

September 7, 2016

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COMMUNICATION
CW (PH) - September 7, 2016
ITEM - 1

The City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario. L6A 1T1

Dear Your Worship, Members of Committee and Council and Planning Staff,

Re: Redevelopment Proposal for 17 Millwood Parkway
Public Meeting, September 7, 2016, Item 1 - Deputation before Committee

My name is Richard Rodaro. My family lives at 50 Woodend Place, on the south-side of Major Mackenzie Drive, opposite the subdivisions concerned by the subject application. We are members of the Millwood-Woodend Ratepayers Association. We have now resided at this address for 48 years.

We are opposed to the application before committee and support the opposition tabled by the Millwood-Woodend Ratepayers Association, and expressed by other community residents and organizations.

As you are aware, ours is a planned neighbourhood of registered subdivisions defined as Estate Lots under the previous Official Plan, ranging from 1-1/2 acres to 2-1/2 acres in size, and more recently designated Low-Rise Residential under the current Vaughan Official Plan 2010.. There are numerous policies of Council in the Official Plan specifically intending to protect, respect and enhance the stability, integrity and character of our neighbourhood and its distinctiveness from urban growth and intensification. (I will not recite and repeat them to you now.) However this is a neighbourhood on the brink of implosion with two – and a pending third – applications for intensification that would not only substantially detract from but also irreparably eclipse the physical characteristics and lifestyle amenities inherent to its planned design, and which residents deliberately chose for making our homes and raising our families here and in Vaughan.

We have been involved, consulted and have participated in the planned growth emerging from the east of our neighbour for 35 years. To our immediate west are 2500 acres of protected and environmentally sensitive lands – of which our neighbourhood subdivisions are an integral part - intended to retain their rural character, uses and benefits to the City as a whole in perpetuity. Our contributions as individual residents and as an association to new planned development have always included our concerns and requirements for the continued viability and protection of our own established community.

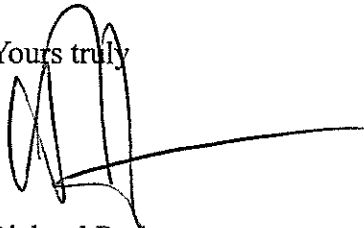
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50 Woodend Place, RR#2 Woodbridge, Ontario. L4L 1A6.

The Millwood subdivision is among those specifically identified in the recent Low Rise Residential Study, which specifically addresses, at the unanimous request of Council, clarity of interpretation and the ability to ensure compatibility where proposed infill applications impact established neighbourhoods, and even in its draft form presented to the public, the study reaffirms the intent of those existing policies of Council. The issues of this applications and the others proposed or pending for our neighbourhood affect subdivisions in every ward of the city.

In the 35 years our association has made representations and brought issues to the City's attention – whether regarding adjacent proposals or applications within our own subdivisions - we have always approached staff, committees and council with respect and with well considered and researched arguments and information. We ask, and not unreasonably expect, that the same respect is returned in supporting our concerns with these applications to ensure the continued stability and long term viability and enhancement of our distinct neighbourhood. We value the dominant rural features of our neighbourhood and the large-lot, estate characteristics of our properties including valuable environmental features – it's why we moved and live here – these are resources that cannot be squandered, least of all for economic profit that can be realized and has been designed elsewhere within the City.

Yours truly

A handwritten signature in black ink, appearing to be 'Richard Rodaro', with a long horizontal line extending to the right.

Richard Rodaro.