

Millwood-Woodend Rate Payers Association - Deputation

Public Hearing
May 4th, 2021

Applicant: Ozner Corp.
File: OP.11.011 & Z.11.042

Good Evening, Mayor Bevilacqua, Madame Chair and Councillors

My name is Tim Sorochinsky and I am the President of the Millwood-Woodend Ratepayers Association. Our association represents Block 40 which is on the north side of Major Mackenzie west of Weston Road, across the street from the proposed development. I'm here to advise that the residents of our association are opposed to this proposed application on the basis that it is incompatible with VOP2010 as well as the existing land uses and built forms in our neighbourhood.

There are three specific comments I would like to convey regarding the proposed density and building form.

- 1) Too much density, too much height. Recently, Vellore Woods and Millwood RPA were invited by the City to participate in an analysis of land Use Options for Vellore Centre at the intersection of MMD and Weston Road. The conclusion was to maintain existing policies, which allow for the greatest heights and densities at the intersection, with reduced densities as you move away from the intersection. Existing policies are defined by VOP2010, and permits a maximum height of 6 storeys at this particular site. The applicant is recommending 9 storeys. There has already been allot of work associated with establishing the Official Plan for the area, and there is no solid justification as to why this particular site should not be bound by VOP2010. We believe that the applicant should comply with the max of 6 storeys per the VOP2010.
- 2) The proposed site contains a 9 storey building and 10, 3 storey townhouse units. We do not see any benefits of introducing different types of residential units on the same site. Instead we would prefer to see either all townhouse units, or if the applicant is insistent on a single building, a single

longer building encompassing the area occupied by townhouses. The building should adhere to the 6 storey maximum, and should be tapered approaching the adjacent neighbourhood.

- 3) Built form is critical to maintaining and reinforcing the existing physical character of the surrounding area. We expect that all future developments including this one, continue to respect the unique historical features of Vellore Village. The current plan is very institutional in appearance and is a very poor fit with our neighbourhood.

In closing, the applicant has two choices moving forward. They can choose to proceed with their application which our community feels will permanently scar our neighbourhood, or they can choose to be community builders, by working with the Ratepayers as Elvira mentioned, working within the guidelines of VOP2010, working towards a solution which respects the existing densities of our community and working towards our goal of high quality traditional products in our neighbourhood. We would expect to have both Council's and the City's support on our position.

Thank you,

Tim Sorochinsky

President, Millwood-Woodend Ratepayer Association