

Millwood-Woodend Rate Payers Association - Deputation

**Public Hearing
September 14th, 2021**

**Applicant: Q Towers
File: OP.21.001
Z.21.002
19T-21V001**

COMMUNICATION C59

ITEM NO. 1

**COMMITTEE OF THE WHOLE
(PUBLIC MEETING)**

September 14, 2021

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 and is grossly out of scale and context to the surrounding low rise community.

Earlier this year, Millwood-Woodend along with Vellore Woods RPs, provided input to the City's Land Use Study to guide development in the Vellore community. After considering a number of land use options, we recommended that the City maintain the existing policies per VOP 2010. We felt that our Rate Payer Associations could work within the guidelines of the Official Plan and expect that the City will do the same.

Since that time, our two RP associations have met with Smart Centres regarding development at the NE corner of Major Mackenzie and Weston. Their latest plan will be the subject of a future public meeting, but they have agreed to follow the existing VOP 2010 for their site which limits building heights at the intersection to 12 storeys.

The premise of VOP 2010 is to create higher density nodes such as Major Mackenzie and Weston Road, with densities and building heights decreasing as you move away from the intersection. The Q Towers site is currently zoned to provide a maximum height of 4 storeys, with a maximum Floor Space Index, or FSI of 1.5. We fully expect that Q Towers will comply with zoning already planned for

their site. Q Towers current proposal of 12 storeys with FSI of 4.0 is not even close to this.

In addition to excessive building heights and density, we have a number of concerns with this application:

- Too many uses crammed into one small 1 HA site: 12 storey tower, townhouses, retail, and offices;
- Individual outdoor amenity areas beside garbage collection recycling and loading area poorly situated; One larger outdoor amenity area should be considered
- Ground floor retail and business would be acceptable, but reserving 6 of 12 floors for office is not absolutely not appropriate in the middle of our low rise neighbourhood
- Adjacent roads cannot handle surface parking

This type of development is better suited at the community nodes identified in VOP 2010 or at the Vaughan Metropolitan Centre.

And don't forget about traffic. When I moved into our Vaughan neighbourhood in 2000, I recall dealing with rush hour traffic congestion along a 2 lane Major Mackenzie Drive travelling eastbound towards Weston Road. 21 years later, nothing's changed! I still experience similar traffic congestion along 6 lane Major Mackenzie, with traffic queues extending close to Fossil Hill. This is without Smart Centre development and 427 being opened to Major Mackenzie. There is already enough density proposed in the area, and we don't need additional intensification in the middle of our neighbourhood. Most importantly is the traffic impact to the residences along quiet residential street Siebela Way, and all of the adjacent neighbours who use Fossil Hill. They would need to content with traffic from 393 residential units and multiple commercial and business units turning into the site from their street.

In closing, there has already been allot of work associated with establishing the Official Plan for the area, and I don't see any solid justification as to why this

particular site should not be bound by VOP2010. Ideally we would support a lower density and height townhouse complex, or a retail layout similar to what was originally proposed in 2008. We adamantly insist that the applicant comply with the maximum 4 storey designation per the VOP2010. 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