

Millwood-Woodend Ratepayers Association

September 6, 2016

Diana DiGirolamo
Vaughan City Hall
2141 Major Mackenzie Drive,
Vaughan, Ontario L6A 1T1

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

Attention: **Diana DiGirolamo**, Planner, **Bill Kiru**, Senior Manager of Development Planning, **Melissa Rossi**, Manager Policy Planning, **Grant Uyeyama**, Director of Development Planning, **John MacKenzie**, Deputy City Manager.

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

Property: 17 Millwood Parkway (N. side of Major Mackenzie Dr., E. of Pine Valley), City of Vaughan

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

This is to confirm our strong objection to the subject application which is proposed within our estate subdivision. This proposal contradicts and/or does not adhere to the many policies that exist to protect existing communities, encourage responsible infill development and respect the natural environment. Our association cares greatly about our neighbourhood and our City and will always support its progress when done so in a respectful and fair manner. We are not opposed to development, as long as it proceeds responsibly.

We have several key points that we would like to bring to your attention regarding this application.

1. We note that this plan does not follow the basic principles set out in Vaughan's Official Plan 2010. As an example, Chapter 1 of the Plan states: 'This Official Plan seeks to maintain the stability of existing residential communities.' 'Intensification Areas have been limited to 3% of the overall land base to protect existing Community Areas and Natural Areas.' Millwood Parkway is an Estate Residential neighbourhood, and is clearly NOT identified as an area of intensification. The Vaughan Official Plan is very clear regarding the design of new development in established neighbourhoods – that it 'respect and reinforce the physical character of the neighbourhood'. Council Policies 9.1.1.2, and 9.1.2.2, and particularly 9.1.2.3 define this:
 - 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)
 - 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).
2. A draft Policy Review for Infill Development has been submitted to the City and is currently undergoing public consultation. In established areas which include Vaughan's large lot neighbourhood such as the Millwood Subdivision, 'are not intended to experience significant physical change that would alter the general character of established neighbourhoods. New development that respects and reinforces the existing scale, height, massing, lot pattern, building type and orientation, character, form and planned function of the immediate local area is permitted, as set out in the policies of Chapter 9 of OPA2012.' Under these guidelines, 10 homes

should not be allowed to be constructed on a single estate residential lot. These proposed Best Practices are not unique to Vaughan. They are used in many other jurisdictions such as Toronto, Mississauga, Markham and Oakville. We fully expect that the City will abide by the plan and not support this application as it stands.

The Millwood Subdivision is distinctive by virtue of:

- its location, at the western limit of urban development from the east;
- its connection to the East Humber River valley conservation lands to the west, and traversed by Marigold Creek, a Humber tributary;
- the inclusion of more 'estate residential' properties to the south and along Major Mackenzie Drive to the west;
- the wide range of lot sizes, from 1 to 4-1/2 acres; large lots feature deep front-, rear- and side-yard setbacks, curved and winding driveways promoting privacy, and unobtrusive or detached garages;
- self-sufficient, sustainable reliance on independent wells and septic sewage systems;
- topography varies uniquely from lot to lot, including stream corridor, ravine and wetlands, and a variety of wildlife regularly trailing and migrating through;
- expansive front and rear yards afford extensive landscaping opportunities, and support a significant tree canopy.

The proposed subdivision of 10 homes constructed to minimum standards (setbacks, lot coverage etc) is not compatible with the above noted characteristics of our estate subdivision.

3. The heavily treed frontage along 17 Millwood Parkway and along its north perimeter is an important and defining feature of our neighbourhood. It's the first thing you see when you turn onto our street from Major Mackenzie Drive. Embedded in our Street name Millwood is the word 'wood' which reflects the numerous pockets of woodlots scattered between the residents. The proposed construction of the 10 homes will require removal of most of the trees, replacing a small woodlot by a subdivision of tightly packed homes.
4. Proposed setbacks of homes are not consistent with the setbacks of homes in our neighbourhood. The Subdivision Agreement, guiding construction of homes in the third phase of the Millwood subdivision required a minimum setback of 30 m (measured from the front of our homes to the street line). Many homes within our subdivision are set back much further. In comparison, the proposed plan shows 10 m setbacks from the street line to the sides and back of homes. Similarly, homes were required to maintain a 30 m setback to the adjacent property lines. The proposed plan will have separations as little as 2.4 m between the homes.
5. Proposed rear setback of homes are not consistent with the rear setback of homes in the Hailsham subdivision. For the proposed homes backing on to Hailsham, the minimum setback is 7.5 m (measured from the backs of proposed homes to the rear lot line. This is significantly less than what exists along Hailsham today. Rear setbacks for these homes should be the same or greater than those along Hailsham.
6. We are very concerned about the precedence this application could set along Millwood Parkway. We have already seen a number of cases where developers purchase 2 or more estate lots for intensification within the limits of our Rate Payer Association:

- Two estate lots eliminated for the construction of a 6 storey Condo (by Royal Pine) on Pine Valley just south of Major Mackenzie;
- Three estate lots proposed for intensification of approximately 100 town homes and single family homes (by Countrywide Homes Woodend Place Inc.), application under review by the City;
- Two estate lots proposed for construction of town homes at the SE corner of Pine Valley and Major Mackenzie (PAK Meeting held with the City in 2015).

Although we are adamantly opposed to the application as it stands, we would be supportive of a revised application which addresses the concerns raised above, and better fits within our neighbourhood. In particular, we request the following changes:

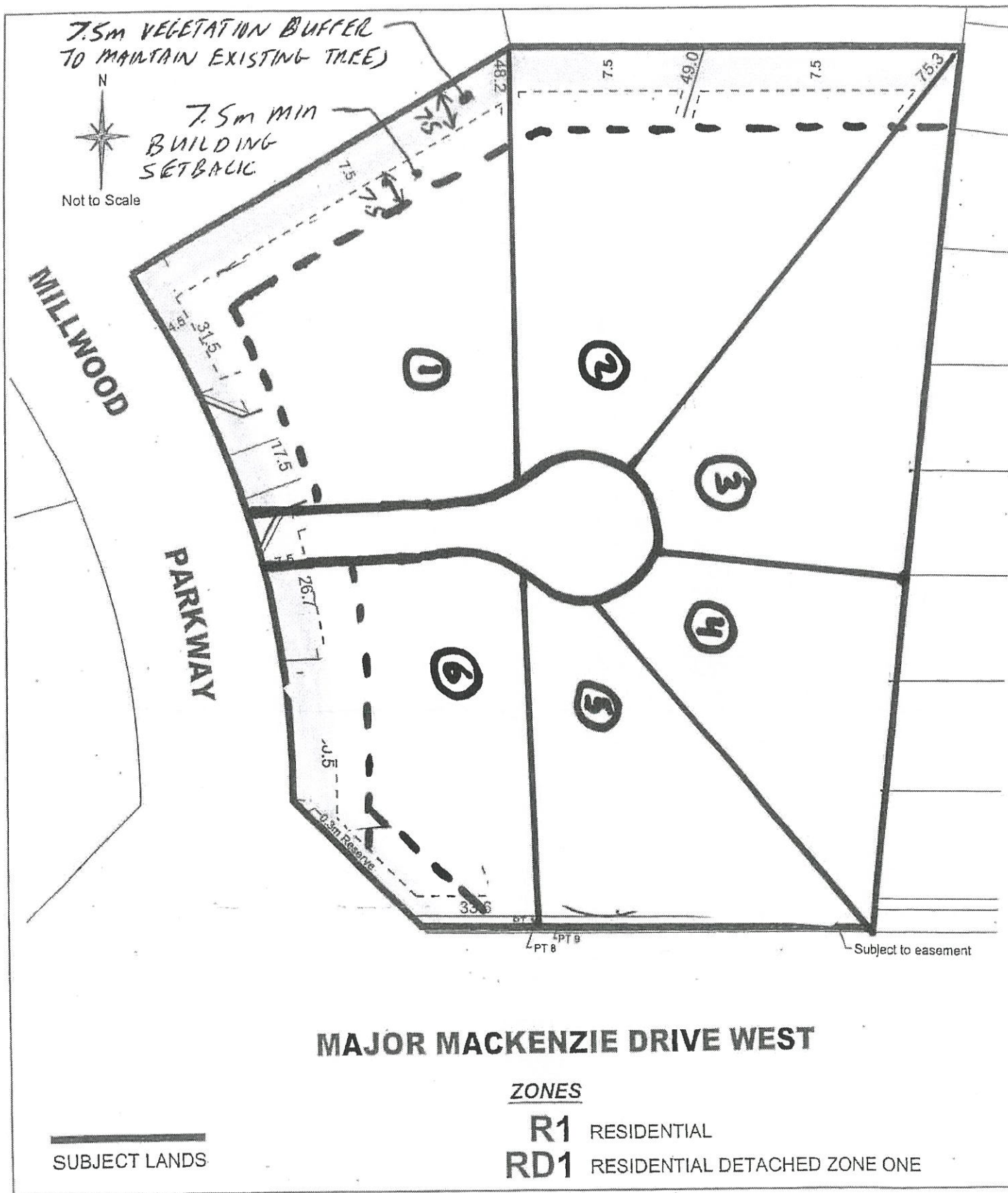
- Introduce a minimum vegetation buffer of 7.5 m – 10m from the street line and north perimeter to retain part of the 'woods' as seen when you enter Millwood, and to provide shielding between our existing neighbourhood and proposed homes. Grades within the buffer should not to be altered, to protect the existing trees, and additional evergreen trees should be planted to further enhance the shielding. The minimum City standard setback of 7.5 m should be measured from the edge of the vegetation buffer.
- Reduce the number of homes to provide additional green space for larger yards and more separation between houses. Although the applicant has tried to graduate the size of lots with smaller lots backing on to Hailsham and larger lots backing or siding on to Millwood, the resulting layout is that of a typical subdivision with minimal setbacks and yard widths, which is not in keeping with the existing character of Millwood Parkway.

An example of a revised plan which addresses our key concerns is attached for your consideration.

Yours truly,



Tim Sorochinsky
President, Millwood-Woodend Ratepayers Association



Proposed Zoning & Building Siting

APPLICANT: Centra (BTI) Inc. LOCATION: Part of Lot 21, Concession 6

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OPTION 1

Attachment

FILES:
19T-16V002 & Z.16.010

DATE:
May 4, 2016

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