

Millwood-Woodend Rate Payers Association Presentation

Applicant: Countrywide Homes Woodend Place Inc.
Official Plan Amendment File: OP.16.003
Rezoning By-Law Amendment File Z.15.032
Subdivision Plan File: 19T-15V011

May 3, 2016

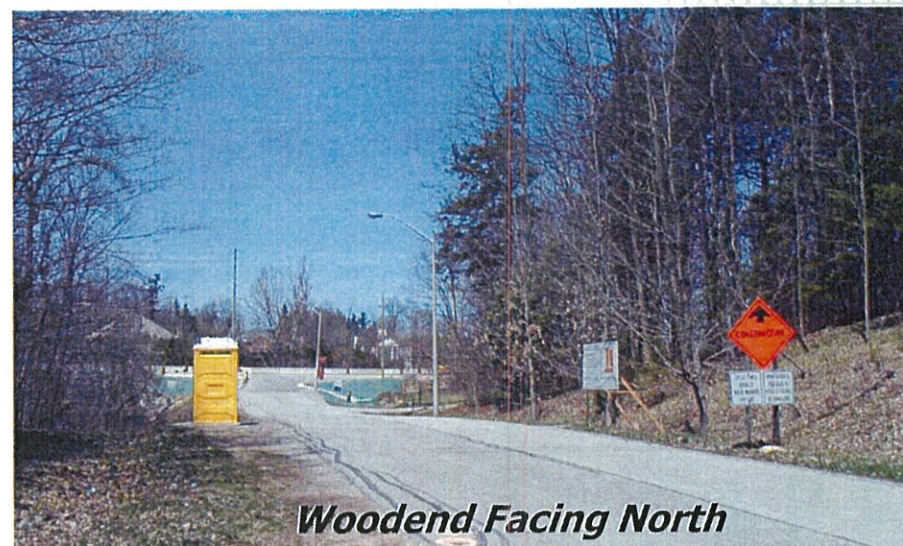
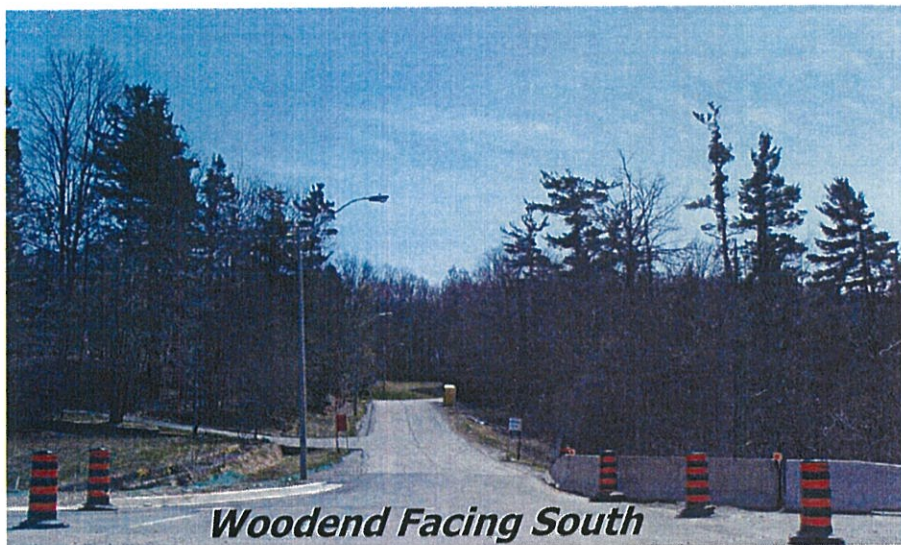


Woodend Facing South



Woodend Facing North

Woodend Place – Existing Conditions



Proposed Townhouses Along the East Side of Woodend Place

Major Mackenzie Dr



East Side of Woodend Place



East Side of Woodend Place

Street 'B'



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

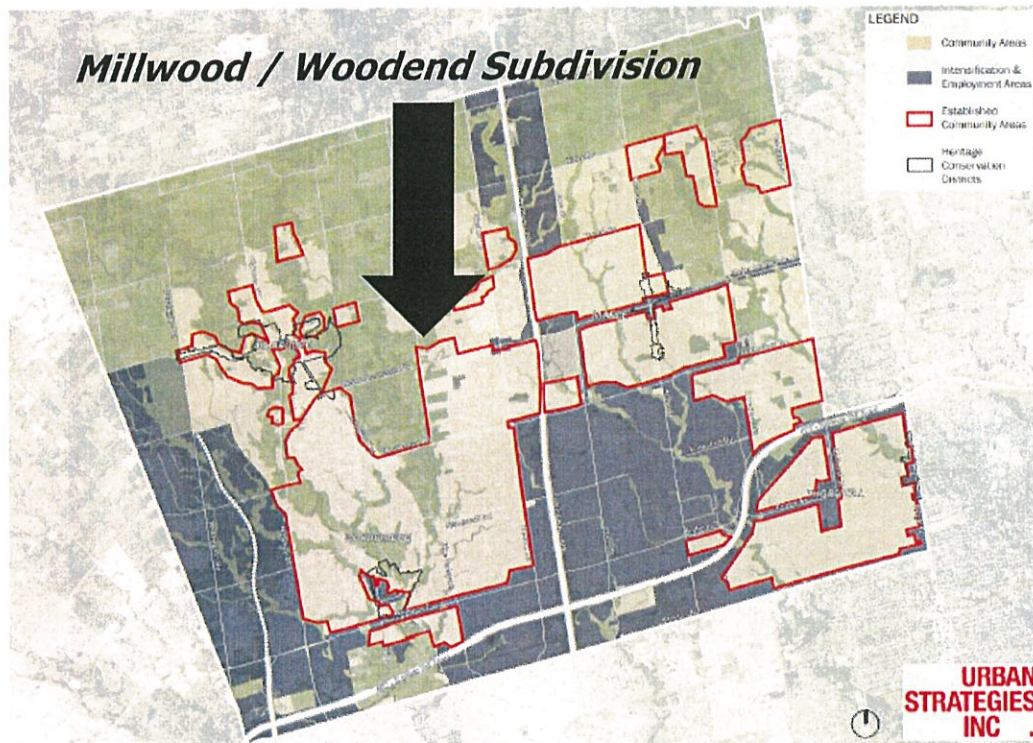
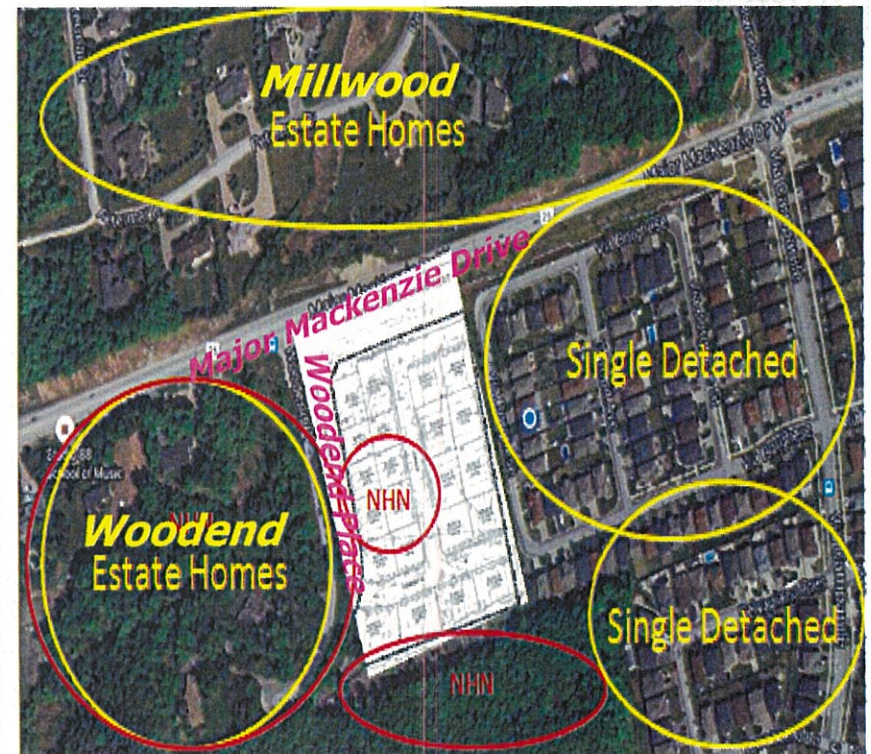


Figure 4: Vaughan's Established Community Areas

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

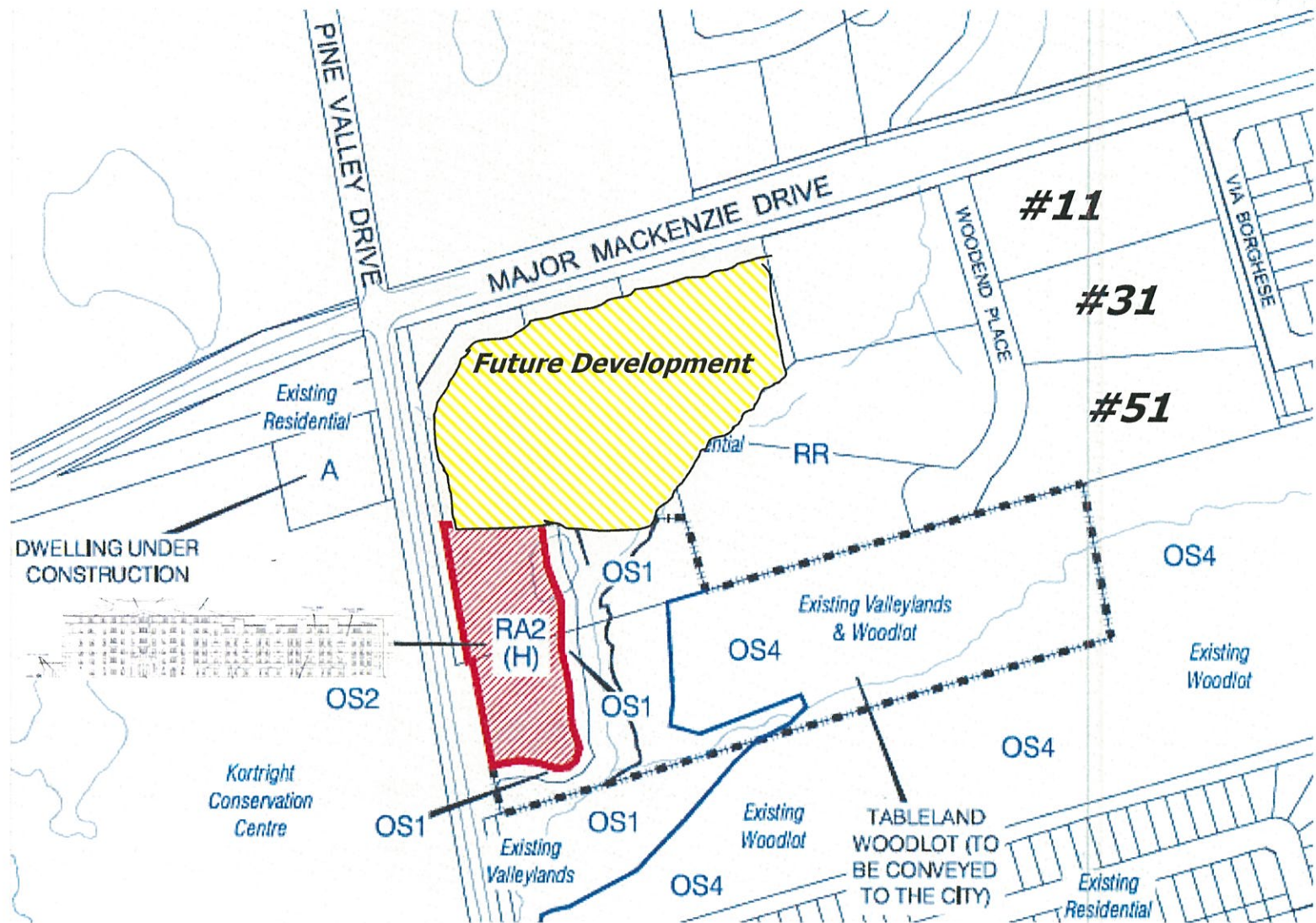


Existing Land Use Surrounding Woodend Application

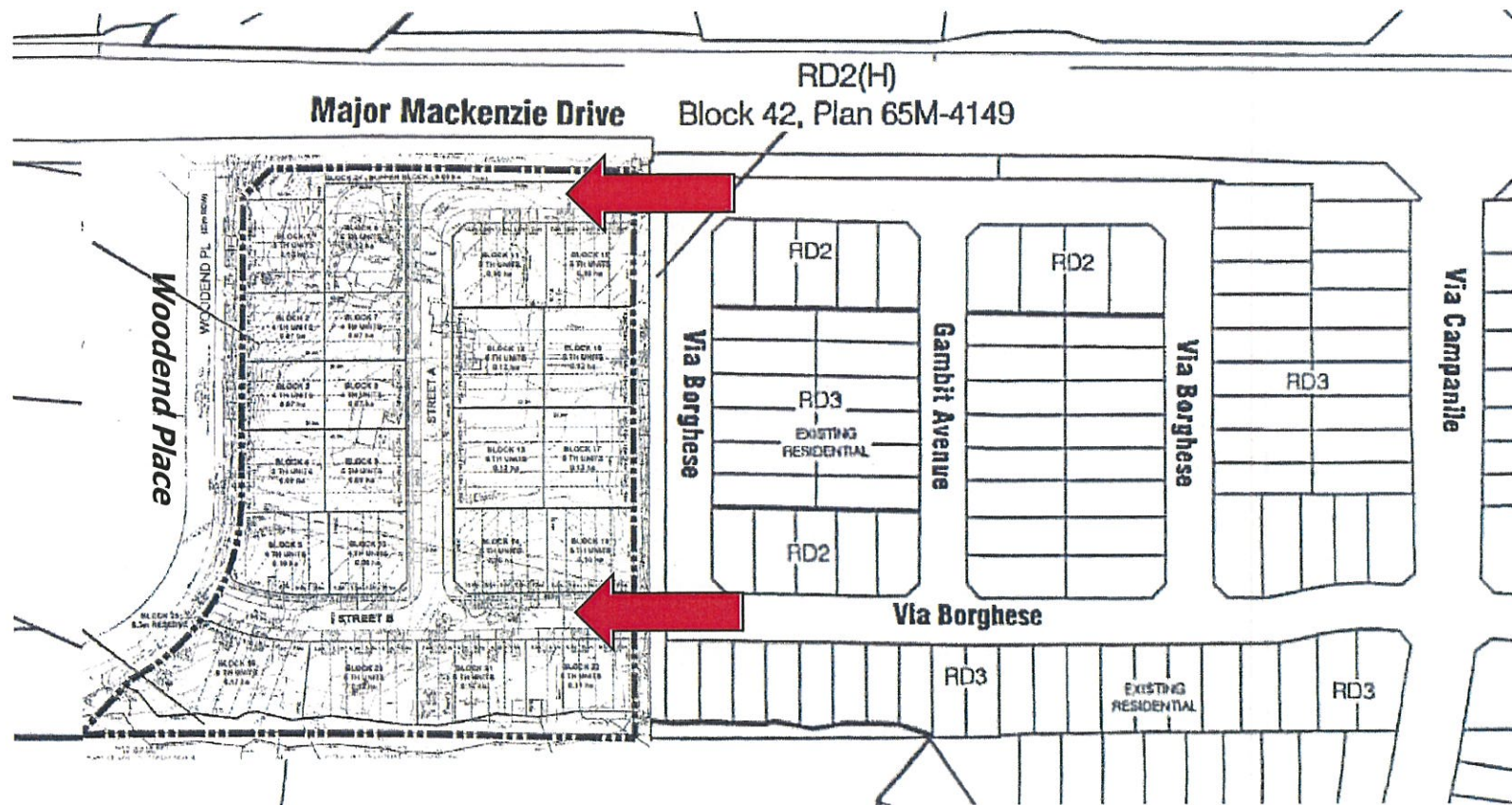
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Integrated Plan Required Along Major Mackenzie

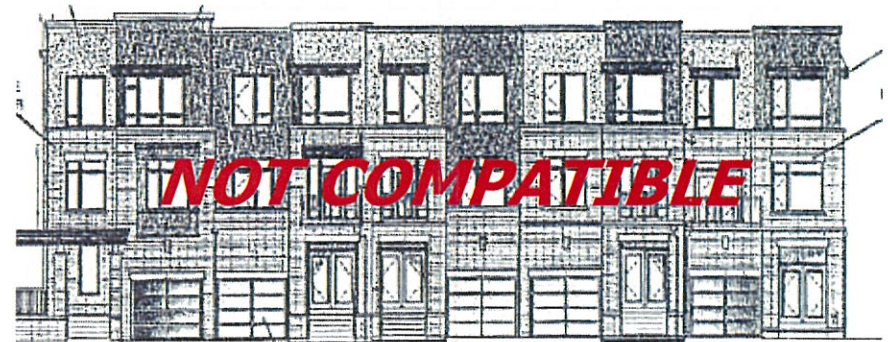
Woodend Application (#11,31,51) Should Not be Considered in Isolation



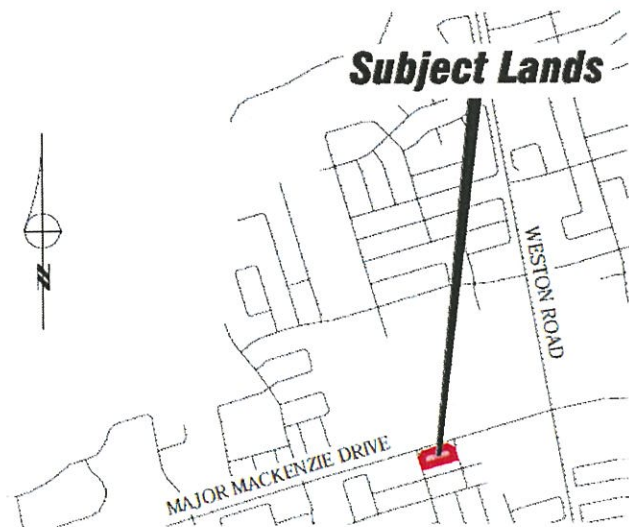
Both Connecting Roads Between Woodend Place and Via Borghese Should Be Removed



Examples of Existing Residential and Commercial Along Major Mackenzie Near Woodend Place

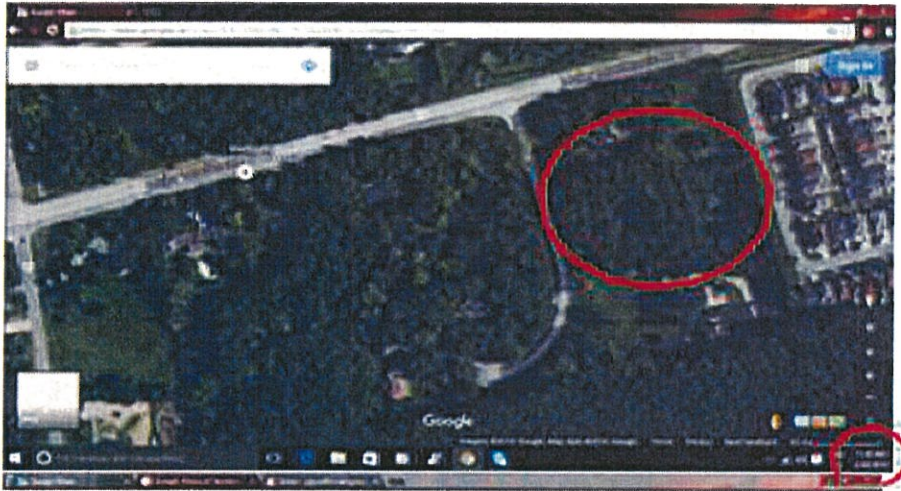


Gabriele and Sons Development – Initial Submission vs Final ‘Negotiated’ Submission

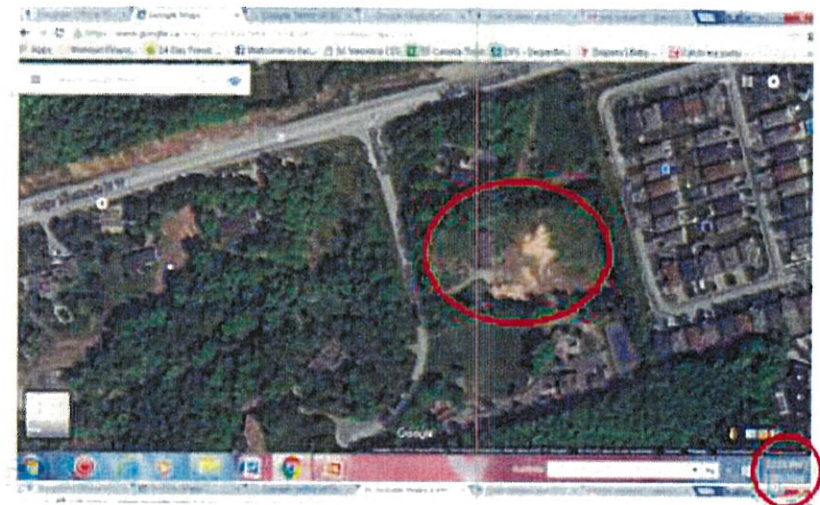


Clear Cutting of Woodlot at 31 Woodend Place Proposed Demolition of 51 Woodend Place

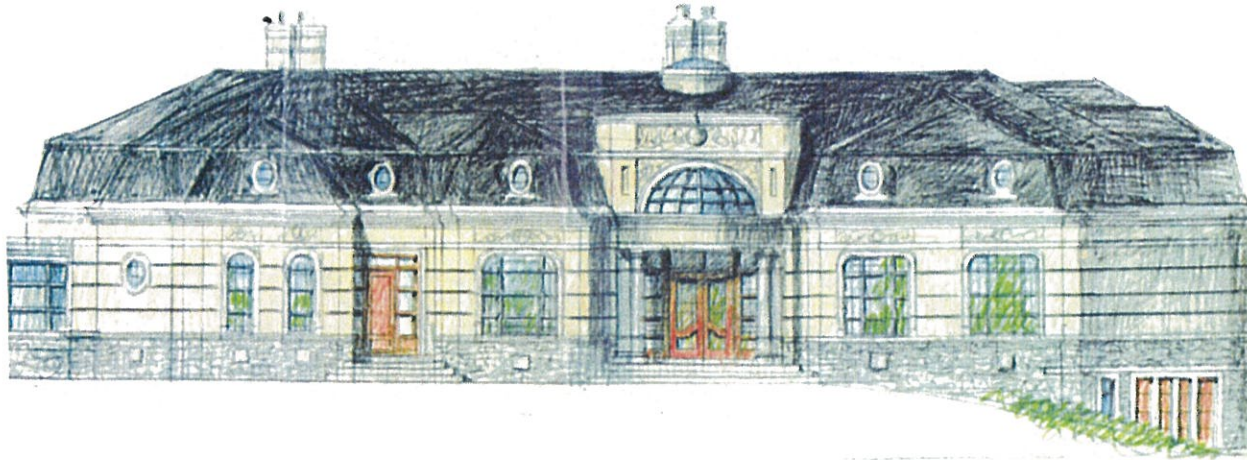
Subject Lands & NHN Core Feature – after April 2014 (post December 2013 Ice Storm)



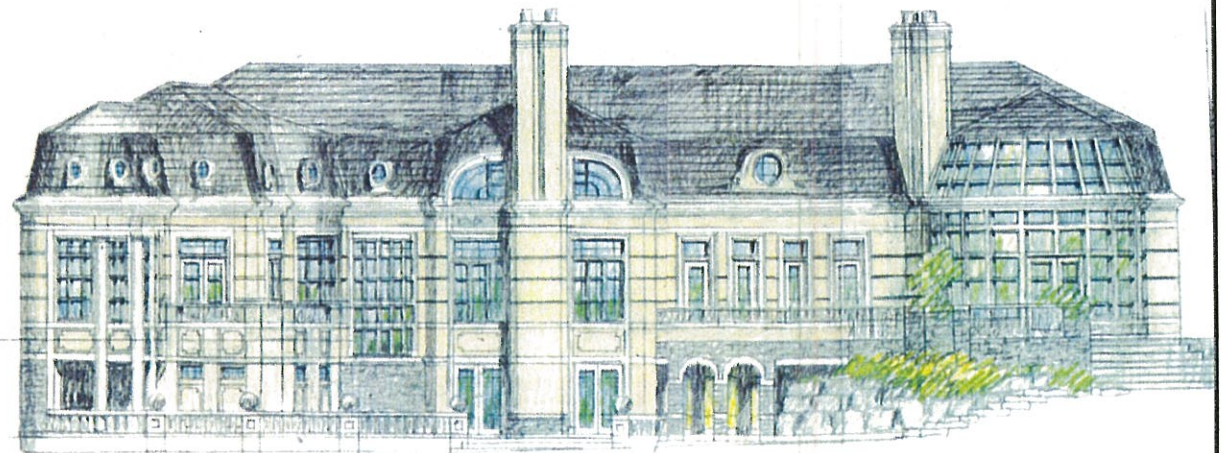
Subject Lands & NHN Core Features – after December 2015



Building Permit APPROVED for New Custom Home at 80 Woodend Place



FRONT EAST ELEVATION



GARDEN WEST ELEVATION