

Millwood-Woodend Rate Payers Association - Deputation

Public Hearing
March 31st , 2026

Applicant: NJS Developments Inc.
Zoning By-Law Amendment File A.25.050

C26. Communication CW(PM) – March 31, 2026 Item No. 8
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Good Evening, Mayor Del Duca, Chair and Councillors

My name is Tim Sorochinsky and I am the President of the Millwood-Woodend Ratepayers Association. I am not available to attend the Public Meeting, but would like to convey our comments as follows.

Our association represents Block 40 which includes the NJS application. In principle, we are receptive to the application relative to the previous high-rise application. Our association's support of the application is contingent on further discussions regarding urban design. We would like to request a meeting with members of the Millwood and Vellore Woods Ratepayer Associations to continue the dialogue.

I would like to offer a few key suggestions which would help make the site more compatible with our surrounding neighbourhood:

- Urban design must be compatible with surrounding community, incorporating traditional styling (pitched roofs, varying earth tone textures etc).
- Specific attention should be given to the detailing of the facades facing Major Mackenzie, as this will be the view that the community, along with tens of thousands of commuters will see each day.
- Make the units fronting onto Major Mackenzie more connected and welcoming to the street. This appears to be lacking with the adjacent 'flat roof' townhouse block to the west. Please consider similar treatments used for the townhouse development at Major Mackenzie and Pine Valley.

- Maximize greenery along Major Mackenzie. York Region has focused most of their attention to landscaping in the median of Major Mackenzie, leaving the boulevards void of greenery / trees. Enhanced greenery would be in lieu of removing the cluster of large mature trees which are presently located at the south side of the property. We are hoping that the grading plan can be adjusted to preserve at least one of the large trees (closest to the Major Mackenzie property line).
- We see a strong need for a new north-south roadway connection with Major Mackenzie between the NJS development and the adjacent G Group application to the east, as part of the ultimate build-out of both sites. In the interim, we agree that access to/from the NJS property to Major Mackenzie can be accommodated via Sandwell / Poetry.

We kindly request that council proceed with a motion of approval with a caveat that 'the applicant shall meet with the local Ratepayer Associations to further discuss their concerns regarding urban design'.

We welcome Council's and City's support of our requests regarding this application.

Thank you,

Tim Sorochinsky

President, Millwood-Woodend Ratepayer Association