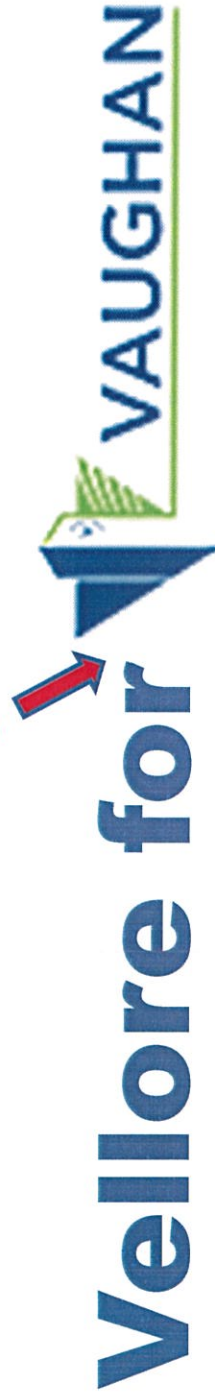


A Responsible



Residents Opposed to Countrywide Homes Woodend Place Inc. Applications

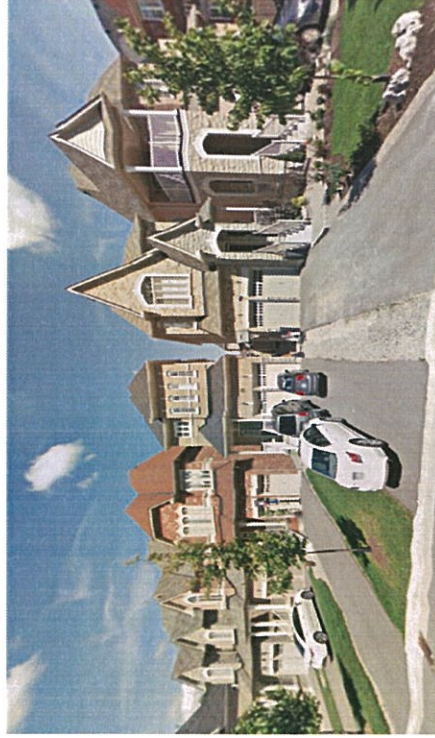
May 3rd, 2016

C 24
Communication
CW (PH)
May 3, 2016

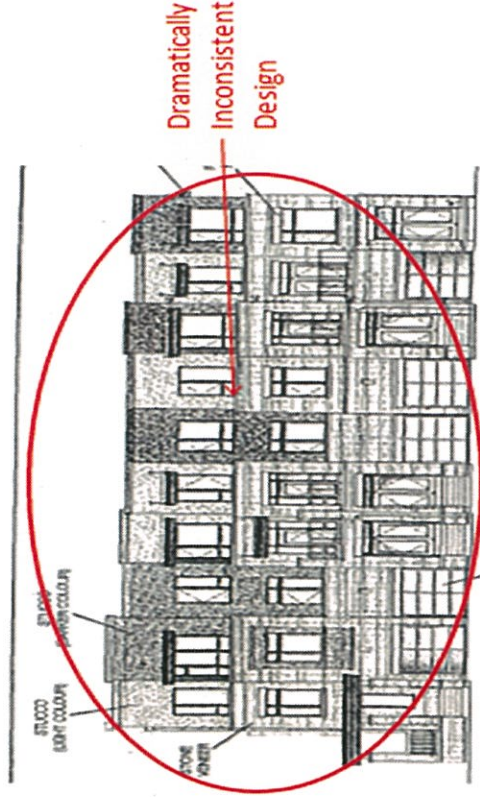
Item - 4

Application Evaluation Process Uncovers Significant Inconsistencies with Existing Policies

Existing Street View



Proposed Development



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

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

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

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

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

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

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

REMEMBER THE VAUGHAN ACCORD...

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

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

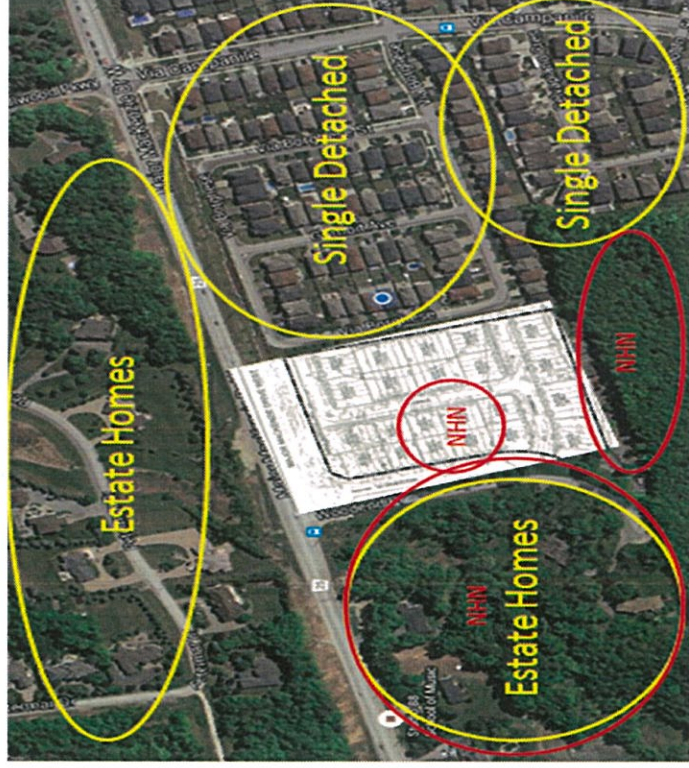
"And that by signing this Accord, we the elected Members of Council pledge to keep this commitment, and to serve the City of Vaughan in a manner that will reflect a positive image of the City and instill civic pride."

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

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

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

Existing Community and Environment



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

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

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

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

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

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

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



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

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

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

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

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

Is Vaughan’s heritage losing out to development?

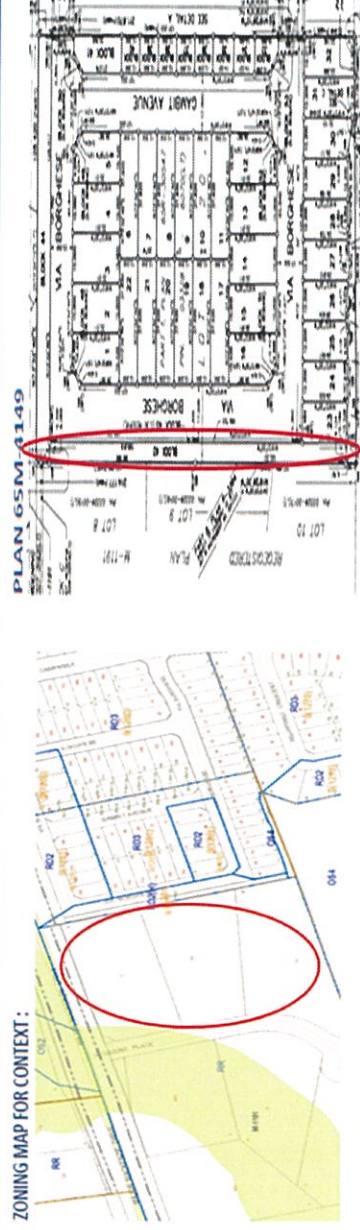
Heritage village of Maple facing half a dozen development proposals residents fear will change the neighbourhood.



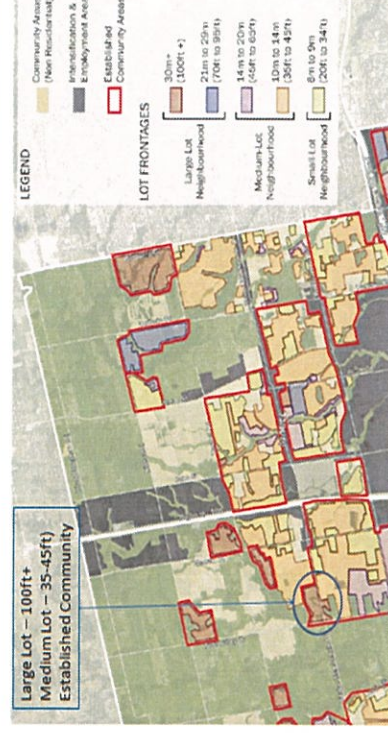
Land Use – Compatibility with Context: Unnecessary Rezoning

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

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



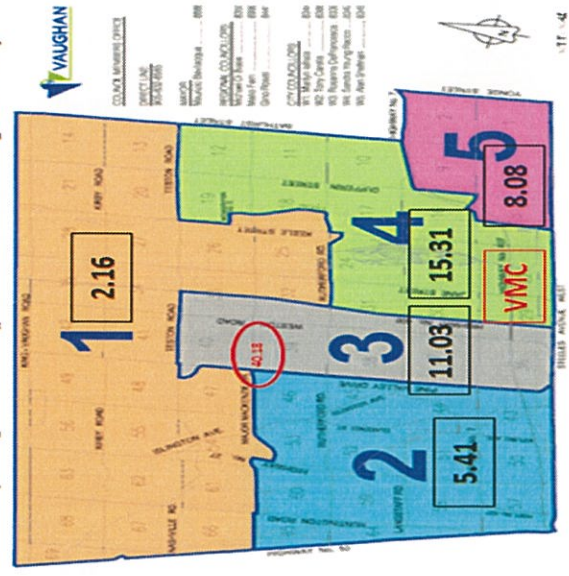
“...compatibility in low-rise residential areas along arterial streets can be achieved by respecting and maintaining the prevailing pattern of building orientation, setbacks and landscaping; and can fit compatibly within each distinct type of neighbourhood in the City.”



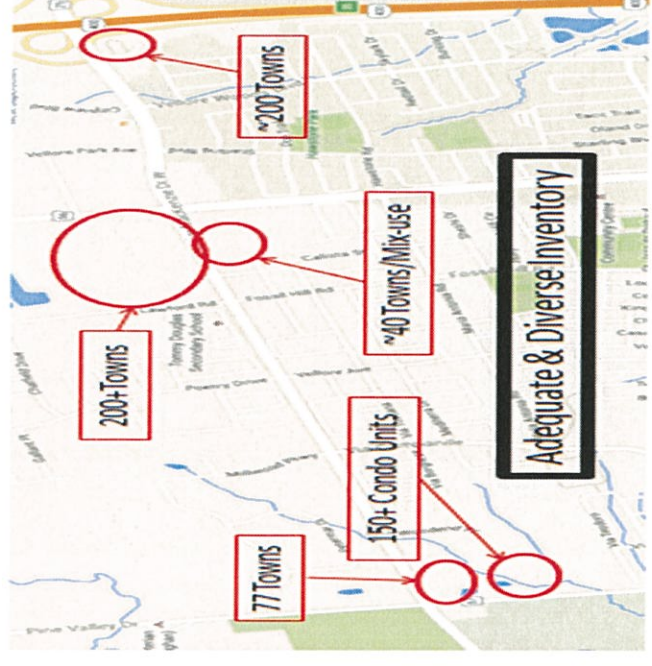
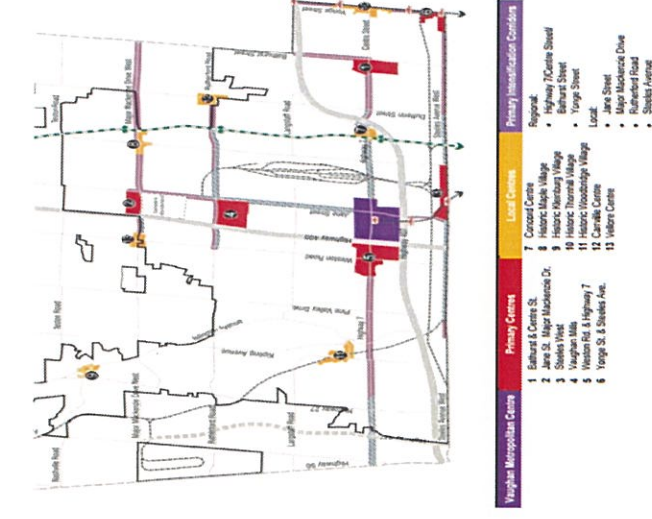
Land Use – Compatibility with Context: Unreasonable Intensification

- With the exception of Ward 4, that has an additional 1400 hectares of developable area and home to the Vaughan Metropolitan Centre, Ward 3 has contributed the most density growth since 2006.
- TZs 1039 (subject area) and 1040, both not classified as Primary Intensification Centres or Primary Intensification Corridors, have experienced growth well in excess of peer areas and greater than many intensification areas.
- 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.
- TZ 1039 represents the third largest density increase in all of Vaughan since 2006 (40.18) for non intensification areas.
- Existing approved developments will add further intensification as well as provide a diverse inventory (over 500 additional towns and large condo being built as we speak)

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

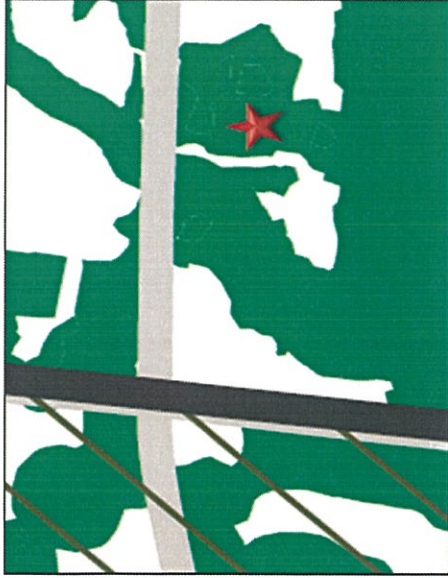


Note: Ward 4 has 55% more developable land than Ward 3 & contains the VMC; TZ 1039 (subject TZ) has experienced the 3rd highest growth for a non-identified intensification area in all of Vaughan (\$4.03 current)



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

EXISTING SCHEDULE 2 – NATURAL HERITAGE NETWORK



PROPOSED SCHEDULE 2B – NATURAL HERITAGE NETWORK



DEVELOPMENT DOES NOT RESPECT NHN



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

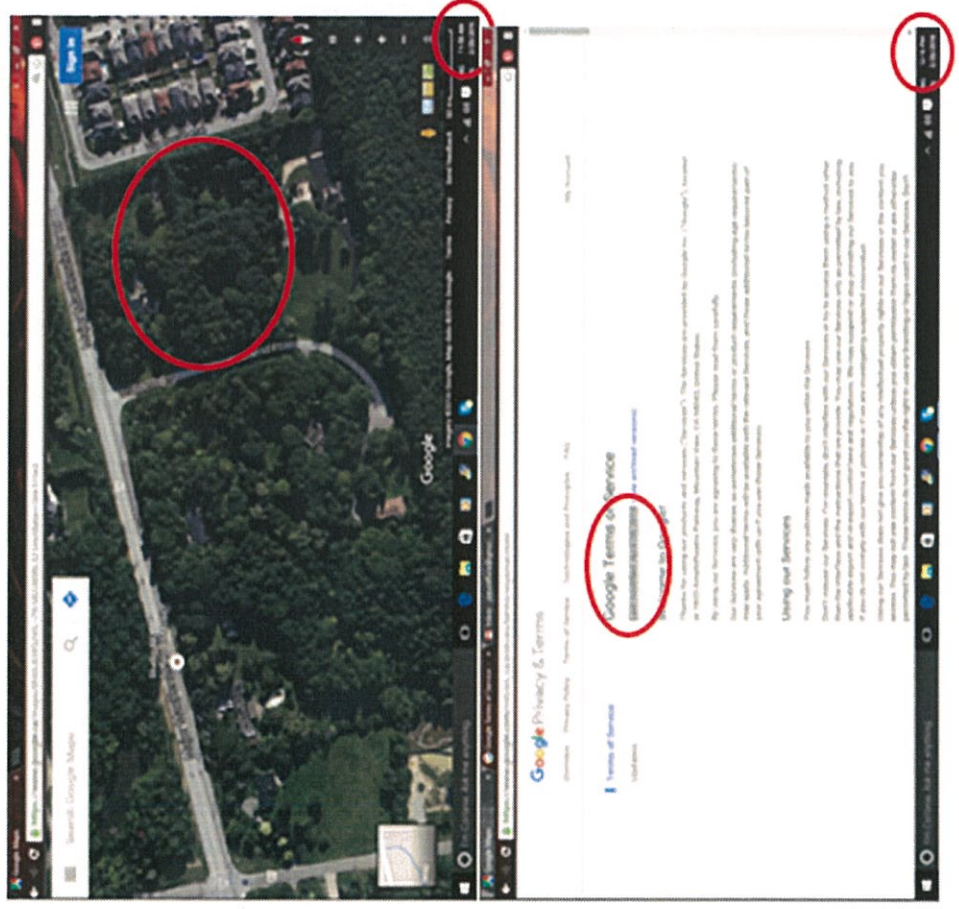
Table 4: Vaughan's Natural Environment Compared to Ideal Ecosystem Targets

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

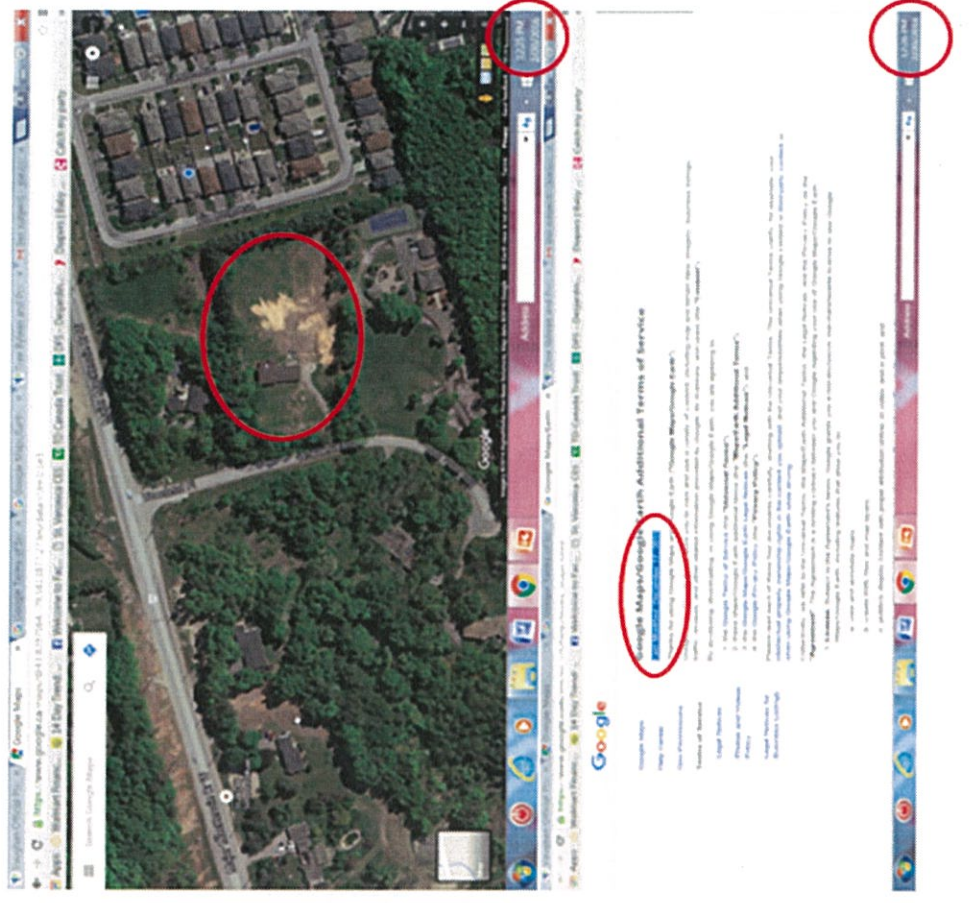
Natural Environment – Questionable Leveling of Entire Core Feature Within NHN

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

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



Subject Lands & NHN Core Features – after December 2015



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

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

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

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



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

March 19, 2014 (NS).

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



Recommendation

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

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

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

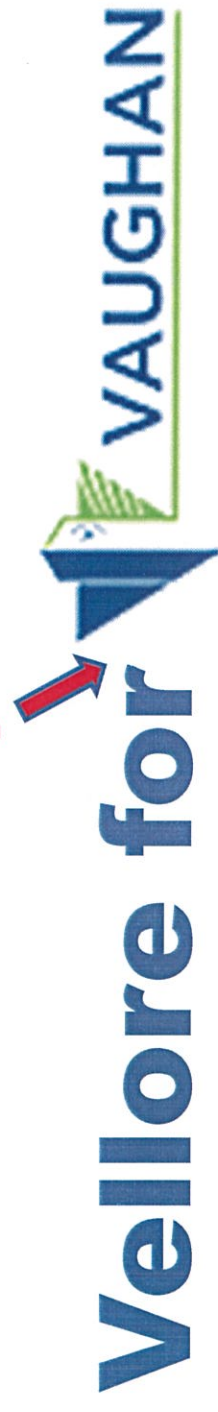
- If the City of Vaughan's Intensification target of 45% is applied to the existing community (i.e. 3 homes), it would only require one single detached home be added.
- That said, and with the greater needs of Vaughan in perspective including supporting reasonable growth, a **community of 80' (foot)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



THANK YOU!

QUESTIONS?

A Responsible



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

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

Good morning,

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

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

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