

**OPPOSING:**

Countrywide Homes Woodend Place Inc. Files Number OP.16003, Z.15.032 & 19T15V011

[Plate 1 overhead]

Good Evening.

C 40  
Communication  
CW (PH)  
May 3, 2016

My name is Richard Rodaro. My family lives at 50 Woodend Place.

Item - 4

We built in this subdivision 48 years ago. My family was very particular in choosing this subdivision,

- for the lot sizes, and privacy,
- natural features, amenities and the opportunities they offer, within and around our own property;
- the coherent connection with nature surrounding us – serenity and solitude - away from urban pollution, traffic, noise and people.
- This proposal would place almost 20 driveways across the street from us and over 200 cars coming and going everyday.

We chose this lot because it was buffered from beyond the subdivision, by the other lots in the subdivision. We recognized that Vaughan would not remain rural for ever, and we have participated in the planning of growth and urbanization in our City around us but always stating our reasonable expectation, and receiving assurances, that the integrity of the character and dynamics of our neighbourhood would be respected and supported and continue. A decision from the OMB denying an application to further subdivide one of the lots in our subdivision supports this expectation.

[Change picture to: area overview if available]

This neighbourhood is distinctive by virtue of:

- its location, at the western limit of urban development from the east;
- its connection to the East Humber River valley conservation lands to the west, and traversed by Marigold Creek, a Humber tributary;
- the inclusion of more 'estate residential' subdivisions to the north;
- the A.N.S.I. protected Woodlot #9 to its south;
- its inextricable integration into the Core Features designation of the Natural Heritage Network.
- the wide range of lot size, from 1 to 2-1/2 acres, and unique range of distinctive natural features; and
- self-sufficient, sustainable reliance on independent wells and septic systems.

Within the Woodend subdivision,

- the topography varies uniquely from lot to lot, with a stream corridor, ravine and wetlands, and a variety of wildlife regularly trailing and migrating through;
- large lots feature deep yard setbacks, curved and winding driveways, and unobtrusive or detached garages,;
- expansive front and rear yards afford extensive landscaping opportunities, and support a significant tree canopy; and
- lot coverage occupies only a small fraction of the property, an important feature of

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environmental sustainability for natural rainfall absorption.

[Change picture Plate 2 overhead]

This is designated Community Area and more importantly is a Natural Heritage area of the City.

The Official Plan is crystal-clear regarding the design of new development in this established neighbourhood – that it respect and reinforce the physical character. Council Policies 9.1.2.1, and 9.1.2.2, and particularly 9.1.2.3 further define this. The recent Low-Rise Residential Designation Study, unanimously requested by counsel to provide “clarity of interpretation” and the “ability to ensure compatibility” for infill applications exactly like this one both includes our subdivision and confirms the stated intent of Section 9 policies, with examples and recommendations that in no way support this application.

Furthermore, Council Policy 2.2.1.1 “restricts urban uses from encroaching Natural Lands and Countryside ... to protect these areas.”

These policies of Council preclude recommendation or approval of this application. If approved it would irreparably and irretrievably eclipse a now irreplaceable subdivision in a unique neighbourhood in favour of development and intensification much better suited, and allocated elsewhere in Vaughan.

Here's the problem: "why would an experienced developer tie up millions in available credit, land assembly and consultant reports and plans, to bring this application to the public without favourable feedback or assurances from the City? This doesn't makes sense. And the word on the street is that this project has the green light – it WILL be approved. We have also heard that infill intensification applications like this are being looked favourably at by the City as an important component of general revenues – which is not a land use planning issue and is prejudicial to a specific subset of the citizens. “The Developer needs these densities to recover the high land costs” – is the City here to guarantee private – and speculative – investment return or stand by its residents? What exactly will be driving consideration to approve this application? It cannot be Planning policy.

And, what are we supposed to do? If we want integrity, stability, consistency and continuity of the character of our neighbourhoods – do we have to move out of Vaughan?

There are three words I wish to impress upon you tonight:

**INTENT.**

The INTENT of Council's policies in the Official Plan, circulated and represented to the public.

The INTENT of the Planning Act, that planning be a PUBLIC process, with opportunities for MEANINGFUL input by the public ON the issues on which planning recommendations and decisions will be made. Our appeal rights are restricted to the O.M.B.; if City decisions are made on the basis of matters outside the planning issues presented or the scope of residents' rights to appeal, then the public



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hearing process fails to comply with its intended purpose and our rights are rendered null and void.

**TRANSPARENCY.**

Residents expect that planning recommendations and decisions will be made according to the INTENT of policies in the Official Plan.

- If other City policies, guidelines or directions conflict with or contradict the intent of those policies:
  - they and the affected OP policies must be identified to the public;
  - their alternative benefit must be explained and the corresponding impact from rejecting Official Plan policies must be assessed, as well as how that burden will be borne and by which residents; and
  - the impact and the burden must also be shown to justify why the O.P. policy should be compromised.

Without transparency, the Official Plan risks misrepresenting residents' reasonable expectations and planning issues and the public planning process are becoming a mere phantom to distract residents and engage them instead only to validate a process that controls decision-making, effectively outside of their reach.

**ACCOUNTABILITY.**

Without meaningful accountability, then sound policy, competent observance and even the most well-meaning intentions soon mean nothing. They will exist only because people continue to believe they exist.

So what can residents of our existing neighbourhoods reasonably expect of Planning staff and Council?

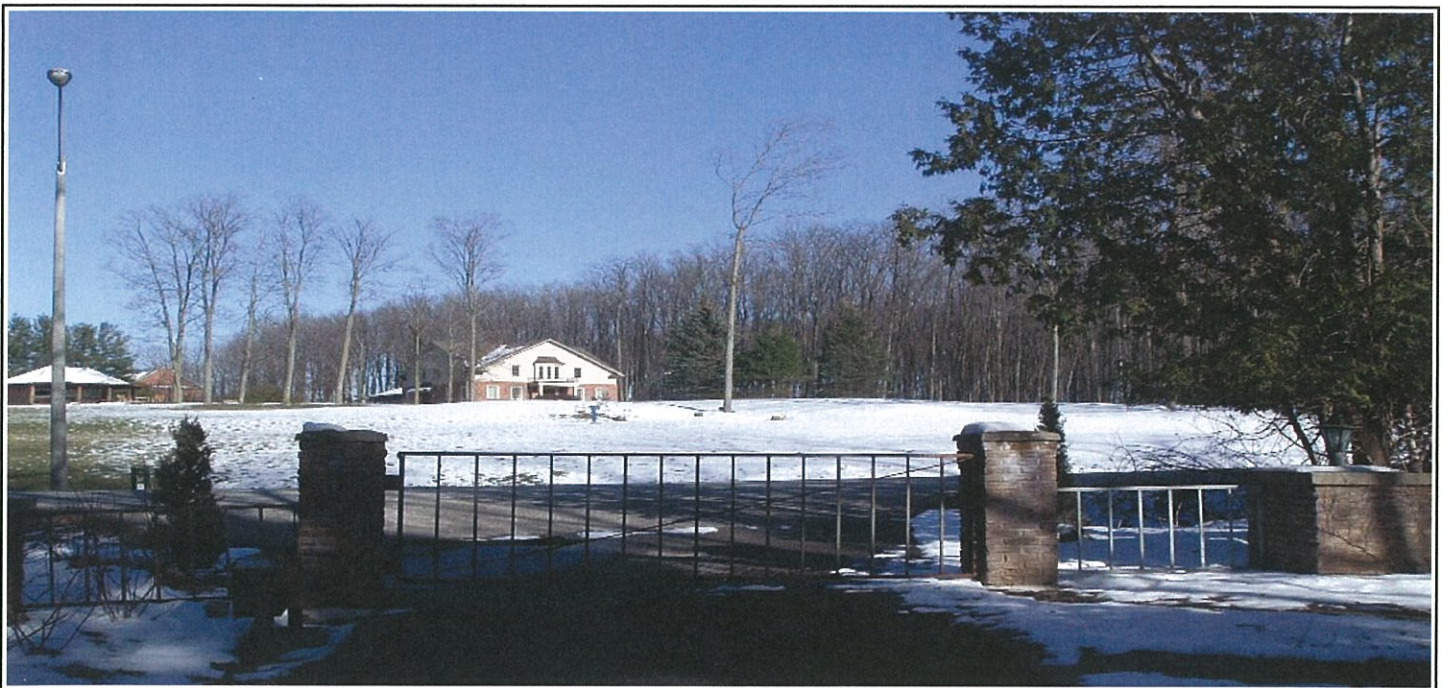
In light of the nature of Council's request for the Low-Rise Residential Study and the draft final report received confirming Council's policies and their intent, among other issues of this proposal, to recommend or approve this application would seriously call into question the planning review process in Vaughan and shatter the credibility of our Council. This is an issue affecting residents in every ward across the City. I cannot appeal to you strongly enough to oppose recommendation and approval of this application.



**Deputation to City of Vaughan Committee of the Whole (Public Meeting) May 3, 2016, OPPOSING**  
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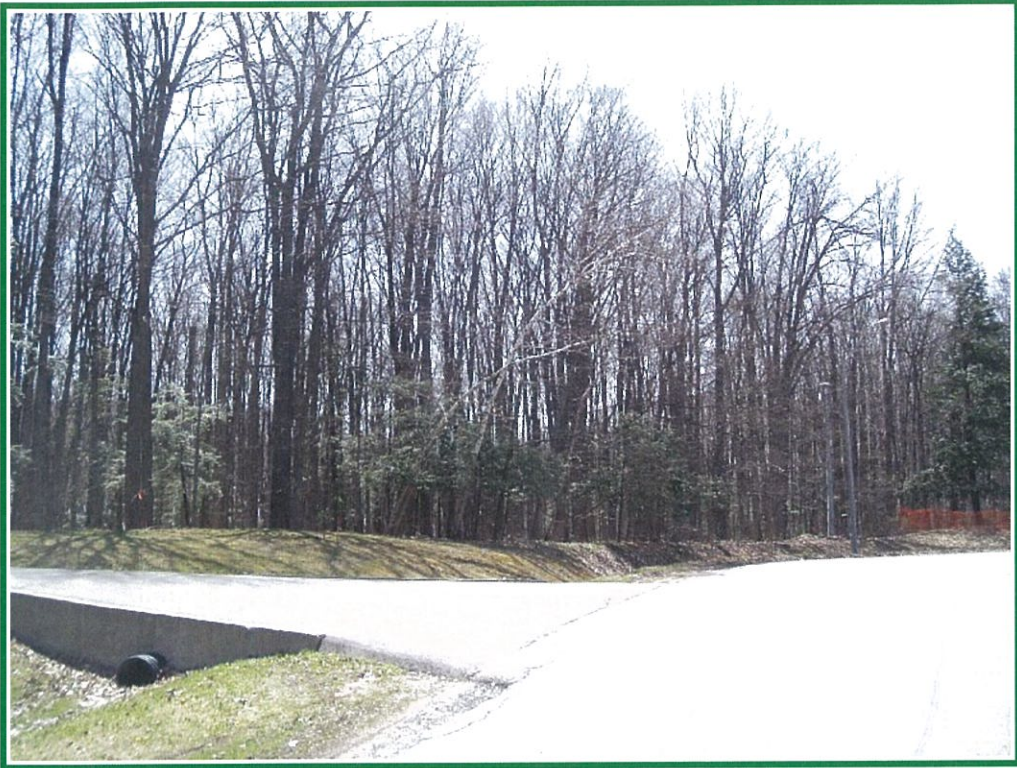
View of front yard and elevation, 50 Woodend Place.



View from driveway of 50 Woodend Place, of facing #51 on east side.



2016 photographs illustrating natural, rural, physical character of lots in the Woodend Subdivision and Neighbourhood - INCOMPATIBLE WITH PROPOSED INTENSIFIED URBAN USES.



A.N.S.I. Woodlot #9, Cul-de-sac on Woodend Place (above)



(Above) Lower backyard, Marigold Stream corridor



Backyard view of Nataural Lands and stream corridor ravine, Woodend Subdivision



Rear yard, 50 Woodend Place



White-tail deer in Marigiold Cxreek wetlands, opposite 11 Woodend