
Subject: FW: Petition for Woodend Place
Attachments: Petition Signatures.pdf

Item - 4

From: DiGirolamo, Diana
Sent: Wednesday, April 13, 2016 9:21 AM
To: Clerks@vaughan.ca
Subject: FW: Petition for Woodend Place

Communication for 11, 31, and 51 Woodend Place (files OP.16.003, Z.15.032 and 19T-15V011) – Public Hearing date May 3, 2016

From: Tanya Varvara [<mailto:tanyavarvara@me.com>]
Sent: February-09-16 4:30 PM
To: DiGirolamo, Diana; DeFrancesca, Rosanna
Cc: kdebartolo@hotmail.com; maripossa_19@hotmail.com; miroslavt@hotmail.com; lisagagliardi@rogers.com; wpellegrini@rogers.com; sculmone20@gmail.com; dan4730173@hotmail.com; masciangelosteve@gmail.com; Bevilacqua, Maurizio; Di Biase, Michael; Iacobelli, Tony; Ferri, Mario; Rosati, Gino
Subject: Petition for Woodend Place

February 9, 2016

Rosanna DeFrancesca

Councillor, City of Vaughan

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Diana DiGirolamo

Planner, City of Vaughan

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Dear Ms. DeFrancesca and Ms. DiGirolamo,

RE: Countrywide Homes Woodend Place Inc.

11, 31 and 51 Woodend Place

East side of Pine Valley Drive, south of Major Mackenzie Drive

File Name: Countrywide Homes Woodend Place Inc.

File Numbers: Z.15.032, 19T-15V011 & DA.15.078

herein referred to as the “**Countrywide Woodend Application**”.

Purpose:

As residents of Via Borghese and Gambit Avenue in the City of Vaughan (the “**Community**”), we are submitting this letter to express significant concerns with the Countrywide Woodend Application. We are of the view that the development of Woodend Place in the manner proposed will fundamentally change the feel and nature of this community. As such, we are writing to seek your support in denying the Countrywide Woodend Application. The factors supporting our position are outlined in further detail below.

Background:

Further to the “Notice to the Public of Complete Application” dated January 26, 2016 mailed to the Community from the City of Vaughan in respect of the Countrywide Woodend Application, we understand that the developer proposes to build 113 townhouses with entry and exit points through Via Borghese and Woodend Place.

Supporting Factors:

1. **From quite street to busy street** – the Community is an established neighbourhood and a quiet residential street with 77 homes. With an additional 113 townhouses being built with entry and exit points on Via Borghese, it is reasonable to assume that there will be, at minimum, over 100 additional vehicles driving through the Community each day. This will significantly increase the flow of traffic in the Community, thereby changing the Community from a quiet residential street to a busy street with a significant amount of traffic. We find this to be extremely concerning and unfair to the existing residents of the Community.

2. **Unexpected change in development of Community** – we understand that the area at Woodend Place is currently zoned for a residential rural area existing of three lots which are currently occupied by existing estate homes. As many of us residents in the Community are the original homeowners who bought from the developer in 2009/2010, this was also our understanding at the time of purchase. Many of us even paid a premium to live on a quiet street. In addition, prior to purchasing our homes we did our due diligence with the City of Vaughan and nowhere in the plans was there an intention in the future to build townhomes. Given this, what we do not agree with is the amendment that is being proposed to those existing lots to build 113 townhomes as this will significant alter the Community.

We believe that our rights should supersede the intentions of the developer who is purely interested in maximizing its profit at our expense. We are of the view that this application should have been submitted before Via Borghese and Gambit Avenue homes were sold. Approving this application against our reasonable concerns jeopardises the credibility of City bylaws not only in our case but in all similar situations throughout Vaughan.

Other concerns – Woodend Lot Trees:

In addition, it has been brought to our attention that the majority of the trees planted in the Woodend Place lot have been cut down recently. We have aerial photos of the lot before and after that supports this which we are willing to share with you. Green space is and has always been very important to the residents of the Community, the City of Vaughan and Province of Ontario. We are concerned as to whether this was done in accordance with the City of Vaughan's bylaws that would presumably require a permit, especially for what was a significant and dense volume of trees.

Petition:

Submitted along with this letter is a petition signed by the majority of residents in the Community that oppose the Countrywide Woodend Application.

Conclusion:

While we understand there is a need for development in the City of Vaughan, as outlined above, this proposal represents an unfair significant physical change to the Community. We strongly feel that it is reasonable for us to want to protect our established neighbourhood in the case of this amendment being requested by the developer. Consequently, we would very much appreciate your support in this effort.

Further to discussion with personnel in Ms. DeFrancesca's office, we understand there will be meeting taking place on **February 17, 2016 at 7:00pm** with multiple departments in the City of Vaughan at which we are welcome to discuss our concerns with the Countrywide Woodend Application.

We look forward to the opportunity to discuss this matter further with you.

Yours truly,

On behalf of the residents of the Community:

"Tanya Varvara"

"Katie De Bartolo"

"Marisa Campoli"

Tanya Varvara

Katie De Bartolo

Marisa Campoli

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**COMMUNICATION C5
COMMITTEE OF THE WHOLE (PUBLIC HEARING)
MAY 3, 2016**

**RE: OFFICIAL PLAN AMENDMENT FILE OP.16.003
ZONING BY-LAW AMENDMENT FILE Z.15.032
DRAFT PLAN OF SUBDIVISION FILE 19T-15V011
COUNTRYWIDE HOMES WOODEND PLACE INC.
WARD 3 - VICINITY OF PINE VALLEY DRIVE AND MAJOR MACKENZIE DRIVE**

The City Clerk's Office has received a petition from area residents regarding the above noted application with the summary wording below.

The total number of signatures on the petition are: 63.

Wording:

"As residents of Via Borghese and Gambit Avenue in the City of Vaughan (the "Community"), we are submitting this letter to express significant concerns with the Countrywide Woodend Application. We are of the view that the development of Woodend Place in the manner proposed will fundamentally change the feel and nature of this community. As such, we are writing to seek your support in denying the Countrywide Woodend Application. The factors supporting our position are outlined in further detail below."

A copy of the entire petition document containing a total of 8 pages is on file in the office of the City Clerk.