

VELLORE WOODS RATEPAYERS ASSOCIATION

LETTER OF SUPPORT - Millwood-Woodend Rate Payers Association
Public Hearing
May 3rd, 2016

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

On behalf of the Vellore Woods Ratepayers Association, please be advised that we oppose the current plan before you this evening that will see the construction of 113 townhouses on 3 Estate Lots in the Millwood-Woodend R.A. area.

Once again, this application is indicative of poor planning, specifically to what is not 'compatible' with the current and existing neighbourhood. Moreover, it is a precedent setting application which speaks to present and future 'in-fill' projects that are being handled in a 'piece-meal' manner.

We strongly agree with the MWRA's arguments and key points, including but not limited to the following:

- That this plan does not follow the basic principles set out in Vaughan's Official Plan 2010. Specifically, Chapter 1 of the Plan I states: 'This Official Plan seeks to maintain the stability of existing residential communities, Intensification Areas have been limited to 3% of the overall land base to protect existing Community Areas and Natural Areas. Woodend Place is clearly NOT identified as an area of intensification.
- That, a draft Policy Review for Infill Development has been submitted to the City and is currently undergoing public consultation, and while doing so,

has flagged 'established areas' such as Millwood-Woodend, 'are not intended to experience significant physical change that would alter the general character of established neighborhoods. New development that respects and reinforces the existing scale, height, massing, lot pattern, building type and orientation, character, form and planned function of the immediate local area is permitted, as set out in the policies of Chapter 9 of OPA2012. Clearly, this application is not in keeping with these guidelines.

We also support the other arguments that the MWRA have put forth here tonight, including Urban Design of the site is not consistent with the adjacent Estate homes in the area and the Via Borghese subdivision.

We ask that Council turn down this application, and strongly urge the developer to meet with the local ratepayers association(s), with Ward 3 Councillor Rosanna DeFrancesca so that a mutually agreeable, much more sustainable project be created, which will respect existing residential, while still creating a future project that both the developer and local community can be proud of.

We look forward to working with the MWRA, City Staff, Council and Country Wide Homes. Until then, turn down this application.

Elvira Caria

Chair

Vellore Woods Ratepayers Association

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