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COMMUNICATION	
CW (PH) -	SEPT 9/15
ITEM -	4

Support Concord West R1V Old Village Designation

Presentation to:
Committee of the Whole (Public Hearing)
September 9, 2015 7 pm
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Concord West – Rich in its history

- Our Community was developed in the early 1950's.
- Mr. Keffer – a farmer of the entire Concord West residential area - sold lots of land to individual families. Each home was independently built – *these are not cookie cutter subdivision homes.*
- The big lots attracted many families, who continue to this day their traditions, customs and love of the land.

Neighbours continuing their traditions.





Neighbours continue their traditions –
on their **LARGE** lots.

Surrounded yet desirable

Our community is bound by:

North – Hwy 7

West – Keele Street

East – CN Rail Lands

South – Hwy 407 ETR

Despite these facts, our community remains very desirable. It is *in spite* of our location – and precisely because of the *existing make-up* of our area, that buyers seek this area. Most of our neighbours have owned their homes for more than 30 years. Young families are moving in and building large, new homes or renovating existing gems.

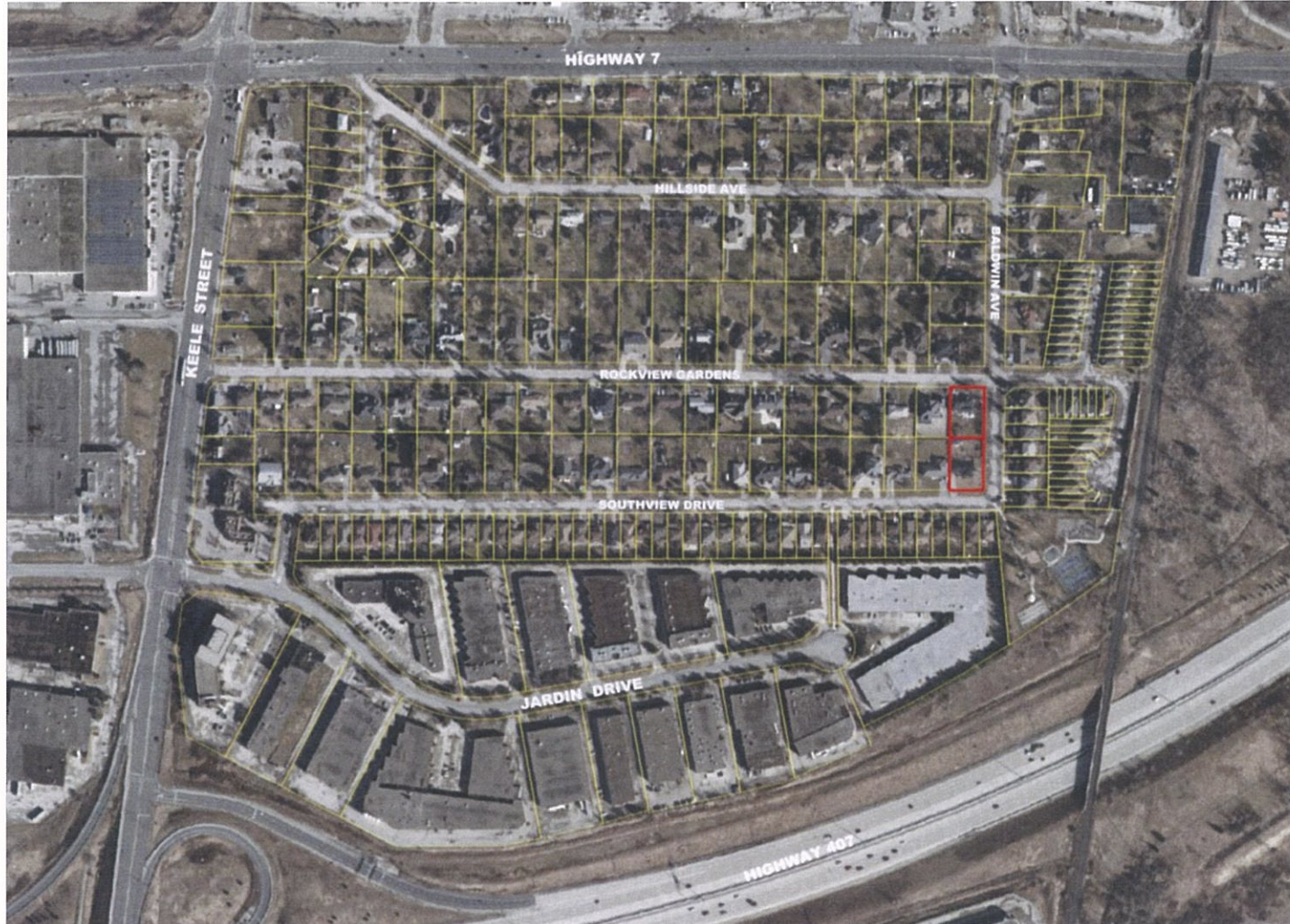
Large homes on Large lots.



Look at these prestigious homes



Our enclave of homes.



- Our neighbours have strongly declared their intentions to preserve the country feel of the neighbourhood by ensuring that the R1V lots remain unspoiled.
- To that end we are in the process of applying for “Heritage Area Status” for the residential area to solidify the R1V Old Village Residential land usage.

Our Community

- Consists of homes zoned R1V, R3 and R5.

(it should be noted that the R1V is the original Community and the R3,R5 are “buffer” construction which were placed to protect the R1V areas)

- Each of the changes in zoning within our community have natural breaks such as:
 - A road separates the zoning change on Southview Drive
 - A road closure at Baldwin Avenue and Rockview Gardens separates the zoning change at Gemma Court and Hartley Court

Current separation for zoning change

Southview Drive separates R1V from R3 zoning change.

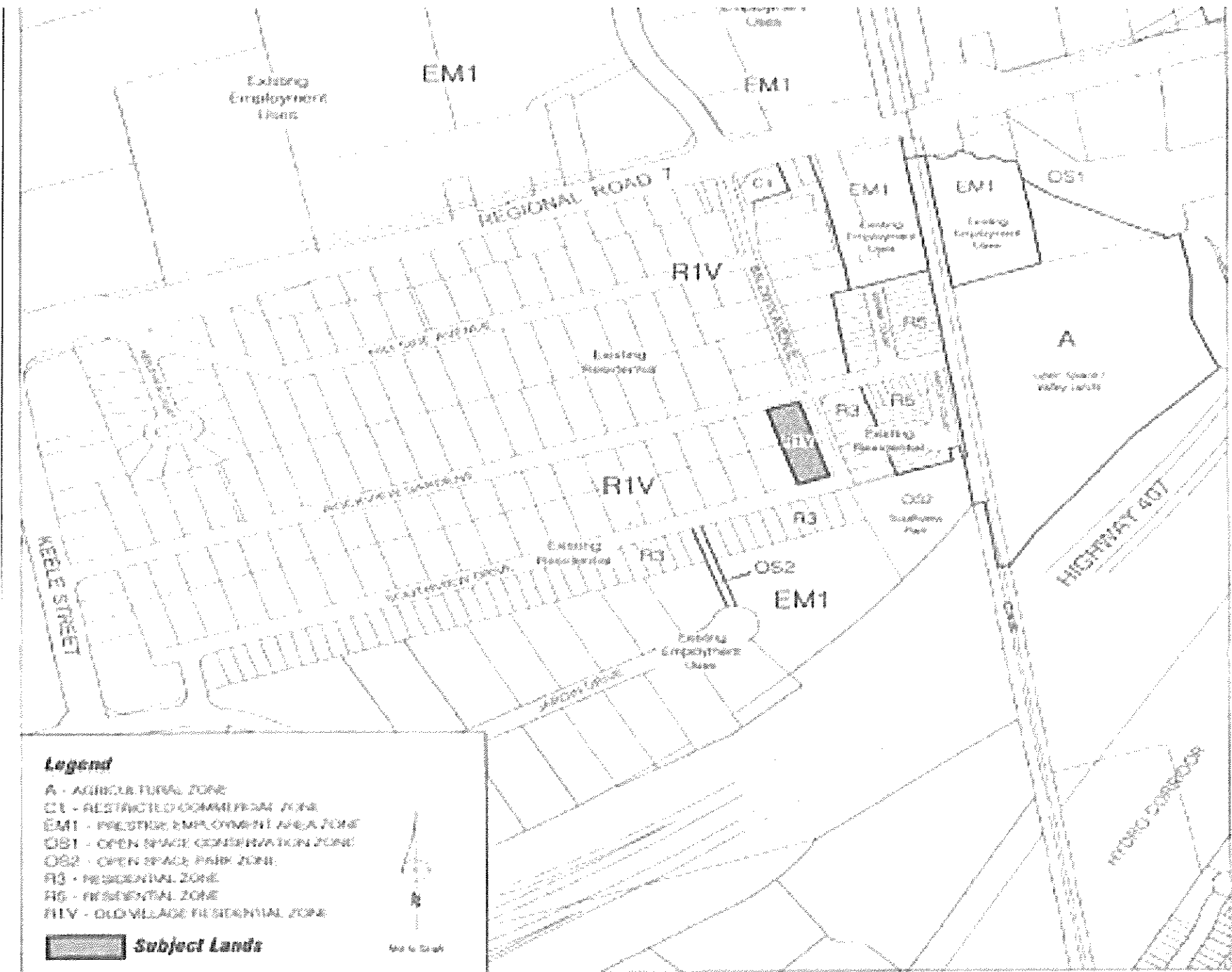


Road closure at Baldwin and Rockview separates R1 and R3 from R5 zoning change.



Proposed Change

- Both subject properties are currently zoned R1V
- Both subject properties are next to houses on Rockview Gardens and Southview Drive that are zoned R1V – in other words – they are an integrated part of the R1V area.
- There is **NO** natural break that would normally allow a potential rezoning such as:
 - Road break
 - Creek
 - Railway line, etc.



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2.2.3 Community Areas

- *"Fundamental to Vaughan's Urban Structure is its communities. Woodbridge, Kleinburg, Maple, Thornhill, **Concord**....."*
- *"The policies of this plan will protect and strengthen the character of these areas. As the City grows and matures, these **Community Areas** will remain mostly stable. "*
- *"... change will be sensitive to, and respectful of, the existing character of the area."*

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Section 2.2.3.2

- *"That **Community Areas** are considered **Stable Areas** and therefore **Community Areas** with existing development are not intended to experience significant physical change. New development that respects and reinforces the existing scale, height, massing, lot pattern, building type, character, form and planned function of the immediate local area is permitted....."*

Lot Pattern

- The current lot pattern in our R1V Community, and specifically on both the north side of Southview Drive and the south side of Rockview Gardens is strictly made up of lots of 100 or more foot frontages.
- The proposed lots range from 50 – 60 feet.
- Clearly, the proposed lots would be inconsistent with the current lot pattern.

This application for re-zoning **does not** respect, reinforce nor does it follow the lot pattern in the specific area of this neighbourhood.

R1V “OLD” Village Designation

According to the Zone Requirement Table –
Schedule ‘A’ to By-Law 1-88

- R1V – 30 m Minimum Lot Frontage
- R2 – 15 m Minimum Lot Frontage

Past Applications

- All past application requesting any splitting of lots – rezoning from R1V to R2 have been denied by past City Council.

Traffic and Safety

- The detrimental traffic impact caused by placing 6 driveways in such a small area, where there are no traffic controls, but there are 2 full 90 degree turns is a great concern.
- The distance of the most northerly and the most southerly driveways from each of the respective corners/turns are cause for concern about our resident's safety.

Traffic Issues

**90 degree corner @ Southview
and Baldwin**



**90 degree corner @ Rockview
and Baldwin**

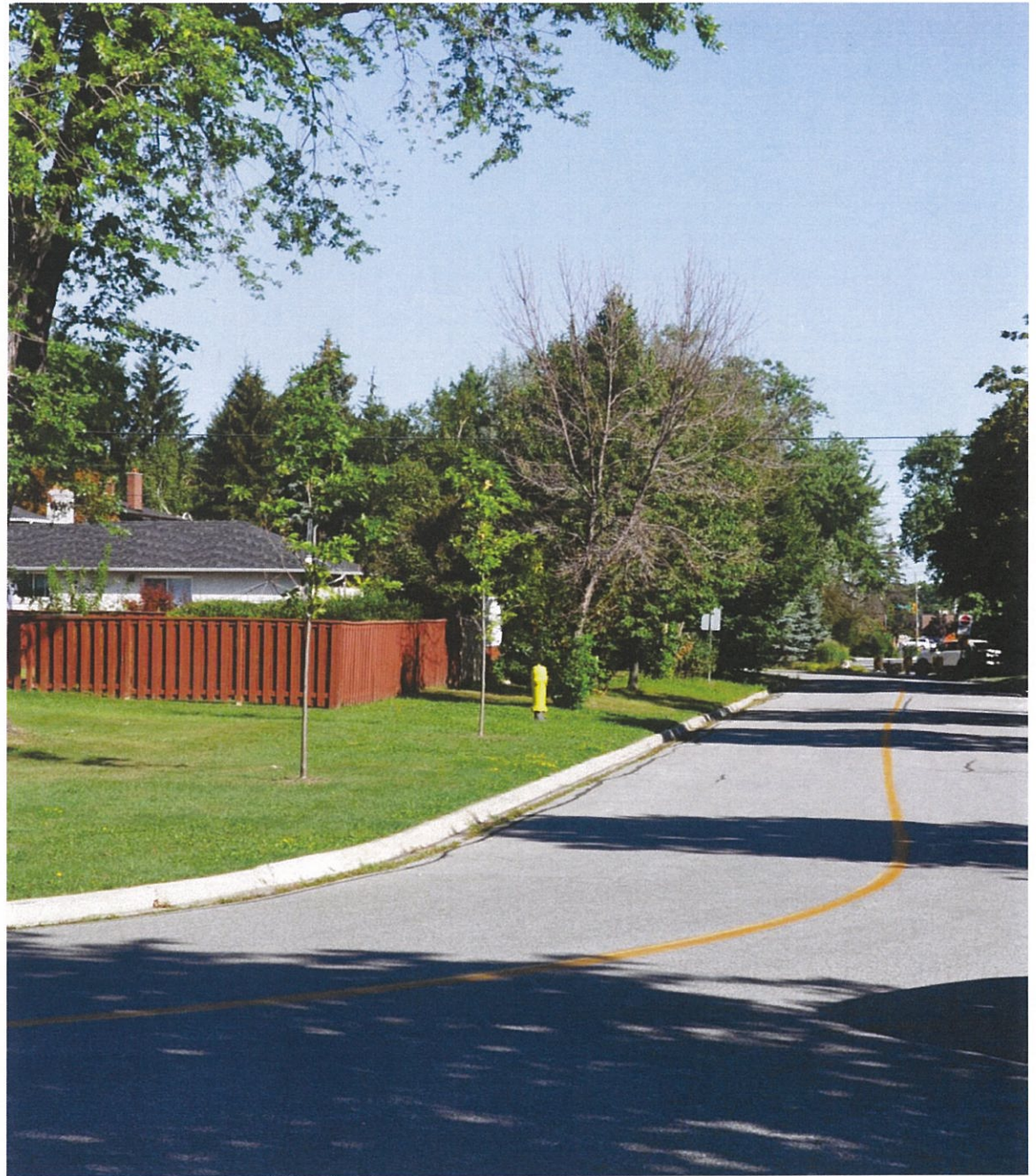


Traffic and Safety

- Vehicular access restricted and congested
- Water supply – water restrictions in the area
- Sewage Disposal – old lines
- With the potential of another 6 houses there will be:
 - Parking issues
 - Garbage collection issues
 - Snow removal issues

Parking issues

- During regular season, the City of Vaughan issues permits for use of Bocce field.
- Participants park along Baldwin Avenue and Southview Drive.
- Parking will become an issue if these 2 properties are re-zoned.



Precedent Setting

Any dismantling of R1V properties sets a legitimate and frightening precedent for further applications to subdivide additional larger lots; and the conversion and subsequent loss of our community's unique characteristics and long heritage in Vaughan.

It's up to you!

- It is disheartening that developers and speculators have the potential to altar the fabric of a charming, established neighbourhood such as ours. We urge City Council to appreciate the value of our distinctive neighbourhood before it is lost.
- Is the City of Vaughan's Council prepared to preserve the integrity of our community or are you willing to chip away at it? Once it's gone we can never get it back.

Conclusion

- Every similar attempt in the past has been rejected by council of the day, who recognized the consequences of such a change to our community, and we hope and expect that present day council will again respect and protect our heritage by maintaining our Old Village zoning, and vote to support the sentiments expressed in the City of Vaughan - Official Plan by rejecting this application.