

National Estates Ratepayers Association

38 Sandy's Drive, Woodbridge, Ontario

December 7th, 2021

Attention Committee of Adjustment – City of Vaughan
Regarding Application for subdividing lots at 167 National Drive
Files: B006/21- B009/21, A-117/21 - A121/21

The National Estates Ratepayers Association has reviewed the application made by the owners of 167 National Drive and has concluded that approval of this proposal is not in keeping with the general nature and character of the remaining properties on National Drive and does not comply with the National Estates Subdivision Agreement (M-1800) and therefore opposes this application.

Our position to oppose this application is also clearly supported by the Development and Planning Department Report of the City of Vaughan which shows that the proposed lots will be on the average 66.3% smaller in lot area and 30.2% smaller in lot frontage as compared to the other 8 lots located on National Drive. These do not constitute minor variances and will definitely change the character of the streetscape.

Our position is further supported by the Toronto Regional and Conservation Authority (TRCA) which has clearly presented in their report that they have worked with the owners on numerous occasions to assess the development potential of this property and have always concluded that the proposed development would “sever the Natural System within the erosion hazard” and therefore also recommend denial of this application.

It is therefore clear that the current proposal at 167 National Drive does not comply with the Planning Act, original Plan of Subdivision or the requirements of the TRCA.

Approval of the application would not only substantially change the general nature and character of National Drive but would also set a dangerous precedent for the future of other neighboring estate areas such as the National and Pinewood Estates.

For all of the above reasons the National Estates Ratepayers Board has unanimously voted to oppose the current application to subdivide 167 National Drive into five lots.

Anthony F. LaRegina,
President
National Estates Ratepayers Association