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

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September 4th, 2016

Mayor of Vaughan and Members of Council
Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

Attention: **Committee of the Whole, Bill, John MacKenzie**, Deputy City Manager, Planning and Growth Management, and **Jeffery A. Abrams**, City Clerk

Re: **Applicant:** Centra (BT1) Inc.

Property: 17 Millwood Parkway (north side of Major Mackenzie Drive, east of Pine Valley), City of Vaughan

File numbers: Z.16.010 and 19T-16V002

I am writing in response to the aforementioned development submitted by Centra (BT1) Inc. I (along with many of my fellow neighbours) am opposed to the recommendations in its current form. The suggestion that a single dwelling be converted into 10 is inconsistent with many of the policies set forth within the Vaughan Official Plan including but not limited to:

1. Urban Design- maintaining consistency - Does not respect exiting community
2. Land Use- compatibility with context - Unreasonable Intensification including unnecessary rezoning
3. Natural Environment- protection of core feature - tree removal, commitment to 30% Forest Cover from the existing 11%, compensation plan, etc...

Urban Design- maintaining consistency - Does not respect exiting community

The City of Vaughan has acknowledged the opportunity to further clarify existing Vaughan Official Plan guidelines, partly due to the number of applications submitted that simply do not respect the spirit of those policies, particularly with infill proposals. The subject application is yet another example of this. As such, the work being undertaken by the City of Vaughan to update infill policies, ironically submitted by **John MacKenzie**, Deputy City Manager, Planning and Growth Management, is noted and includes the following:

"...the intent of VOP 2010 is for new development to respect and reinforce the established pattern and character of the area."

"There have been an increasing number of applications that seemingly counter the vision and intent for the stable community areas provided in VOP 2010. The intent of VOP 2010 is to ensure development respects, reinforces and is compatible with, the existing scale, lot pattern, character and form of established neighbourhoods."

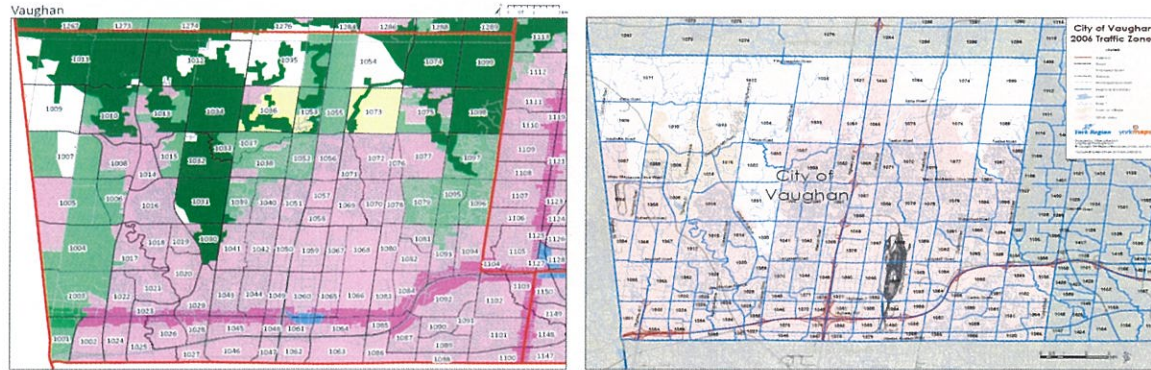
"...proposed new policy recognizes that townhouse developments, as well as semidetached houses, are not common in most of Vaughan's long established neighbourhoods in Community Areas and if introduced would mark a significant physical change, which would be contrary to Policy 2.2.3.2.... The criteria in the proposed policy are intended to ensure that townhouse developments respect the physical character of the established neighbourhood and achieve compatibility."

"...development should be in keeping with the general form and character of existing development and streetscapes in the surrounding neighbourhood:

1. *Infill development should reflect the existing neighbourhood pattern of development in terms of front, rear and side yard setbacks, building height and the location and treatment of primary entrances, to both the dwelling and the street. (Policy 9.1.2.2 / 9.1.2.3)*
2. *Development should reflect the desirable aspects of the established streetscape character. Where the streetscape needs improvement, infill development should contribute through high-quality building design, landscape architecture, and tree planting. (Policy 9.1.1.2 / 9.1.1.3)*
3. *The prevailing pattern of lot widths, lot depths and lot area in a neighbourhood should be maintained. The subdivision of a lot to create two or more lots should only occur if the width of the resulting lots is the same as or greater than the narrowest lot fronting the same street on the same block or the narrowest lot fronting the same street on the block across the street. (Policy 9.1.2.2 / 9.1.2.3)*
4. *An existing dwelling should only be replaced by a dwelling, or dwellings, of the same type (detached or semi-detached house or townhouse). (Policy 9.1.2.2 / 9.1.2.3)"*

Land Use- compatibility with context - Unreasonable Intensification including unnecessary rezoning

Turning to Intensification, working closely with City and Regional officials, extensive analysis was completed to understand the progress that has been made including where this growth has come from geographically. York Region provided the below Traffic Zone (TZ) views (2001 & 2006 included as methodology changed over this period) along with 2006 & 2011 Census Data, Unit Completions, Employment and Developable Areas to inform these directional findings (which will be conservative as all land types were factored based on TZ views).



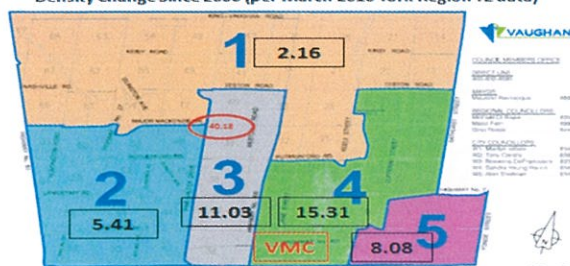
Per the below analysis, and with the exception of Ward 4 which has an additional 1400 hectares of developable area (55% more) and home to the Vaughan Metropolitan Centre, Ward 3 has contributed the most density growth since 2006. It should also be noted that the subject lands do not fall into Primary Intensification Centres or Primary Intensification Corridors yet, along with other communities in Ward 3, have experienced growth well in excess of those areas categorized as such.

2006 Census Base														
Ward	Traffic Zone 2001	Intensification Area	Units							Population	% of Population	2006 Employment	Developable Area (Ha)	Job / Employment per Ha
			Singles	Semis	Rows	Apartments	Duplex	Total	% of Total					
	Ward 1 Totals		10922	1893	1850	498	743	15906	23%	58302	23%	14559	7188	10.14
	Ward 2 Totals		10862	1158	516	1063	811	14410	20.72%	52341	20.99%	20754	3581	20.41
	Ward 3 Totals		9722	1360	1299	147	717	13245	19.05%	49192	19.73%	32484	2498	32.70
	Ward 4 Totals		3774	1140	1342		278	6534	9.40%	23983	9.62%	81362	3880	27.15
	Ward 5 Total		12674	120	1659	3987	1003	19443	27.96%	65524	26.28%	12999	1542	50.93

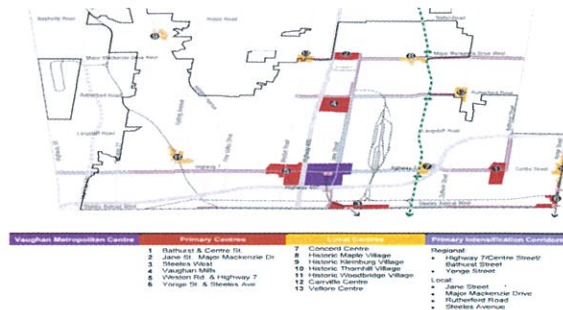
2016 Forecast by Traffic Zone (per 2011 Census Base)															
Ward	Traffic Zone 2001	Traffic Zone	Intensification Area	Units							Population	% of Population	2016 Employment	Developable Area (Ha)	Job / Employment per Ha
				Singles	Semis	Rows	Apartments	Duplex	Total	% of Total					
		Ward 1 Totals		13396	2084	2460	1719	784	20443	21%	70324	22%	18075	7188	12.30
		Ward 2 Totals		11543	1788	844	1889	718	16782	17%	57449	18%	35013	3581	25.82
		Ward 3 Totals		13957	2034	2509	110	396	19006	20%	68060	21%	41159	2498	43.72
		Ward 4 Totals		10794	1721	2882	515	170	16082	17%	56466	17%	108294	3880	42.46
		Ward 5 Totals		12759	145	2279	7053	1359	23595	25%	72469	22%	18504	1542	59.01

Change From 2006						
Ward	Traffic Zone 2001	Traffic Zone 2006	Total Units	Total Population	Total Employment	Job / Employment per Ha
Ward 1 Totals			4537	12022	3517	2.16
Ward 2 Totals			2372	5108	14260	5.41
Ward 3 Totals			5761	18868	8675	11.03
Ward 4 Totals			9548	32483	26932	15.31
Ward 5 Totals			4152	6945	5505	8.08

Density Change Since 2006 (per March 2016 York Region TZ data)



Note: Ward 4 has 55% more developable land than Ward 3 & contains the VMC; TZ 1039 (subject TZ) has experienced the 3rd highest growth for a non-identified intensification area in all of Vaughan (\$4.03 current)



It should also be noted that according to data provided by York Region, the City of Vaughan is well positioned for intensification including an additional 9,080 in known applications within the Built-Up Area and 24,800 in Designated Greenfield Area. Also, Vaughan is well funded in terms of existing units to the tune of a 14 year supply (vs. Province requirement of 10yrs) and 4 years of supply for approved units (vs. Province requirement of 3yrs)

Years of Supply in Vaughan

Residential Unit Supply in Vaughan

	Single	Semi	Row	Apartment	Total
Built Up Area ¹	360	220	780	7,720	9,080
Designated Greenfield Area ²	10,970	1,660	4,720	7,450	24,800
Total	11,330	1,880	5,500	15,170	33,880

1. Supply in **known development applications** in plans of subdivision, condominium and site plan within the Built-Up Area.

2. Supply located outside the built up area (both in applications and unit assumptions for lands designated for growth but with no current planning applications) - most of these units are in the Designated Greenfield Area (including ROPA 2) but a small number of units in the Greenbelt or with rural designations.

Vaughan CMHC Completions 2005-2014

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Singles	1,009	1,227	2,314	1,723	1,349	2,224	1,279	1,095	542	765
Semis	182	208	484	292	268	278	256	70	14	42
Rows	191	188	593	456	125	513	401	333	312	185
Apts	633	177	785	473	356	967	356	565	345	776
TOTAL	2,015	1,800	4,176	2,944	2,098	3,982	2,292	2,063	1,213	1,768

	10-year Avg
Singles	1,353
Semis	209
Rows	330
Apts	543
Total	2,435

Estimate of Years of Supply in Vaughan

Years of Supply	14
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Estimated Registered and Draft Approved Years of Supply in Vaughan

Total Reg and Draft
Approved Units in Vaughan 10,300

Years of Supply	4
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In summary, rezoning the subject lands and allowing for further intensification would be to the detriment of the community and Vaughan at large. Instead, development that adheres to and respects the spirit of the VOP as well as all associated policies is what should be encouraged. In addition, developments that are currently being built or have been approved (per below), will only add to the abundant intensification this area has already contributed as well as provide an extremely diverse inventory within the immediate community. The objective details provided including relevant commentary offered by Vaughan's very own Planning and Environmental leaders per the Implementation Options Community Area Policy Review for Low-Rise Residential Designations, should cast no doubt as to the merits of the subject proposal and contribute to a respectful decline in its current form.



Natural Environment- protection of core feature - tree removal, commitment to 30% Forest Cover from the existing 11%, compensation plan, etc...

Another important consideration in completing this analysis is the care and respect being given to the natural environment. I am familiar with the City's commitment to improve our forest cover from the 11% current state to a desired 30%. How will the subject proposal help achieve this target by paving over existing tree cover?

Table 4: Vaughan's Natural Environment Compared to Ideal Ecosystem Targets

Ideal Ecosystem Target	Vaughan Conditions
30% forest cover	11%
10% wetland	1.9%
75% of streams with forest cover within 3 m of stream banks cover	30 %

Recommendation

Despite the overwhelming evidence that demonstrates how the subject proposal is inconsistent with many existing planning policies and does not respect the existing community or natural environment, as residents we also want to contribute to the greater needs of Vaughan however, to a reasonable extent. There can be a solution with the existing proposal if revised to take into account much of what the above analysis reveals including:

- 1) Reduced density (fewer homes to better fit with the lower density in our neighbourhood)
- 2) Protect existing trees (i.e. maintain buffer around N and W perimeter to maintain existing trees) and add more trees
- 3) Increase setback of homes backing onto existing subdivision to the east, and further away from Millwood (additional 7.5m)

I look forward to further discussions regarding this matter and hope to be engaged throughout the process to work closely with all city officials, the applicant and the community, to arrive at a mutually agreeable solution.

Yours truly,

Joe Collura

Proud citizen of Vaughan and advocate for responsible growth!