
Subject: FW: CountryWide Homes Woodend Place (OP. DA.15.078)

Item - 4

From: DiGirolamo, Diana
Sent: Wednesday, April 13, 2016 9:38 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-26-16 8:54 AM
To: DiGirolamo, Diana
Subject: Re: CountryWide Homes Woodend Place (OP.16.003, Z.15.032, 19T-15V011 & DA.15.078)

Morning Diana,

Hope all is well.

You have been so gracious with your time & I hate to trouble you however, I wonder if you could follow up with Kyle (in planning) to ensure he received my communication & is preparing a response. I sent him note last weekend, left him a message & sent him a follow up note with no response back. Good news is the Region has provided some very helpful details related to their view as well as Vaughan however, Kyle's response would be appreciated.

On a side note, I also met with Tony Iacobelli yesterday & had a really nice chat. Among other things, I wanted to understand how, if any, the proposed changes to the NHN may impact the subject lands. Through our discussion along with the mapping Tony was kind enough to share, the subject lands & specifically the woodlot that was removed, continues to fall within the NHN (we have requested & are awaiting all details related to that matter & will share our findings accordingly).

Another interesting point that came of our discussion as it relates to the NHN & Vaughan's commitment to vegetation/tree management, are the requirements for an arborists report along with a compensation plan for any tree removal, particularly in the subject lands where a sizable woodlot has already been removed. It will be interesting to understand what, if any, language is contained in the proposal as it relates to these requirements & specifically for the woodlot in question. This only strengthens our argument that any proposal should maintain or increase & connect the existing NHN & aligns with our preliminary recommendation per below.

Thought I'd share.

Sent from Samsung Mobile

----- Original message -----

From: Joe Collura
Date: 02-21-2016 10:50 AM (GMT-05:00)

To: "DiGirolamo, Diana"

Cc: bill.kiru@vaughan.ca

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

Morning Diana,

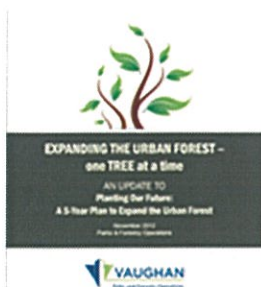
I trust the weekend was good.

Thank you for your follow up. Much of the information you provided is consistent with what I have obtained through my research/contact with other levels of government (i.e. the Province & the TRCA). Also, I have obtained the specific dimension for the subject lands through the land registry office. In addition, I have escalated the issue of the negligent tree removal to the appropriate department & will follow up with the Policy Planning Department per your direction.

Some additional inquiries I would appreciate your guidance on include:

- the process the city has & is taking, with the OMB to ensure the proposed NHN is approved
- what actions may a resident take to support the above approval
- per the Final Phase 1 of the Natural Heritage Network Study report prepared for the City of Vaughan, would this negligent tree removal within the subject lands not be contrary to the recommendations contained within the aforementioned study as well the recommendations contained within the "Expanding the Urban Forest - one Tree at a Time"

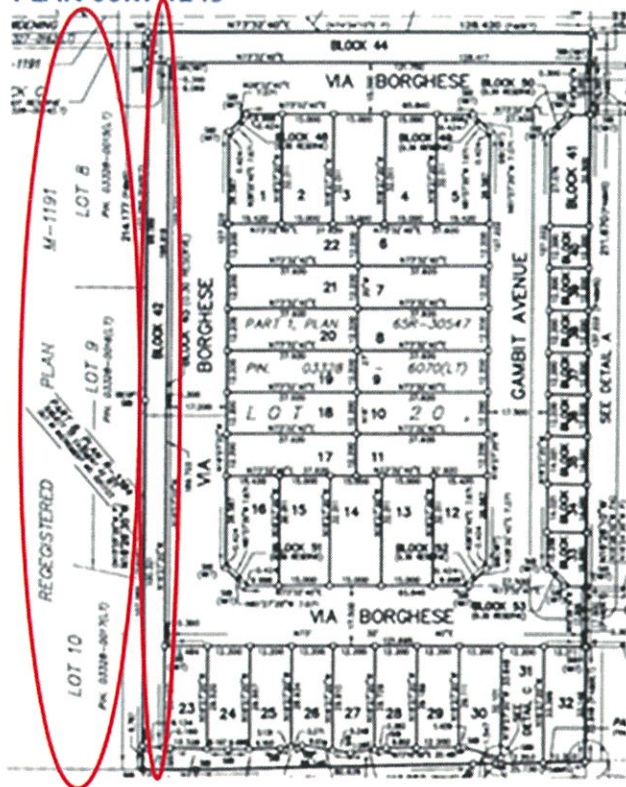
CWS Forest Habitat Guideline	Forest Habitat in Vaughan
At least 30% forest cover	11 %
At least 10% of forest cover should be interior forest >100 m from edge	0.5 %
At least one large contiguous forest within each watershed (>200 ha)	Humber Watershed largest forest – 152 ha Don Watershed largest forest – 88 ha



"...the greatest opportunity to increase total leaf area and canopy cover is found within the residential land use category."

- to your point regarding the various environmental reports that have been submitted, how will the negligent tree removal be factored as part of this review
- per the below image, can you confirm the existing zoning categorization for both highlighted areas including what provisions must be adhered to in relation to this designation

PLAN 65M-4149



As discussed at the Feb 17 residents meeting, here is a list of the 2010 City of Vaughan Official Plan Volume 1 sections, that this proposal is either directly in contrast to &/or does not adhere to (not exhaustive):

- **Chapter 2**

- 2.1.3.2 d. (unclear of how the 50 residents/jobs per hectare has been managed thus far & how this proposal may impact
- 2.1.3.2 e.
- 2.1.3.2 l.
- 2.2.3.2
- 2.2.3.3
- 2.2.3.4
- 2.2.5 (unclear how the level of intensification within the Vellore Community relates to the 45% intensification target for intensification areas; proposal is also inconsistent with the commitment within this section that states, "Community Areas will not see significant physical change..."

- **Chapter 3**

- 3.1.1.2
- 3.1.1.3
- 3.2.1.2
- 3.2.1.3
- 3.2.2.1 (while schedule 2 may not be approved by the OMB, the VOP does state it would "maintain" the natural heritage inventory & schedule 2)
- 3.2.3.1 a. i. & iii., b., c. d (in that the proposal is suggesting the recently secured lands within Block 42 that fall within the NHN per schedule 2, be redeveloped vs. protected)
- 3.2.3.4 c.
- 3.2.3.7 (does not meet any of the exceptions)
- 3.2.3.8

- 3.2.3.9 (... "in the case of a development application, the application will not proceed until restoration works have been undertaken...")
- 3.2.3.10 (in that the proposal is suggesting the recently secured lands within Block 42 that fall within the NHN per schedule 2, be redeveloped vs. protected)
- 3.2.3.11 ("...minor modifications...")
- 3.3.3.1 a. & b.
- 3.3.3.2.a. & b. (we have not been privy to the environmental study however, how has the negligent tree removal been factored)
- 3.3.3.3 d.
- 3.7.2
- 3.8.1.5 (including how has the negligent tree removal been factored)
- 3.9.2.1 (including how has the negligent tree removal been factored)
- 3.9.2.2 (including how has the negligent tree removal been factored)
- **Chapter 9**
 - 9.1.1.8 a.
 - 9.1.1.10
 - 9.1.2.1 a. & b.
 - 9.1.2.2. a.thru g.
 - 9.1.2.3. a thru g.
 - 9.1.2.5 e.
 - 9.2.1.1
 - 9.2.1.2
 - 3.2.1.4
- **Chapter 10**
 - 10.1.2.37
 - 10.1.2.40 (unclear on what strip development is defined as)
 - 10.1.2.46 a. i thru vii

Having review the 2010 VOP Volume 1 in it's entirety, it is apparent that are are a significant number of contradictions contained within the subject proposal. It stands to reason that the overwhelming number of contradictions is directly contributing to the sizable community outage (which you have seen a fraction of). While much of this information will form part of our formal objection to this proposal, other factors I am hoping you will account for include:

- loss &/or reduction of existing amenities
- loss &/or reduction in community services
- excessive intensification which is inconsistent with surround area & language contained within the VOP (i.e. designated intensification areas will be the primary locations for the accommodation of the 45% intensification target):
 - with 3 units presently contained within the subject lands, using the 45% intensification target would only require 1 additional unit
 - I believe we as residents are open to a reasonable amount of growth within the subject lands to support Vaughan's greater needs however, taking into account the existing infrastructure
 - existing roads surrounding Via Borghese including a single entry point from Via Campanile, effectively accounts for ~80 units
 - existing roads surrounding Woodend Place could easily accommodate a responsible number of units while more than adequately adding to Vaughan's intensification needs
 - a thoughtful approach would also add to & connect the NHN

The below illustration is by no means a recommendation (I am working with my neighbours to gather consensus) & is not to scale however, it is a consideration.



Thanks again for your expertise & responsiveness Diana. I will look out for our follow up &/or am happy to discuss as needed.

Take care!