

From: Beauchamp, Alexandra
Sent: April-14-16 10:14 AM
To: Bellisario, Adelina
Subject: FW: CountryWide Homes Woodend Place (OP.16.003, Z.15.032, 19T-15V011 & DA.15.078)

Item - 4

From: DiGirolamo, Diana
Sent: Wednesday, April 13, 2016 9:26 AM
To: Clerks@vaughan.ca
Subject: FW: CountryWide Homes Woodend Place (OP.16.003, Z.15.032, 19T-15V011 & DA.15.078)

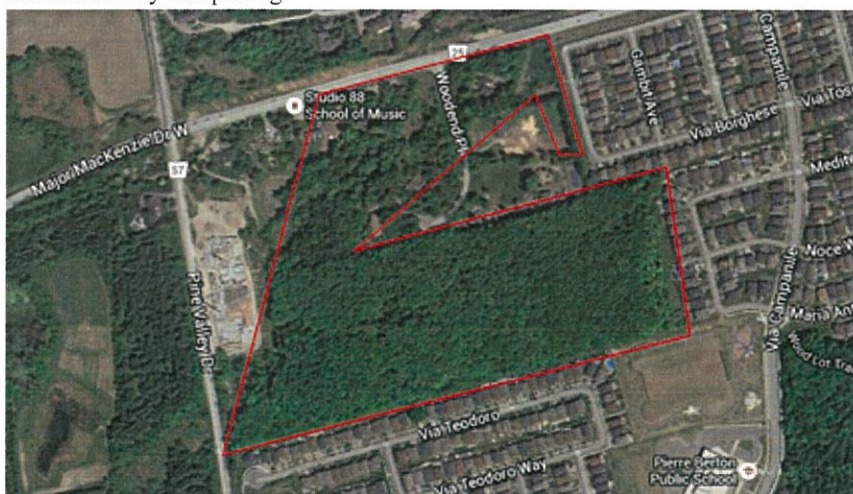
Communication for 11, 31, and 51 Woodend Place (files OP.16.003, Z.15.032 and 19T-15V011) – Public Hearing date May 3, 2016

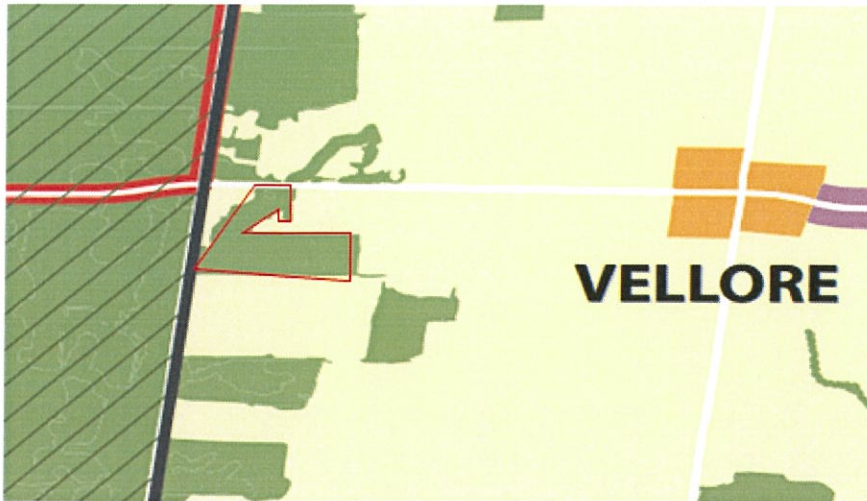
From: Joe Collura [<mailto:joe.collura@gmail.com>]
Sent: February-15-16 9:02 AM
To: DiGirolamo, Diana
Subject: Fwd: CountryWide Homes Woodend Place (OP.16.003, Z.15.032, 19T-15V011 & DA.15.078)

Morning Diana,

I apologize for the multiple notes however, as I continue to research & I come across relevant information, I want to be sure to engage you accordingly.

As it relates to the designation of the subject lands as **Natural Areas and Countryside, Natural Heritage Network (Core Features) &/or Areas of Natural and Scientific Interest**, a satellite view from Goggle Maps as compared to the schedules contained within the Plan is very compelling.





Also, as it related to the subject lands (surrounding area), can you share a view of the block plan that indicates the total number of lots available, the lot specifications (e.g. frontage, depth, etc...) & the total number of municipal addresses assigned.



I probably won't be able to say it enough however, thank you in advance!

----- Forwarded message -----

From: **Joe Collura** <joe.collura@gmail.com>

Date: 14 February 2016 at 10:00

Subject: Fwd: CountryWide Homes Woodend Place (OP.16.003, Z.15.032, 19T-15V011 & DA.15.078)

To: "DiGirolamo, Diana" <Diana.DiGirolamo@vaughan.ca>

Hi Diana,

As promised, some additional questions.

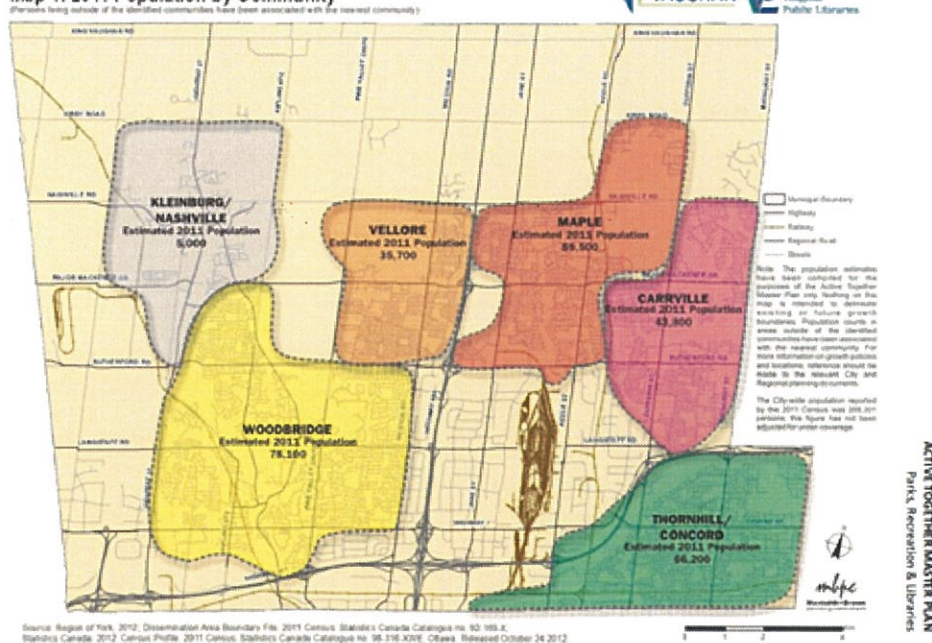
I came across this information Active Together Master Plan - 2013 Review & Update. Do you have any updated data as it related to the below information including but not limited to"

- whether these figures are current
- the current populations by community
- the current residents/employment & units per hectare
- total approved units per community & how that will contribute to the population forecast

Table 1: Population Forecasts by Community, 2011-2031

	2011		2021		2031		Population Change (2011-2031)
	Population (Census)	% of City-wide Pop.	Population (Forecast)	% of City-wide Pop.	Population (Forecast)	% of City-wide Pop.	
Carrville	43,800	15%	59,700	17%	65,800	16%	22,000
Kleinburg/Nashville	5,000	2%	20,500	6%	24,900	6%	19,900
Maple (see Note 1 below)	59,500	21%	61,700	17%	75,300	18%	15,800
Thornhill/Concord (see Note 2 below)	66,200	23%	73,800	20%	84,700	20%	18,500
Vaughan Metropolitan Centre	--	--	17,800	5%	28,100	7%	28,100
Vellore (see Note 3 below)	35,700	12%	47,400	13%	58,700	14%	23,000
Woodbridge	78,100	27%	79,600	22%	79,100	19%	1,000
Total	288,300	100%	360,400	100%	416,600	100%	128,300

Map 1: 2011 Population by Community



Also, can you confirm whether any on the highlighted lands below are city owned &/or who the existing owner would be?



Thanks again Diana!

----- Forwarded message -----

From: **Joe Collura** <joe.collura@gmail.com>

Date: 13 February 2016 at 09:59

Subject: Re: CountryWide Homes Woodend Place (OP.16.003, Z.15.032, 19T-15V011 & DA.15.078)

To: "DiGirolamo, Diana" <Diana.DiGirolamo@vaughan.ca>

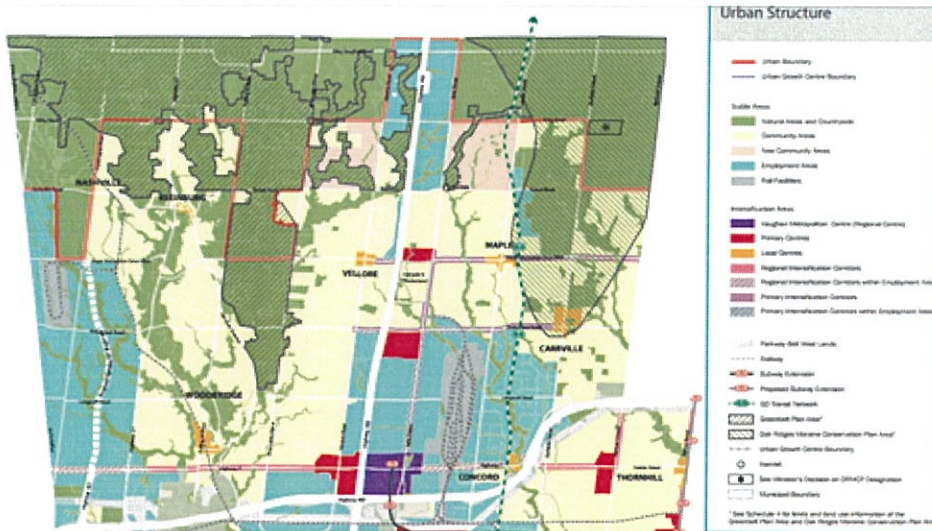
Good evening Diana,

Thank you kindly for taking to time to address my inquiries. I know how demanding you time must be. I'll apologize in advance of the length however, as you can imagine this is very important to me & my family as well as my fellow neighbours. I just want to be as thorough as possible.

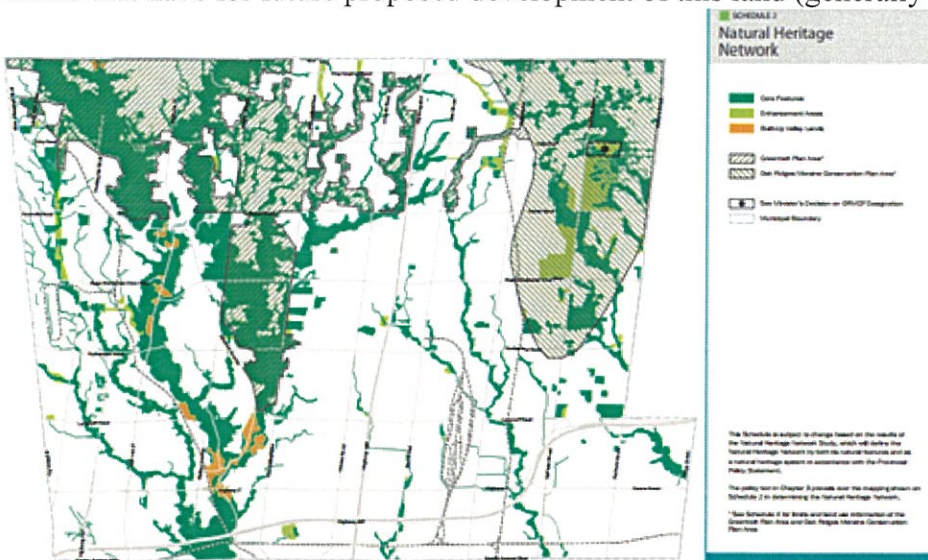
As mentioned in my message, I am gathering general details & I am hoping you can help confirm/clarify my interpretation of some details contained within the City of Vaughan Official Plan 2010 Volume 1:

Urban Structure (schedule 1): According to the below map, it illustrates the subject area (between Via Borghese & Woodend Place):

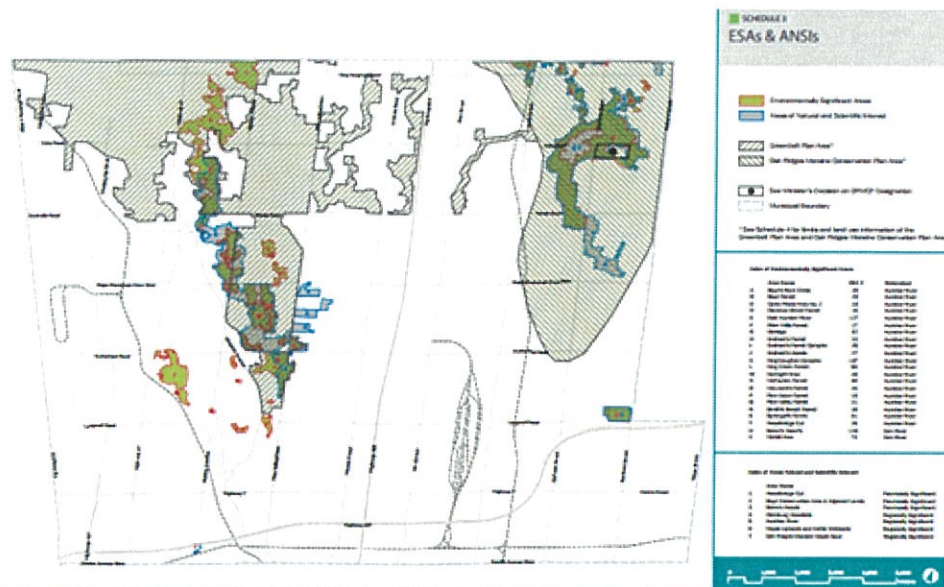
- as a "**Natural Areas and Countryside.**" Please confirm. If that is the case, what implications would that have for future proposed development of this land (generally speaking)?
- as having no **Intensification Area** designation as define by each category below. Please confirm. If that is the case, what implications would that have for future proposed development of this land (generally speaking)?



Natural Heritage Network (schedule 2): According to the below map, it illustrates the subject area (between Via Borghese & Woodend Place) as "**Core Features**." Please confirm. If that is the case, what implications would that have for future proposed development of this land (generally speaking)?



ESAs & ANSIs (schedule 3): According to the below map, it illustrates the subject area (between Via Borghese & Woodend Place) as "**Areas of Natural and Scientific Interest**." Please confirm. If that is the case, what implication would that have for future proposed development of this land (generally speaking)?



In addition, can also clarify/confirm the following:

-
- Per the the City of Vaughan Official Plan 2010 Volume 1, Chapter 9 Building A Great City, & while it appears the subject area is not identified as an Intensification Area, would both the references to **Community Areas** as well as **Intensification Areas** apply?
- According York Region's "**Planning for Intensification in the Built-Up Area**" document, "the 2031 forecast and land budget assumed that the Region would achieve a 40 per cent intensification rate, which requires that 90,720 units be built within the Built-up Area between 2006 and 2031." I also note from that same document, Vaughan was assigned 45% of the Region's target or 29,300 units over that same period (Table 1) & our unit growth from 2006-2014 was 44% (Table 3). Per the City of Vaughan Official Plan 2010 Volume 1, "Vaughan is forecast to accommodate 29% of the Regional population growth...resulting in a growth of approximately 167,300 new residents..." Considering all this
 - Are these figures still current?
 - Can you confirm **Vaughan's current Total Unit Growth** including how that is distributed among Single, Semi, Row & Apartment?
 - Can you confirm the **total amount of units that have been approved to date** in relation to the below targets?
 - Can you confirm what the current figure for the subject area as it relates to the **50 residents per hectare** measurement? With some 250 or so towns (that I can tell; probably much more than that) already being sold at the corner of Major Mackenzie & Lawford Rd, in addition to the volume of towns already in the area plus the Royal Pine condo which, will bring even more volume to the area, it appears there has already been a very noticeable intensification.

Table 1: York Region Intensification Targets, 2006 to 2031¹

Local Municipalities	Units	Per cent of Total Growth
Vaughan	29,300	45%

Table 3: York Region Residential Intensification Analysis, 2006 to 2014

Local Municipalities	YROP-2010 2006 to 2031 Intensification Targets	Total Unit Growth	Rows and Apartments in Built-Up Area # %	All Units in Built-Up Area # %

Vaughan	29,300	6,842	2,448	36%	3,001	44%
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Regarding **BY-LAW NUMBER 185-2007** including but not limited to the Permit and Requirements and Exceptions section 3, paragraph 1, what action has the city taken to address the destruction of the subject area woodlot (as defined by the Regional Municipality of York Forest Conservation Bill No. 70 Bylaw No.2013-68)? If there was a claim of damage, what evidence & city follow up was conducted? For example, if there was an EBA infected Ash Tree claim, were the required 2 pictures per tree provided? Also, a claim for emergency removal would be far fetched seeing as the subject area is a woodlot & did not pose a threat to any adjacent residences. Finally, you will note from the photo below, how perfectly linear the cut tree line is. That would also not be consistent with removing potentially damaged trees. All this in addition to the fact that per the above maps that depict this area as environmentally signification. Can you help me understand?



Finally, I note a recent **York Region, Committee of the Whole meeting on February 11th, 2016** where a recommendation is being considered to increase the Region's intensification target to 45% (from the province's mandated 40%). As you can imagine, this is being met with significant disapproval primarily due to it not being imposed by the province (not to mention the detrimental impact it will have on a thoughtful & balanced development strategy for the Region). What is also unclear from the minutes is whether this is being amortized to 2041? What implications, if any, does this represent for Vaughan & how is the city being represented & speaking for us?

There may be more that comes to mind & I hope I can continue to leverage your expertise accordingly. I look forward to your follow up & thanks again Diana!

On 12 February 2016 at 15:49, DiGirolamo, Diana <Diana.DiGirolamo@vaughan.ca> wrote:

Hi Joe,

This email is in response to the voicemail you left me on Thursday, February 11, 2016.

Please feel free to send me your general questions and I will do my best to answer them.

Best regards,

Diana DiGirolamo

Planner

905-832-8585 ext. 8860 | diana.digirolamo@vaughan.ca

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