

February 29, 2020

PUBLIC HEARING
COMMUNICATION C72
Date: Mar 3/20 ITEM NO. 4

Re: OPA, Zoning Bylaw Amendment and Draft Plan of Subdivision (OP.19.014, Z.19.039, 19T-19V007) for former Board of Trade Golf Course Lands (20 Lloyd St., 241 Wycliffe Ave., 737 and 757 Clarence Ave.)

Dear Mayor Bevilacqua, Vaughan Councillors Rosati, Ferri, Jackson, Carella, Iafrate, DeFrancesca, Yeung Racco, Shefman, Mr. Messere, TRCA and Todd Cole;

I grew up in Vaughan and have been a resident of this community for over 35 years - first on Cairnburg place as a child and now on Kilmuir Gate as a busy physician and mother of three young boys. I chose to live in this community because of the mature character of the neighborhood, the quiet and tranquility of the backyards and parks, the safety of the roads, the maturity of the trees and the close proximity to vast green space. The latter an essential component allowing my family and I to maintain our sense of well-being.

I am not alone in my views and it angers me that so many residents who have worked so hard to build their homes (many of whom are in their retirement years) are faced with the possibility that their tranquil environment will be swapped for years of construction/noise/dense buildings/traffic congestion and the devaluation of their homes.

In reading all the letters submitted by community members, one point is clear – this site is MEANINGFUL to many residents. It provides a natural corridor and area of beauty that fills us with joy when looking out onto its mature trees, rolling topography, winding branches of the Humber river and the quaint streetscape of Clarence with its many important vistas leading to our heritage corridor of Woodbridge Avenue.

With respect to the above application, I have reviewed the applicant's submission and would like to submit my objection to their proposal. The proposed infill development poses the following concerns – (to name a few):

1. Firstly, this site is NOT consistent with the VOP as per section 2.2.5 describing intensification areas – This area IS NOT in a corridor of recommended intensification
2. The site is FAR from transit routes and the current roadway structure surrounding the proposed infill site consists of single lane roads which are already congested and are already inadequate to sustain the existing surrounding communities. The development would add an additional > 2400 vehicles to our already congested streets (Wycliffe, Kiloran, Islington, Rutherford, Clarence, Langstaff, Woodbridge Avenue, Waymar Hts, Gamble). Also many other new proposed developments in proximity to this site will add additional car burden onto our roadways.
3. Creates an environment detrimental to the health and well-being of the community
4. Further it is not consistent with VOP 2.2.3.2: That Community areas are considered Stable Areas and therefore community areas within an existing development are not intended to experience significant physical change that would alter the general character of established

neighbourhoods. I would argue that the vistas on this land are enjoyed by all and that this site provides a sense of community character and should not be destroyed.

5. Destroys the natural biodiversity and natural heritage of the community – large mature trees and vistas will be destroyed to make room for high density housing – this will sit above the plane of clarence and will certainly tarnish the landscape/vistas.
6. Destruction of the natural heritage of the community – 1200 mature trees (with large canopies) will be destroyed and corridors for animals and wildlife (my family and I have seen wild turkeys, bats (there are many!), bird species, frogs, foxes, rabbits, deer etc. on this course).
7. Proposed demolition of existing homes on Wycliffe and Clarence and proposed roadway at Gamble will significantly detrimentally affect the residents in close proximity to the proposed new roadways – creating high traffic flows next to their homes which were never intended to be corner lots.
8. Significant concerns regarding safety given the proximity of the proposed new exit on Wycliffe to the neighboring streets of Cairnburg Place and Kilmuir Gate which are located 2 homes north and South of the proposed new exit. Also no mention of the right of way limits for this exit which I fear will come dangerously close to existing driveways.

There seem to be significant omissions/and incorrect inferences by the applicant in the studies that they have brought forth as part of the application (especially with regards to the traffic study, cultural heritage study, environmental studies and geotechnical studies). It is for this reason that the community is requesting independent studies commissioned by the city (with input from residents in selecting who conducts such studies) and importantly, an Interim Control Bylaw to allow adequate time for completion of such studies. I think it is also the responsibility of council, given how important this site is to residents, and its proximity to the heritage core and Woodbridge Conservation District, to study the cultural and heritage merits of the site.

Sincerely,

Daniela Costantini

 Kilmuir Gate
Woodbridge, ON

Subject: letter re: OP.19.014, Z.19.039, 19T-19V007
Attachments: DCLetterToCouncilFeb2020.pdf

From: Daniela Costantini [REDACTED]
Sent: Monday, March 02, 2020 2:04 AM
To: Messere, Clement <Clement.Messere@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Council@vaughan.ca
Subject: [External] letter re: OP.19.014, Z.19.039, 19T-19V007

Dear Mayor Bevilacqua, Vaughan Councillors Rosati, Ferri, Jackson, Carella, Iafrate, DeFrancesca, Yeung Racco, Shefman, Mr. Messere, and Todd Coles;

Please see attached letter regarding my objection to the proposed application:
OPA, Zoning Bylaw Amendment and Draft Plan of Subdivision (OP.19.014, Z.19.039, 19T-19V007) for former Board of Trade Golf Course Lands (20 Lloyd St., 241 Wycliffe Ave., 737 and 757 Clarence Ave.)

Please give this strong consideration.

Sincerely,
Dr. Daniela Costantini

Sent from Mail for Windows 10