

TONY WARD
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WOODBRIDGE, ONT

PUBLIC HEARING
COMMUNICATION

C106

Date: Mar 31/20 ITEM NO. 4

GREATER WOODBRIDGE RATEPAYERS ASSOCIATION
BOARD OF TRADE (COUNTRY CLUB) GOLF COURSE – D

The GWRA is restating its position for the 2nd time to say “NO DEVELOPMENT” regarding the Board of Trade (Country Club) Golf Course. Council can’t compare Woodbridge’s 290 acres of open green space to Maple’s 900-acre Vaughan Park, formerly a landfill garbage dump.

In August 2017, we were in Oakville supporting their ratepayers wish for an ICBL. The Oakville Council and staff unanimously endorsed this decision. The Oakville Council has stood strong to financing a NO Development message at the OMB and the courts. In Sept 2017, the GWRA stood firm to express to Vaughan Council, to follow Oakville’s lead to create an ICBL during the 1st application. This 2nd application needs to have an ICBL.

All development applications impact surrounding communities. There are over 5,000 units proposed for our area which is going to exacerbate transportation, community services, schools, emergency services and infrastructure connections to surrounding established neighbourhoods. This is the largest reprehensible historic infill application in Vaughan, but particularly in Woodbridge’s jewel green open space, formerly an indigenous Huron - Wendt territory.

The plan shows City-owned land incorporating a Kipling Ave and Langstaff Rd proposal to accommodate the developer’s traffic shortfall. As the 2nd application stands, it needs Official Plan Amendments (OPA), Zoning Bylaw Amendment, and Draft Plan of Subdivision approval. Without staff and Council approval, this proposal is dead. Let’s enlighten the people that there has been an offer to purchase the National Estates Golf Course for development by the same people according to the Globe & Mail (October 18, 2019).

The GWRA has been to several OMB/ LPAT Tribunals:

The Woodend Proposal - has destroyed designated low-density estate zoning (2 acres or more) south-east of Pine Valley/ Mjr Mac.

Gatehollow Estates (Islington/ Sonoma Heights) – The staff/ Council unanimously supported No development. The M of NR and TRCA acquiesced. The City’s retained lawyer was redirected by our Council to agree to developing 2 – 6 story condos. In this decision, we found out that all strip plazas are now predesignated to 4 story intensification, including the Velmar proposal (Rutherford Rd/ Velmar Ave near Weston Rd).

Mounsey Ave/ Clarence Rd – The proposal adjacent to the Board of Trade, the TRCA, developers’ team, and lawyers hung up on the GWRA discussing conservation, topography, and hydrogeology issues on an LPAT teleconference, saying it was too technical for us to decipher – where is the community respect for involvement?

The Appian Way Extension - There ‘s an outstanding court order that Council has been privy to since 2015 to follow subdivision agreement, not severance which was intended for the

developer to build the road. The Committee of Adjustment judgement wasn't the same as the written correspondence and forced us to get an OMB decision to uphold 1 entrance unnecessarily. The audio and minutes of the C of A wasn't working to fall back on for our records.

It's time for the City of Vaughan to refund costs associated with these Committee of Adjustment and OMB/LPAT Tribunal judgements which handicap the residents of Vaughan.

We've been directing concerns to City staff and Councillors with little or no response. Senior city management are being removed or resigning in alarming numbers making residents ponder if City Hall is a suitable place to work without fear of reprisal for their impartiality. It's time for city staff to stand tall professionally to respect the wishes of the community like they did in Oakville.

It's time for our Council to understand that we are many votes, the developers are a few. We can choose developers that will comply with our community vision.

We need to emphasize that it's "No" to the development. Council needs to create an ICBL to include stopping the application process dated Dec 23, 2019, so that developers don't bypass the ICBL and go to LPAT.

Woodbridge represents 100,000 people with major business, transportation corridors, and economic clout. We can be masters of our own destiny respecting Master Plans, and zoning issues, respect established mature neighbourhoods, and properly develop the Hwy 7 corridor between Islington Ave and Kipling Ave with a full BRT service. We want residents wishes to be taken seriously.

We are underrepresented by council seats regarding a Woodbridge vision of growth. We are urging our M.P.P.s and M.P. to intervene in this matter due to Council's ambivalence to the manner in which associations and residents are pouring hard earned money frivolously at OMB/LPAT Tribunals. Our Council shows lack of leadership and a willingness to work with the residents in protecting established neighbourhoods.

The GWRA says NO to this development and to establish an ICBL to study the ramifications of this proposal to our community.