

## Millwood-Woodend Rate Payers Association - Deputation

Public Hearing

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

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My name is Tim Sorochinsky and I am the President of the Millwood-Woodend Ratepayers Association. Our association represents all of the estate properties in the vicinity of Major Mackenzie and Pine Valley, and includes the 3 subject estate lots on Woodend Place.

Our residents are unanimously opposed to the current plan for constructing 113 Townhouses on 3 of our Estate Lots. Residents of our association as well as those in the newer 'Villa Borghese' subdivision immediately east and adjacent to the proposed redevelopment properties have written letters opposing the application, signed a petition, and many are in attendance tonight to personally express their opposition. All agree that this application is clearly not compatible with the existing subdivisions and Natural Lands character of our neighbourhood, and is being proposed in disregard to a number of Vaughan's policies.

I have seven key points that I would like to bring to your attention regarding this application.

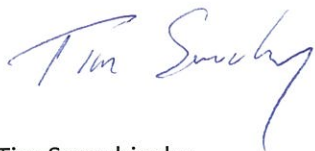
1. We note that this plan does not follow the basic principles set out in Vaughan's Official Plan 2010. Chapter 1 of the Plan states: 'This Official Plan seeks to maintain the stability of existing residential communities.' It notes 'Intensification Areas have been limited to 3% of the overall land base to protect existing Community Areas and Natural Areas'. Woodend Place is clearly NOT identified as an area of intensification.
2. As you are all aware, a draft Policy Review for Infill Development has been submitted to the City and is currently undergoing public consultation. It clearly reaffirms that established areas, which include Vaughan's large lot neighbourhoods such as Millwood-Woodend, are not intended to experience significant physical change that would alter the general character of established neighbourhoods. 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. Under these Council policies, the proposed 113 Townhouses should not be recommended or approved. These proposed Best Practices are not unique to Vaughan. They are used in many other jurisdictions such as Toronto, Mississauga, Markham and Oakville. We fully expect that the City will abide by the plan and not support this application.

6. Approval of the subject development contradicts Vaughan's policy of sustainability. One of the three properties proposed for townhouses is 31 Woodend Place. This property included a woodlot which was identified as a significant woodlot and/or core feature of the Natural Heritage Network. This woodlot was inexplicably cleared by the new owners in the past 2 years. Our investigation revealed that damage from the 2013 ice storm was justification for the removal of the woodlot. I'm not aware of any entire woodlots that needed to be removed due to the ice storm. The woodlot in my backyard and just south of Woodend Place are doing just fine. Rewarding developers with 113 townhouses on these properties undermines City policies of sustainability.

City of Vaughan issued a building permit just over 10 years ago for construction of a large estate home at 51 Woodend Place. Allot of resources have gone into the building of that large estate home which according to the proposed application, will need to be demolished. How can Vaughan deem itself to be sustainable by approving this application on lands which were irresponsibly cleared, and contribute to demolition of a large estate home which it approved just over 10 years ago?

7. The resident at 80 Woodend Place on the cul-de-sac is planning to construct a new single custom home on his 2.5 acre lot. The City of Vaughan recently demonstrated its support for estate homes on Woodend Place since it **recently approved a building permit for a custom home at 80 Woodend Place**. How could the City consider simultaneously approving an application with Townhouses on the east side of Woodend Place right after approving a building permit for a custom home on the west side of the same street? A well planned City includes diversified types of housing: estate, single, semi, towns, condos. Estate lots are shrinking rapidly at the expense of others.

Although we are adamantly against what is proposed in this application, we would not be opposed to development with substantially less density which respects and reinforces our existing community. The current application does not fit or compliment our neighbourhood in any shape or form.



Tim Sorochinsky  
President, Millwood-Woodend RPA