

→ Madam Chair, Mayor May
Good evening Vaughan Council,

PUBLIC HEARING
COMMUNICATION C109

Date: Mar 3/20 ITEM NO. 4

In addition to my letter to the City and elected officials on Thursday, February 27, 2020 08:50am we are specifically affected by the proposed road on Wycliffe Avenue and are greatly against this aspect of the plan.

My name is Monica Guido I am a Vaughan resident living at [REDACTED] Gate House Court and my parents Nancy and Antonio Antonelli live at [REDACTED] Wycliffe Avenue. This is one of the homes next door to the proposed road. We have been Vaughan residents and have lived on Wycliffe since 1989. We feel violated and this has greatly affected the health and marriage of my senior parents.

The demolition of 241 Wycliffe and the proposed road is your worst nightmare as a home-owner, this is the reality we speak of today! The road will make my parents' home an island with zero property value and virtually unmarketable. It is unfair my parents at [REDACTED] Wycliffe have been paying their taxes for the past 30 years and upheld their property beautifully only to have their home worthless by this application. The traffic will be greatly affected by over 3000 vehicles going in and out of Wycliffe Avenue with the proposed road.

It is unethical to force my parents home to become a corner lot after 35 years standing as a part of this community. It is architecturally and physically non-conforming and ultimately, valueless. We will not adhere to making their home a corner lot and will take legal action against transforming the architecture of their lot. It will take more than a few feet added to the lot line to make a home a corner lot. The house was not built as a corner lot and has characteristics such as windows and doors that would never be allowed on a corner-lot-design next to a road. The house is ultimately valueless as we await decision on the plan and the impact it has on the home.

On Thursday February 20th, 2020, I personally met with Mr. Billy Tung, Partner at KLM Planning Partners Inc and Mr. Alky Poulias, Principal at PDC (Poulias Development Consulting Inc) at the KLM head quarters at 64 Jardin Drive in Concord, Ontario. I requested the meeting to specifically discuss the road on Wycliffe Avenue. To my dismay, I was advised that it was the City of Vaughan –including Vaughan City Planners, Transportation Engineers etc. that requested a road to open up on Wycliffe Avenue back in 2017. Therefore, the developers assembled a team to execute the City's wish in order to solidify the development.

The goal of this assembled team was to buy a house on the street to build a road. To our knowledge, the previous owners of 241 Wycliffe were asked to sign a non-disclosure agreement to hide the identity of the purchasers, and the previous residents were instructed to not speak of the transaction since they knew it was a despicable act of autocracy. This is how the City of Vaughan is instructing developers and their wishes to create a road, which in turn, determined the actions, carried out by the developer. **Autocracy** and dictatorship were once used interchangeably to describe a form of government. I was disgusted by what I heard and the role of the City of Vaughan along with their relationship with the developers.

The City of Vaughan advised the planners and developers to create a team to--- I quote---knock on all the doors on Wycliffe Avenue and sway a resident to sell their home at a price far above market. Mr. Poulias notes he was not on the team but knew well that there was a team to accomplish the City's ask.

According to the Planner and Developer, the City of Vaughan wants the new neighborhood to access Wycliffe for the following reasons:

1. To utilize the park on Wycliffe and Kiloran. My thought is with hundreds of millions of dollars spent on land and development, can the developers not afford to build a park for the residents of this new development?
2. To walk to school. I lived at [REDACTED] Wycliffe for 30 years and I was 1.1km to the closest Catholic Elementary school therefore 100m from anywhere surrounding [REDACTED] Wycliffe will be bused to school according to the Ontario elementary transportation guidelines, so if the children are bused, why do they need a road to access Wycliffe, they can use Clarence. The other Elementary school is almost 3 km away and so is the Public School noting a bus is necessary for anyone in the new subdivision to attend school.
3. The last point they explained is to integrate the neighborhoods. Why doesn't the developer integrate the two developments one behind the Wycliffe Area and the other off Lloyd Street and Gamble. If they integrate the two new communities, they now have four main entrances and Wycliffe Avenue is not needed at all.

Disrupting the architecture and flooding the traffic onto Wycliffe is not a positive way to integrate. We are an established community that already has traffic concerns from Sonoma Heights because Rutherford and Islington is such a traffic nightmare; they use Wycliffe to get close to Langstaff in their commute to and from work.

Mr. Tung and Mr. Polias state that making a road leading to Wycliffe is not necessary. There are two proposed entrances into this development onto Clarence and we feel the third on Wycliffe is not necessary. The planning act noted the need for more than one entrance for emergency vehicles; nowhere does it state the need for three entrances. I noticed for the most part, there are only two entrances into new developments in Vaughan and we are requesting the street to Wycliffe be eliminated from the plan.

Thank you for your time.