

Good Evening Mister or Madam Chair, Honourable Council and City Staff.

PUBLIC HEARING
COMMUNICATION

C 115

Date: Mar 3/20 ITEM NO. 4

My name is Maria Verna, I reside at [REDACTED] Woodbridge Avenue and I represent the Village of Woodbridge Ratepayers Association which includes my neighbour and friends on Davidson Dr, Waymar Heights and Gamble Street. This application has a profound impact on our catchment area. I am here tonight to express opposition to the proposed development and to extend my voice in support of an Interim Control By-law that will provide the City Vaughan and associates the time to review, study and challenge the said proposal, take the initiative to come into the community and really listen to the reactions of the residents that are truly impacted by this immense proposal.

The development as proposed is inconsistent with the neighbourhood that surrounds it.

This neighbourhood is known for its quiet, low density, single family homes, which resemble estate like homes with larger lots. The proposed development does not mirror the existing neighbourhood as this new development includes high density, mid-rise and multi-unit dwellings. As presented, this proposal is offensive to the exiting residents of the area and there is a real concern their property values will be impacted once this massive development is completed. Not to mention their emotional and mental well being. *Moreover, this is an area that has been historically, traditionally and culturally a green space.* Developers coming in to our community should respect and acknowledge the community that exists and not bombard their way in to area. This development application is not welcomed.

Many residents use Clarence and surrounding streets as part of their walking or running route because of its serenity, and safety. The addition of more than 1200 units in this area will bring increased traffic along Clarence Ave which will put walker's and runner's safety at risk. This development will turn a once serene route into a heavy used two-lane road which will discourage pedestrian use all together.

The proposed development does nothing to enhance the character of the Village of Woodbridge, if anything it will erode whatever sense of serenity, tranquility or safety that today. This development will only add increased congestion, increased safety issues, increased noise, inconsistent dwelling types while decreasing green-space, and discouraging the 'pedestrian friendly' environment that our Councillor and City planners keep insisting they are trying to bring back to the Village of Woodbridge. Developments such as this one bring elements of a 'city-scape' into an area and erode any elements of a 'village-scape' that are desperately holding on for survival.

Here we are yet again with another development application that neither protects or improves the Village of Woodbridge. "The Village of Woodbridge" it is actually becoming embarrassing to use this term to describe the Woodbridge Core because there is nothing "village like" remaining in our area. The village is disappearing! The onslaught of development applications, like this massive one is eroding any of the characteristics that make our area a 'village'. The developments like this one only add increased congestion, increased safety issues, increased noise, inconsistent dwelling types while decreasing green-space, and discouraging the 'pedestrian friendly' environment that our Councillor and City planners keep insisting they are trying to bring back to the Village of Woodbridge. Developments such as this one bring elements of a 'city-scape' into an area and erode any elements of a 'village-scape' that are desperately holding on for survival.

And that is why we believe that an Interim Control By-law is prudent. It allows the City of Vaughan (councillors and planners) the time that they need to properly assess the far reaching impact that this application will have on the surrounding areas. It is important that I point out to you our elected members of council and staff that this application is one of 15 applications that are currently open, at one stage or another, with the City of Vaughan Planning Department, OMB or LPAT. Each one of these 15 applications has a direct impact on the Woodbridge Core area. This particular application is the largest application and therefore, will have the greatest impact.

This application can not be reviewed in isolation – it is one of 15 currently open. These 15 applications will contribute approximately 3000 new residential units to our area. These 3000 new units will bring with them 4500 additional vehicles in the area. I'd like to remind you that the major roads in this area: Kipling Ave, Woodbridge Ave, Clarence Ave, Islington Ave and Meeting House, are roads can be characterized as two lane roadways and in some areas, hilly, winding and narrow. The existing natural environment does not support this increase in density. Moreover, even major roadways including Rutherford and Hwy 7 are already at gridlock at rush hour, increased volume will exacerbate the gridlock situation.

The Woodbridge core area was not designed to sustain the increase volume that these 15 developments will bring to our area. And it is insulting to us when we read that the developer's response to managing the problem of increased traffic and congestion is to propose adding left or right turning lanes on an existing two lane roadway such as Clarence or the replacement of stop signs with traffic lights. While I am not a traffic engineer, I can assure you that this is NOT an effective way mitigate the traffic congestion that the residents will be facing day in day out 7 days a week.

I therefore ask the City to listen to the concerns and grievances of the residents in this area, and consider an Interim Control By-law so that it can properly evaluate this application and its impact on the community in its entirety.

15 Current Development Applications

8451/8457 Islington Ave – 36 Townhouse – 36 units
 8307/8311 Islington Ave & Hayhoe – 37 Stached Towns - 72 units
 4902/4908 Hwy 7 - & Storey Condo – 119 units
 7553 Hwy 7/150 Bruce Street – 6 Condo Buildings – 490 units
 158/166 Wallace Street – 3 Stacked Towns – 33 units
 85 Mackenzie Street – 6 Townhouse – 6 units
 5217/5225 Hwy & 26/32 Hawmen – 16 Storey Condo – 178 units
 4/24 Lansdowne – 12 Storey Condo – 93 units
 27 Lansdowne – 10 Storey Condo – 163 units
 275 Woodbridge Avenue – 6 Storey Affordable Housing – 160 units
 177, 185, 197 Woodbridge Ave – 6 storey – 85 units
 248-252 Woodbridge Ave – 8 Storey Condo – 102 units
 8010 Kipling Avenue – 3 Storey Rental - 45 units
 31/55 Mounsey Street – 9 Storeys - 192 units
 Clubhouse Developments North -1099 units in North area
 ClubHouse Developments South -116 units in South area

15 current applications at different stages of development

3000 new units

4500* additional cars on the roads

*Apply StatsCanada vehicle:household ratio of 1.5

