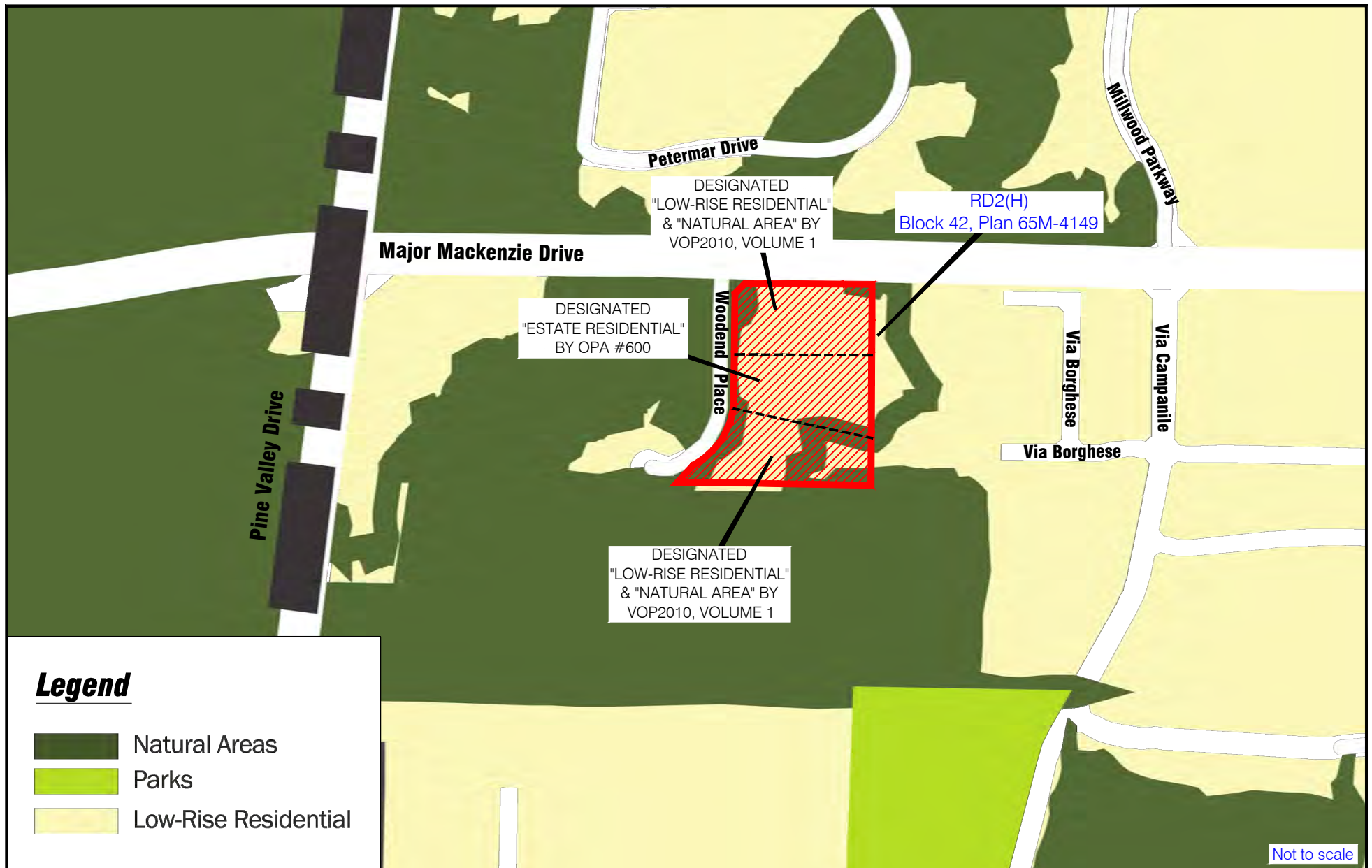


## Attachment

FILES: OP.16.003,  
Z.15.032, 19T-15V011

DATE:  
May 23, 2017

# 4



## Official Plan Designation

LOCATION:  
Part of Lot 20, Concession 6

APPLICANT:  
CountryWide Homes Woodend Place Inc.



## Attachment

FILES: OP.16.003,  
Z.15.032, 19T-15V011

DATE:  
May 23, 2017

5



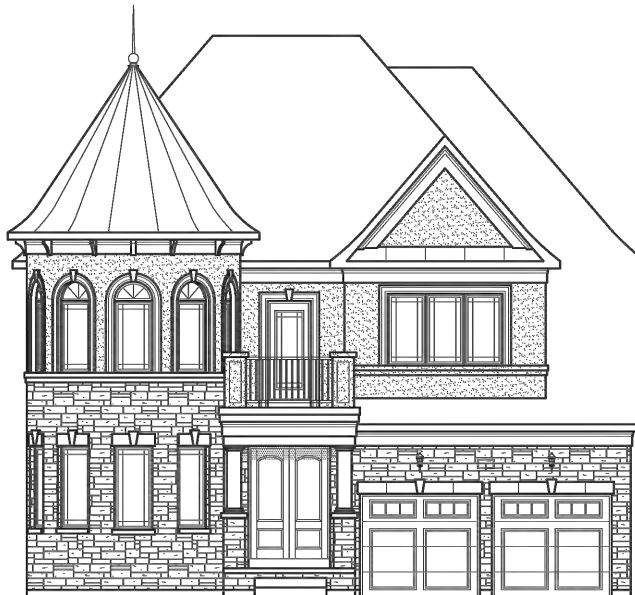




FRONT ELEVATION 'A'



FRONT ELEVATION 'B'



FRONT ELEVATION 'C'

## Typical Front Elevations for 50' Single Detached Dwellings

APPLICANT: CountryWide  
Homes Woodend Place Inc.

LOCATION:  
Part of Lot 20, Concession 6



Attachment

FILES: OP.16.003,  
Z.15.032, 19T-15V011

DATE:  
May 23, 2017

7



FRONT ELEVATION 'A'

FRONT ELEVATION 'B'

FRONT ELEVATION 'C'

FRONT ELEVATION 'D'

FRONT ELEVATION 'E'

FRONT ELEVATION 'F'

## Typical Front Elevations for 25' Single Detached Dwellings

APPLICANT: CountryWide  
Homes Woodend Place Inc.

LOCATION:  
Part of Lot 20, Concession 6



# Attachment

FILES: OP.16.003,  
Z.15.032, 19T-15V011

DATE:  
May 23, 2017

# 8





## Typical Front Elevations for Townhouse Blocks

APPLICANT: CountryWide  
Homes Woodend Place Inc.

LOCATION:  
Part of Lot 20, Concession 6

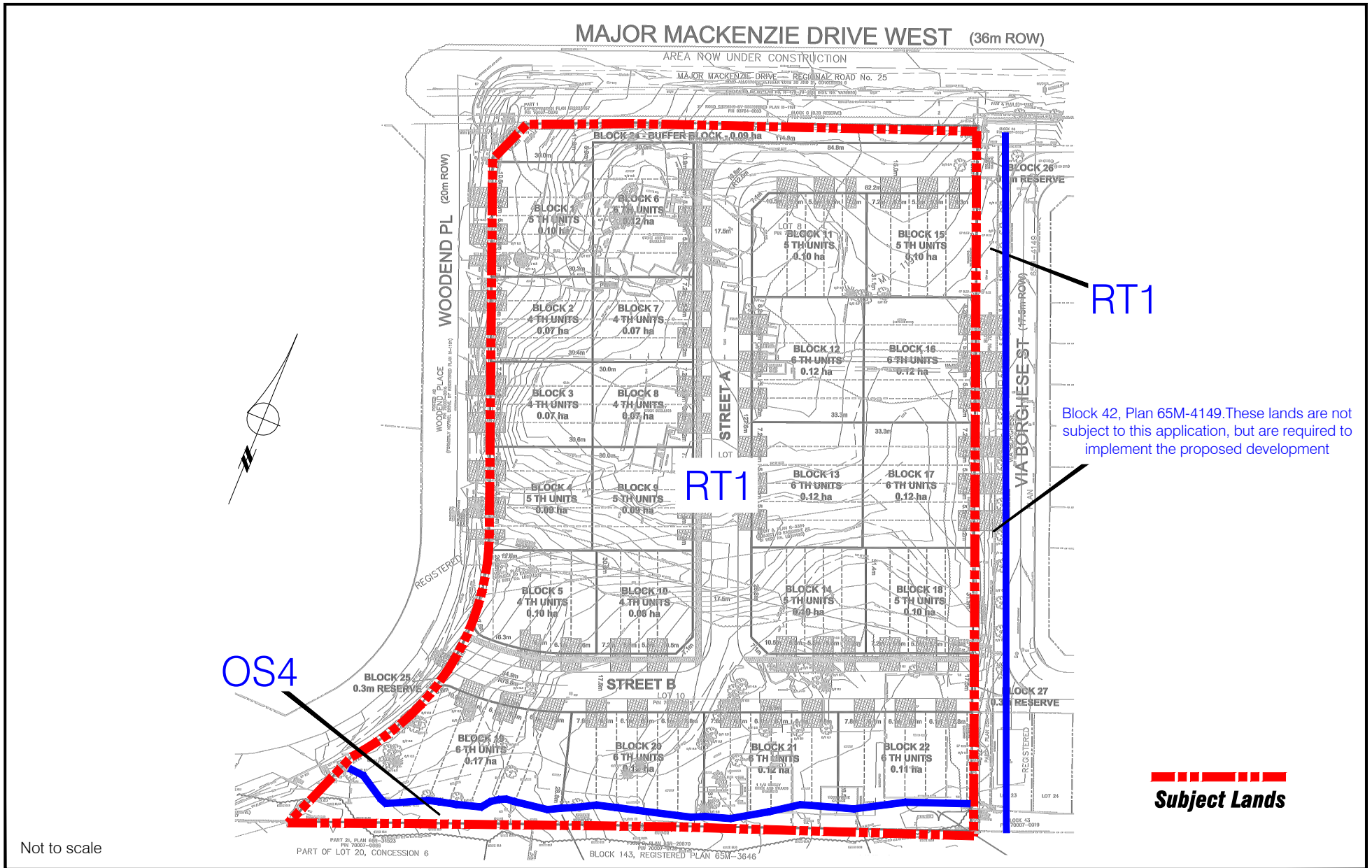


## Attachment

FILES: OP.16.003,  
Z.15.032, 19T-15V011

DATE:  
May 23, 2017

# 9



# Original Draft Plan of Subdivision File 19T-15V011

LOCATION:  
Part of Lot 20, Concession 6

APPLICANT:  
CountryWide Homes Woodend Place Inc.



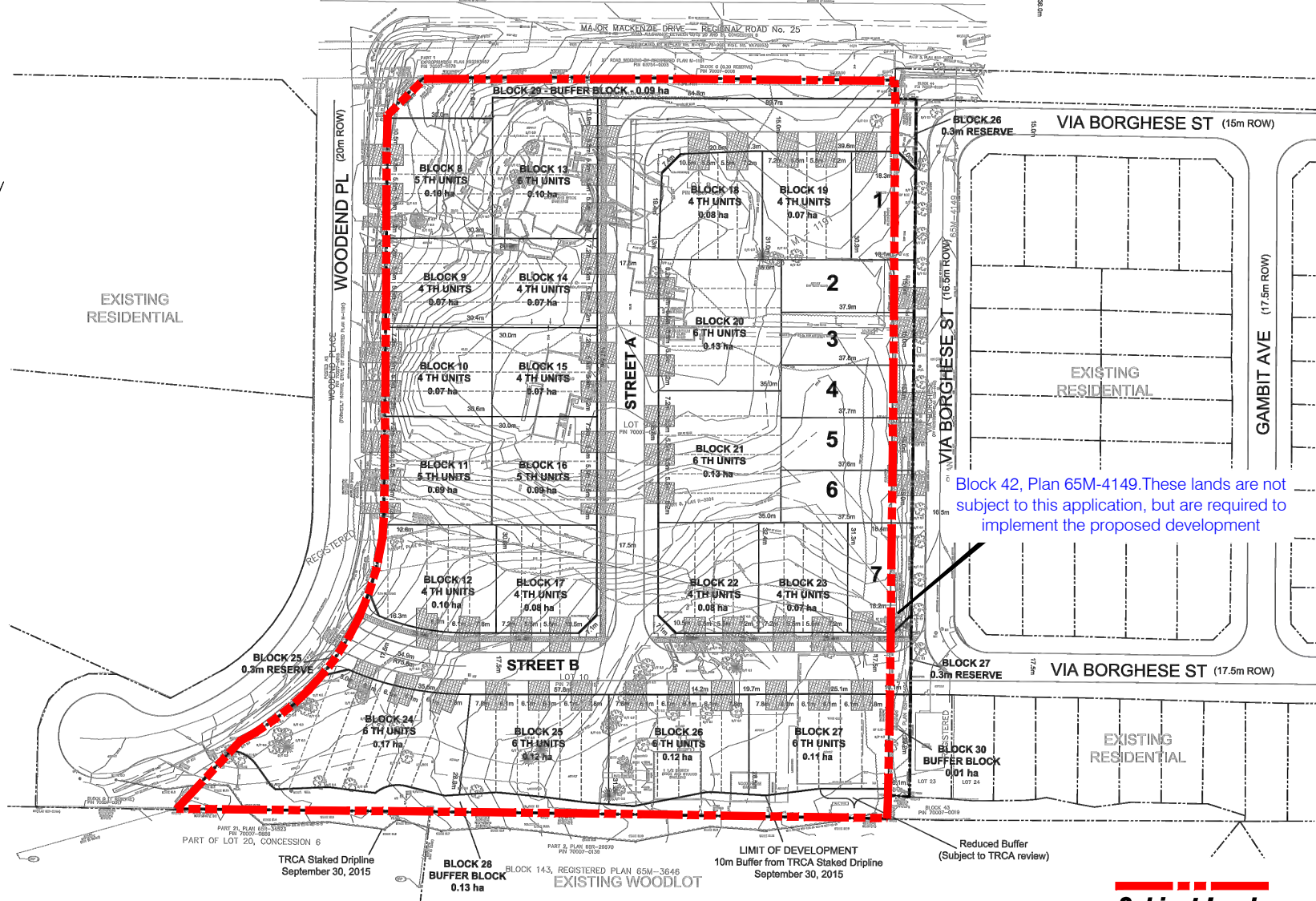
## Attachment

FILES: OP.16.003,  
Z.15.032, 19T-15V011

DATE:  
May 23, 2017

10

# MAJOR MACKENZIE DRIVE WEST (36m ROW)



Not to scale

**Subject Lands**

Revised Draft Plan of Subdivision  
Presented at May 3, 2016 Public Hearing

LOCATION:  
Part of Lot 20, Concession 6

APPLICANT:  
CountryWide Homes Woodend Place Inc.



Attachment

FILES: OP.16.003,  
Z.15.032, 19T-15V011

DATE:  
May 23, 2017

11



February 1, 2016.

**Mayor and Members of Committee**  
City of Vaughan  
2141 Major Mackenzie Drive,  
Vaughan, ON L6A 1T1.

Via Email: [clerks@vaughan.ca](mailto:clerks@vaughan.ca)

Attention: City Clerk's Office

**Re: VOP 2010 Proposed Modifications to Schedule 2 "Natural Heritage Network"**  
**Item #15, Report #6 - Committee of the Whole - February 2, 2016**  
**Response on Behalf of CountryWide Homes Woodend Place Inc.**

Malone Given Parsons is the planning consultant to CountryWide Homes Woodend Place Inc., the owner of lands municipally known as 11, 31 and 51 Woodend Place in the City of Vaughan.

This letter is submitted on behalf of CountryWide Homes Woodend Place Inc. in follow-up to Item #15, Report #6 - Committee of the Whole - February 2, 2016 relating to the proposed modifications to VOP2010 Schedule 2 "Natural Heritage Network". CountryWide Homes Woodend Place Inc. supports in principle the proposed modifications to Schedule 2 "Natural Heritage Network" as it relates to 11, 31 and 51 Woodend Place. We continue to maintain our appeal on 31 Woodend Place, an appeal inherited by the previous landowner, and expect that our concerns will be addressed through the development approvals process.

Thank you for this opportunity to comment on the proposed modifications. We respectfully request to be informed of any further proposed mapping or policy modifications to the Natural Heritage Network, specifically as it relates to this property, as well any future stakeholder meetings.

Yours truly,

**MALONE GIVEN PARSONS LTD.**

Don Given, MCIP, RPP  
President