PUBLIC HEARING C47
COMMUNICATION
Date: Mar 3/20 ITEM NO. 4

Mr.Sergey Nikulenko
Mrs.Olga Nikulenko
[redacted] Clarence St.,
Woodbridge,ON [redacted]

February 25, 2020

RECEIVED
FEB 2 6 2020
CITY OF VAUGHAN
CLERKS DEPARTMENT

Vaughan City Hall,

Planning and Growth Department

Mr. Todd Coles

2141 Major Mackenzie DR.

VAUGHAN, ON, L6A 1T1

Re: Files OP.19.014, Z.19.038 and 19T-19V007

CLUBHOUSE DEVELOPMENT INC.

20 Lloyd (Bird of Trade Golf Course),

241 Wycliffe Avenue, 737 and 757 Clarence street

We wish to make you aware of a number of strong objections that we have with regard to the proposed development. As an immediate neighbor to the site of the proposed development, we are of the view that the proposed development will have a destructive impact on community standard of living. The land concerned is not underused waste land, but valuable open space enjoyed by residents. Our specific objections are as follows:

1. **Destruction of established community area with open green space**
   Since our community has been around for a long time and open green space is the hallmark of Woodbridge, we are well-established community .
   Chapter 2 of VOP state (2.2.3.2):
   That **Community Areas** are considered **Stable Areas** and therefore **Community Areas** with existing development are not intended to experience significant physical change that would alter the general character of established neighborhoods.

Zoning By-law Amendment File Z.19.038 and Official Plan Amendment File OP.19.014 completely contradict to this Policy and lead to significant physical change of established area.Proposed redesign of portions of green open space which serves today as a natural buffer between established community and our Natural Heritage leads to destruction of the latter. Laws exist in order to comply with them, and not change for the sake of an individual or business if this does not bring benefits to the Natural Heritage and to the people of the community. Especially in the significant historic greenspace which is the Public Heritage. It completely contradicts with Woodbridge Urban Design Guidelines and Woodbridge Heritage Conservation District Plan and Guidelines. We are strongly against of redesigning of the open green space as a result of wish the valuable green space will be destructed.

2. **Detrimental impact on established neighborhood**

Chapter 9 of VOP states:

Policy **9.1.2.1.** states that: **a. in Established Community Areas, new development will be designed to respect and reinforce the physical character of the established neighborhood within which it is located as set out in policies 9.1.2.2 - 9.1.2.4**

Policy **9.1.2.2.** states that :

> **in Established Community Areas, new development as reflected in any zoning, variance, subdivision, consent or part lot control exemption application, will be designed to respect and reinforce the existing physical character and uses of the surrounding area, specifically respecting and reinforcing the following elements:**
>
> **a. the local pattern of lots, streets and blocks;** (not respected)
>
> **b. the size and configuration of lots;** (not respected)
>
> **c. the building type of nearby residential properties;** (not respected)
>
> **d. the orientation of buildings;** (not respected)
>
> **e. the heights and scale of adjacent and immediately surrounding residential properties;** (not respected)
>
> **f. the setback of buildings from the street;** (not respected)
>
> **g. the pattern of rear and side-yard setbacks;** (not respected)
>
> **h. the presence of mature trees and general landscape character of the streetscape;** (not respected)

We believe that proposed development is a direct contravention of many of VOP Policies. It does not respect local context, in particular, the scale and proportions of the following objective properties, and would be entirely out of the character of the area, to the detriment of the local environment. The proposed dwelling, especially townhouses and apartment buildings would significantly alter the fabric of the area and amount to serious 'cramming' in what is a low-density area. High density of building reduces the safety of the community, helps the rapid spread of diseases, fires, etc.

The properties along Clarence street and along the north, north-east, south, south-east boundary are characterized by large plots with large spacing between. The proposed dwelling would be at least 2.5 time smaller. Access to the rear of the new proposed property would be extremely limited. As a result of the small lots the proposed dwelling will be a great deal smaller than the neighboring detached property, so the scale and design of the development will be entirely out of keeping.

3.Traffic 20 Lloyd street board of trade golf course City of Vaughan Transportation Considerations

9.2 TRANSIT ASSESSMENT state that "Area transit routes have ample capacity to accommodate additional transit travel demand" **This is false statement.** The developer exacerbates the problems of the community.A personal calculation from security camera of my home on Clarence street registered the result:

02.24.2020 from 17:40 to 18:00 - 160 cars in 20 minutes, which means **480 cars per hour;**

02.25.2020 from 10:00 to 10:30 -96 cars, which means **192 cars per hour;**

The developer exacerbates today's transportation problems of the community. This is especially true of Clarence and Wycliffe streets, which lead to Islington and Highway 7 traffic arteries. Today it is overloaded with transport and are not ready to accept another minimum2,000 cars that will be in the new community. Supporting documents provided by the developer refer to the research dated back to the year of 2014 in the field of commercial cars. Unfortunately, it does not reflect the reality of today. The use of old research allows to underestimate the readings of traffic density and therefore the noise level. Therefore, its' conclusions are incorrect and therefore **should not be taken into account.**

We ask the City of Vaughan for independent professional investigation of traffic and noise which help community residents and management of the City to resolve the actual problems of traffic noise and transport density in this area.

4.Groundwater and drainage

Groundwater research does **not indicate the impact** of development on adjacent land. Community residents in close proximity to the proposed development do not have a warranty that their backyards will not turn into marshes and foundations of their homes will not be destroyed by groundwaters. The plan involves a very dense development with an estimated minimum of lawns, therefore, the infiltration of water into the rain will be critically low. Developer have to maximize infiltration of water through organizing more space for landscaping.

5.Landscaping

The proposal allows very little space for landscaping and we believe that it would lead to gross overdevelopment of the site. The proposed development would not result in a benefit in environmental and landscaping terms, to the contrary it would lead to the **loss of valuable green space**. We strongly support and ask to follow Woodbridge Urban Design Guidelines and Woodbridge Heritage Conservation District Plan and Guidelines.

6.Loss of privacy and overlooking

Trees left along the boundaries of the plot are not enough in places of natural elevations of land (slopes) to preserve the privacy of neighboring houses The proposed construction of two stores dwellings along the boundary of established community in slopping plot at its high point, when the trees are located in its lower part, **violates the right of neighboring houses to privacy.**

3. Benefits to the community

Chapter 10 of VOP:

Policy 10.1.2.10. **Community benefits which are the subject of Section 37 provisions will be determined based on local community needs, intensification issues in the area, and the objectives of this Plan with priority given to provision of benefits <u>in proximity to the proposed development</u>.**

Proposed development does not bring any benefits to immediate neighbors of the site and residents of the established community in the resolving their big concerns on the field as :

a) reduce traffic noise;

b) traffic calming on residential streets (Clarence, Wycliffe);

c) expand the green zone;

d) improve air quality;

e) build new roads with access to large highways, escaping congested residential streets;

f) build New Amenities;

The proposal would demonstrably harm the amenities enjoyed by local residents, in particular safe and available on-road parking, valuable green space, privacy and the right to enjoy a quiet and safe residential environment.

Community residents have the right to peaceful enjoyment of all their possessions, which includes the home and other land. Private and family life therefore encompasses not only the home but also the surroundings.

Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.

Sincerely,

Olga Nikulenko and Sergey Nikulenko