

Millwood-Woodend Rate Payers Association - Deputation

Public Hearing
Sept 12th, 2023

Communication C12.
Item No. 2

Applicant: Ikore (Major Weston Ltd.)
OFFICIAL PLAN AMENDMENT FILE OP.23.003
Zoning By-law Amendment File Z.23.005

Committee of the Whole
(Public Meeting)
September 12, 2023

Good Evening, Mayor Del Duca, M. Chair and Councillors

My name is Tim Sorochinsky and I am the President of the Millwood-Woodend Ratepayers Association representing Block 40 on the west side of Weston Road. I am here tonight to deliver a joint deposition with Vellore Woods Ratepayers Association which represents communities on the east side of Weston Road where this application is proposed. I'm here to deliver a message that both of our ratepayer associations are opposed to this application on the premise that it introduces additional density to an area which was never envisioned for high density.

Our community has already been ravaged by an unprecedented number of high density applications which include the following:

- Smart Centre development immediately south of this application at the NE quadrant of Weston and Major Mack features 5 buildings with a maximum height of 12-storeys. It include a supportive living residence and mid-rise mixed-used residential development.
- At the NW corner of Weston Road and Major Mack is the massive G Group development, with 9 buildings ranging in height from 14-19 storeys.
- West of G Group is the NJS application with a 12 story building
- South west of G Group is the Q Tower application with a 12 storey building at Fossil Hill
- Just north of the Ikore site is yet another 12 storey application at Weston and Retreat

Just to give you some context on what this means, the number of residential units in Vellore Woods (bounded by Rutherford, Weston, Major Mack and Highway

400) is approximately 3000 units. The five applications I mentioned total over 6000 units – twice Vellore Woods in a fraction of the space. The last thing our neighbourhood needs is more density. We do not want to be labeled VMC North.

We strongly feel that our neighbourhood is more than doing its part in helping address the province's housing deficit. Our rate payers associations have worked tirelessly together for over two decades to work collaborately with the City and development community to help shape our evolving neighbourhoods, and try to reach consensus on development. What we have to show after two decades or work is a disgusting array of high rise developments which will destroy our neighbourhood.

We recognize that the City of Vaughan is not entirely to blame for destroying our neighbourhood, as there are other forces at play at the provincial level. We hope that the City of Vaughan will step in to avoid further damage to our neighbourhood.

Thank you,

Tim Sorochinsky

President, Millwood-Woodend Ratepayer Association

Elvira Caria

Chair, Vellore Woods Ratepayer Association