

Ingrid Harris
[REDACTED] Wycliffe Ave
Woodbridge, ON
[REDACTED]

PUBLIC HEARING
COMMUNICATION

C108

Date: Mar 31/20 ITEM NO. 4

Mayor Bevilacqua, Regional and Local Councillors and City Administration.

I am here to share my objections to the Clubhouse Developments Inc, Files OP.19.014, Z 19.038 and 19T-19V007.

This evening I will share how this development will impact:

My Family

Our Community and

The Environment

Call to action: for the implementation of an Interim Control By-law allowing for non-biased studies to be completed which may include Environmental Impact Study, a comprehensive Traffic Study, Health and Social Impact studies.

Every morning our family alarm clock goes off at 6am. My husband wakes up gets his coat on, backs his car out of our garage, and reverses into our driveway. When I return from my early morning workouts at Al Palladini, I do the same thing; I reverse my vehicle into our driveway. This is how we start our daily routines, because if we don't do it, we can sit for minutes waiting for a gap to get onto Wycliffe. In the morning our street is busy with neighbourhood commuters, school buses and overflow cars diverted from Rutherford Road gridlock and commuters heading towards Highway 7 and 400 series highways.

The proposed development has identified 241 Wycliffe, which is kitty corner to our home, to be a "secondary" entrance; however in reality this will be a main exit/entrance to this development as it is the furthest Northern access and closest to Regional Roads: Islington Ave. and Langstaff Road. This entrance will create additional congestion for my family, my neighbours and we'd like a stop to creating this "secondary" entrance at 241 Wycliffe Ave; which is my 2nd call to action.

Conservatively estimating the proposed infill development of 1215 units will add a minimum of 3000 additional vehicles; ***the question is how will our current road network infrastructure support this intensity?***

In the Traffic Study prepared for this proposal it clearly uses the term for our current road network as **disjointed**. As our only east/west passages are Rutherford Road and Highway 7; both Woodbridge Ave and Langstaff Road do not have current capacity to create flow or deal with overflow. And when we look at North/South roadways: Highway 27, Islington (only until Langstaff) and Weston Road providing 2 lanes of road surfaces which carry at full capacity at morning and afternoon rush hours.

If we step back from this proposed development and consider the development occurring in the Greater West Vaughan area where another 3700 units are being either proposed or developed, it isn't logical to consider this proposal for our community. An overarching road network review should be performed to understand the impact of all proposed and underway developments in Vaughan.

In addition to the traffic concerns, the proposed infill jeopardizes the natural balance of nature in the area by:

- Destroying the natural biodiversity of the area by reducing the amount of open green space, which is home to a variety of animals:
 - Just the other evening, a fox with a rabbit in its mouth was wandering along my sidewalk
 - My neighbours and family have seen coyotes, wild turkeys, and deer wandering the neighbourhood. We don't want this to change!
- Recognizing the Board of Trade adds to the existing natural corridors which includes Boyd Conservation Park and Kortright Centre of Conservation; allowing for migration of animals within our community ecosystem
- Allowing for a removal of an estimated 1,800 trees to make way for the development
 - Why would we remove trees? Trees enhance property values, improve health and well-being, lower summer air temperatures, and provide wildlife habitat.

The inherent biodiversity of this area is a gift very few communities enjoy, please help us preserve it for our future generations.

I've shared how this proposed development will impact my family, my community and the environment. I have

2 Call to actions:

1. For the implementation of an Interim Control By-law allowing for non-biased studies to be completed, and
2. No entrance to the infill development be allowed at 241 Wycliffe Ave.

End with the following quote by Helen Keller:

'Alone we can do so little, together, we can do so much.'

Thank you

Not in my Front Yard!

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Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade
Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

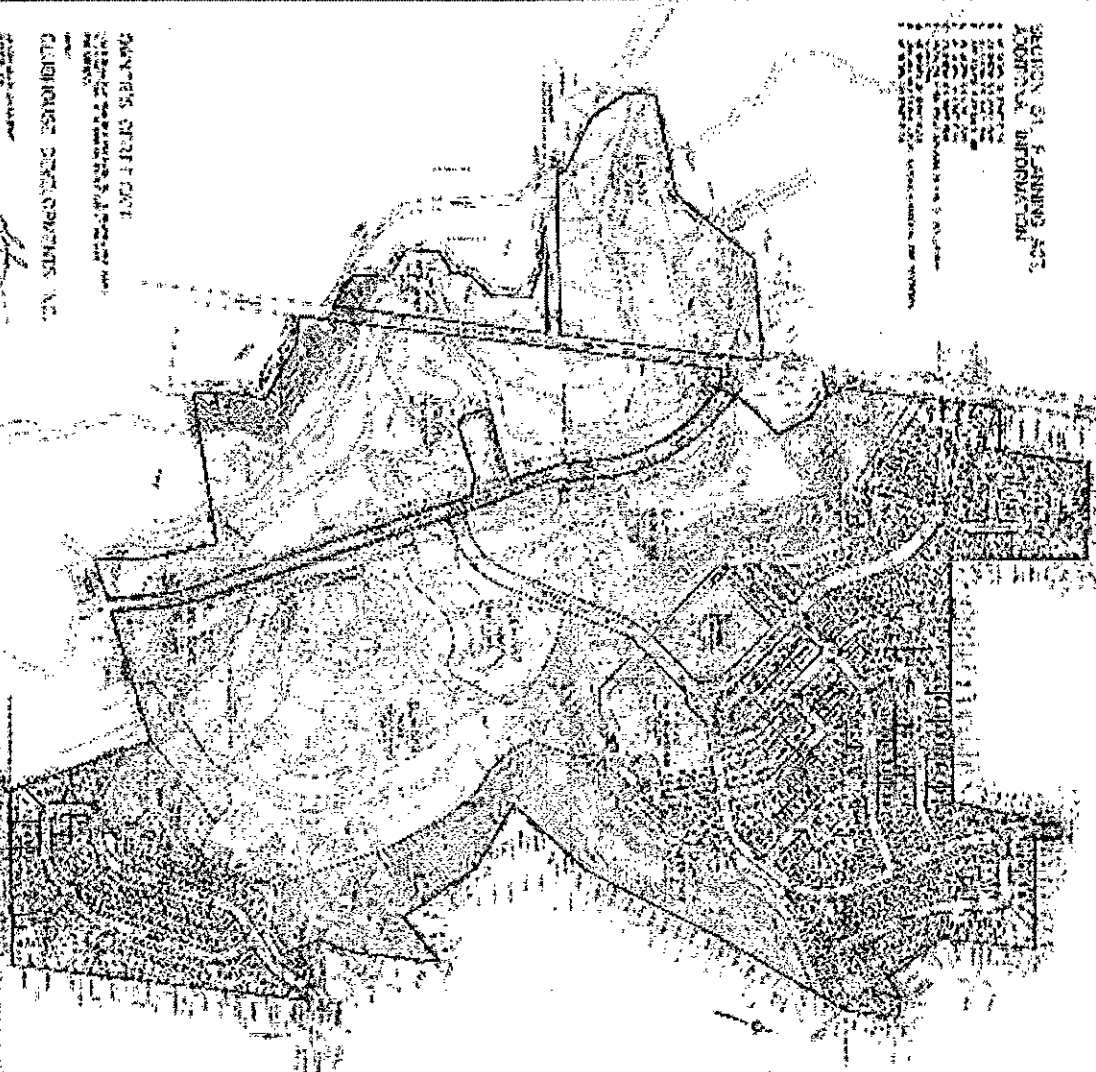
Ingrid Harris
Wycliffe Ave.



& Background
& Family
& Community
& Environment

Not in our Front Yard!

SECTION 21, STATUTE NO. 2007-01, CHAPTER 104

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THE UNIVERSITY OF CHICAGO

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Figure 6

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Abstract

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1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

THE

Dr. Robert J. Rhee

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2.2.3. *Statistical analysis*

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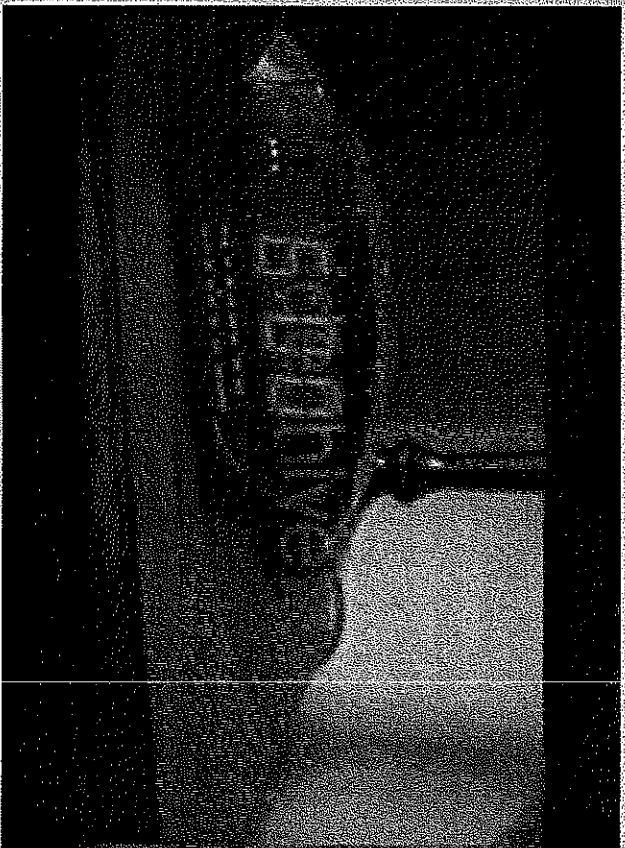
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Satellite View





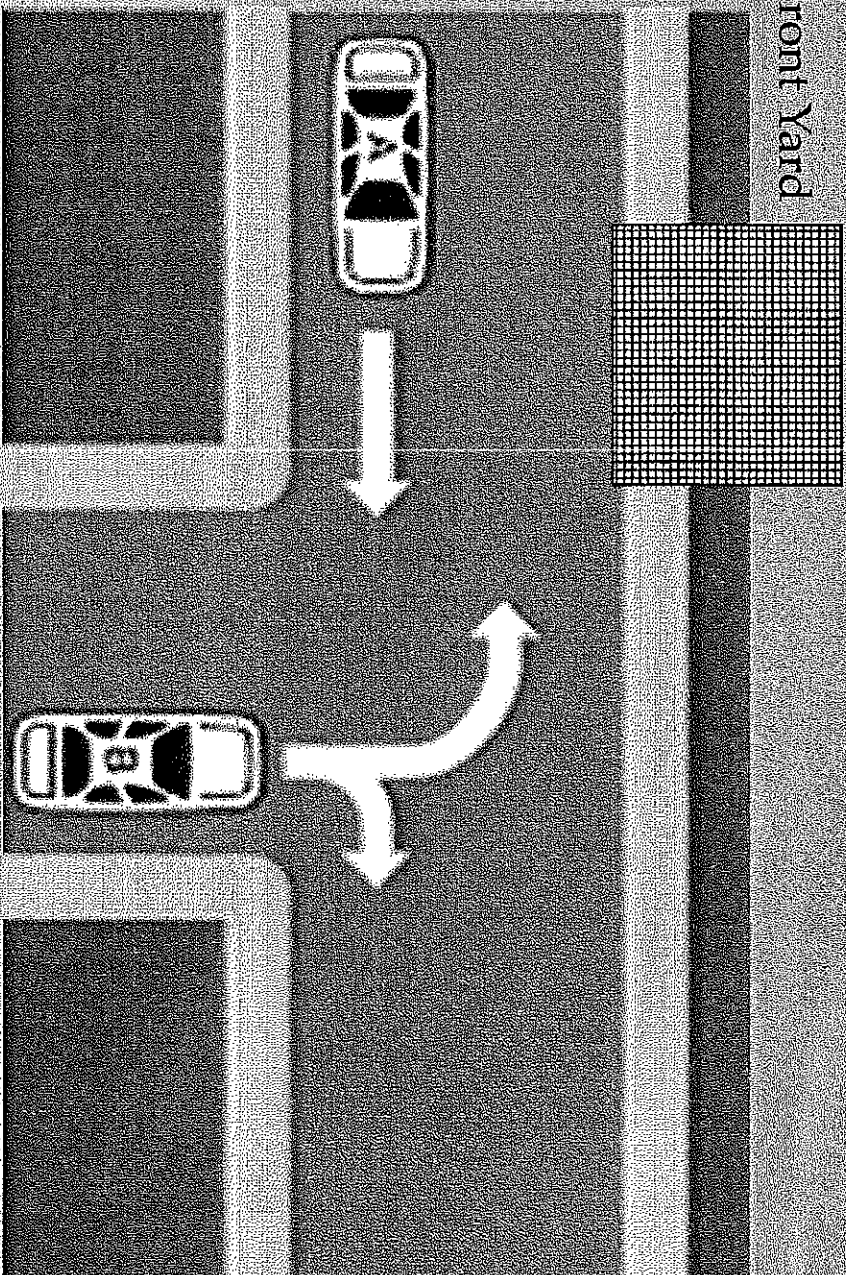
Family – Our Story

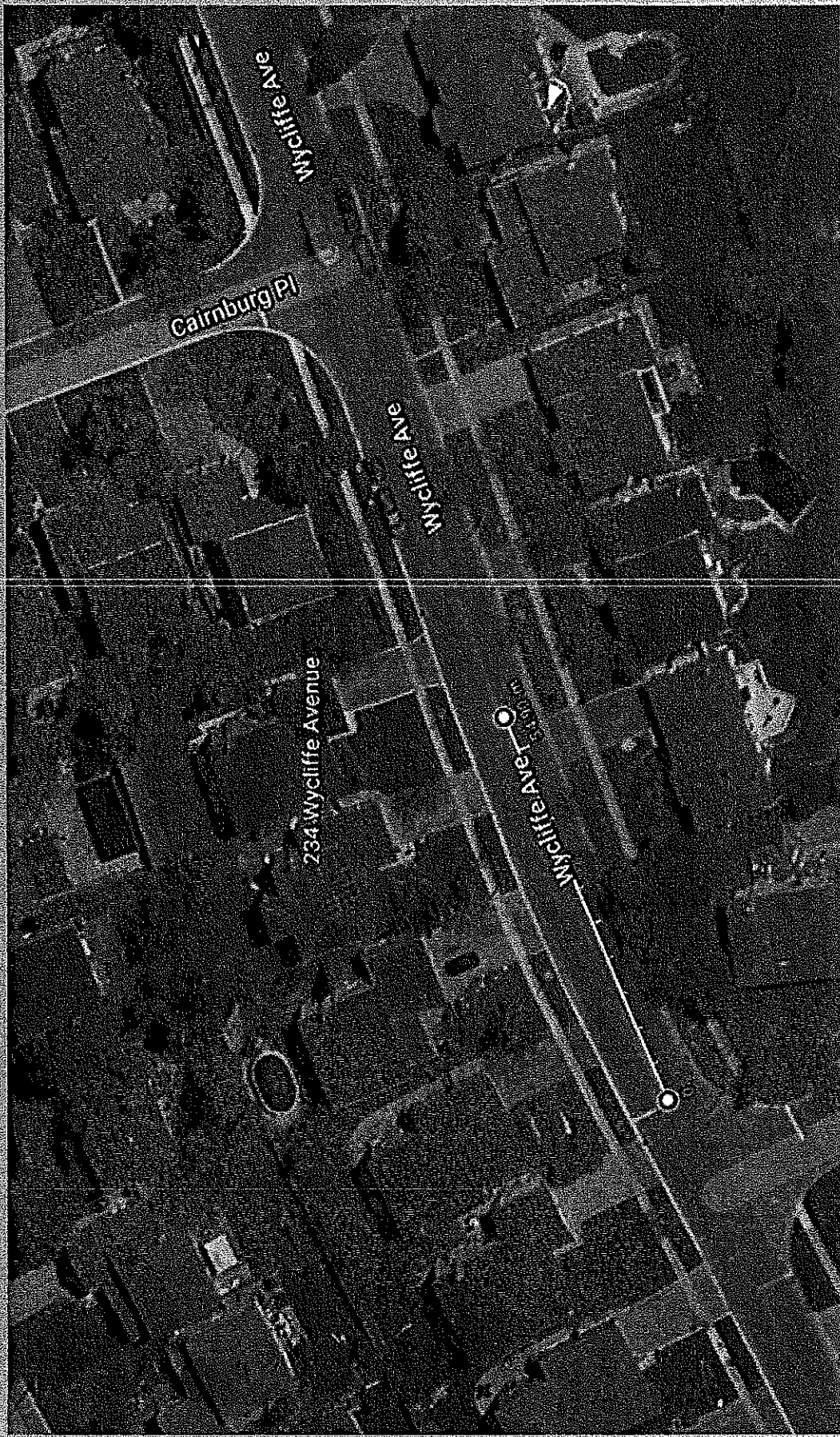
My New View?



How do we drive out?

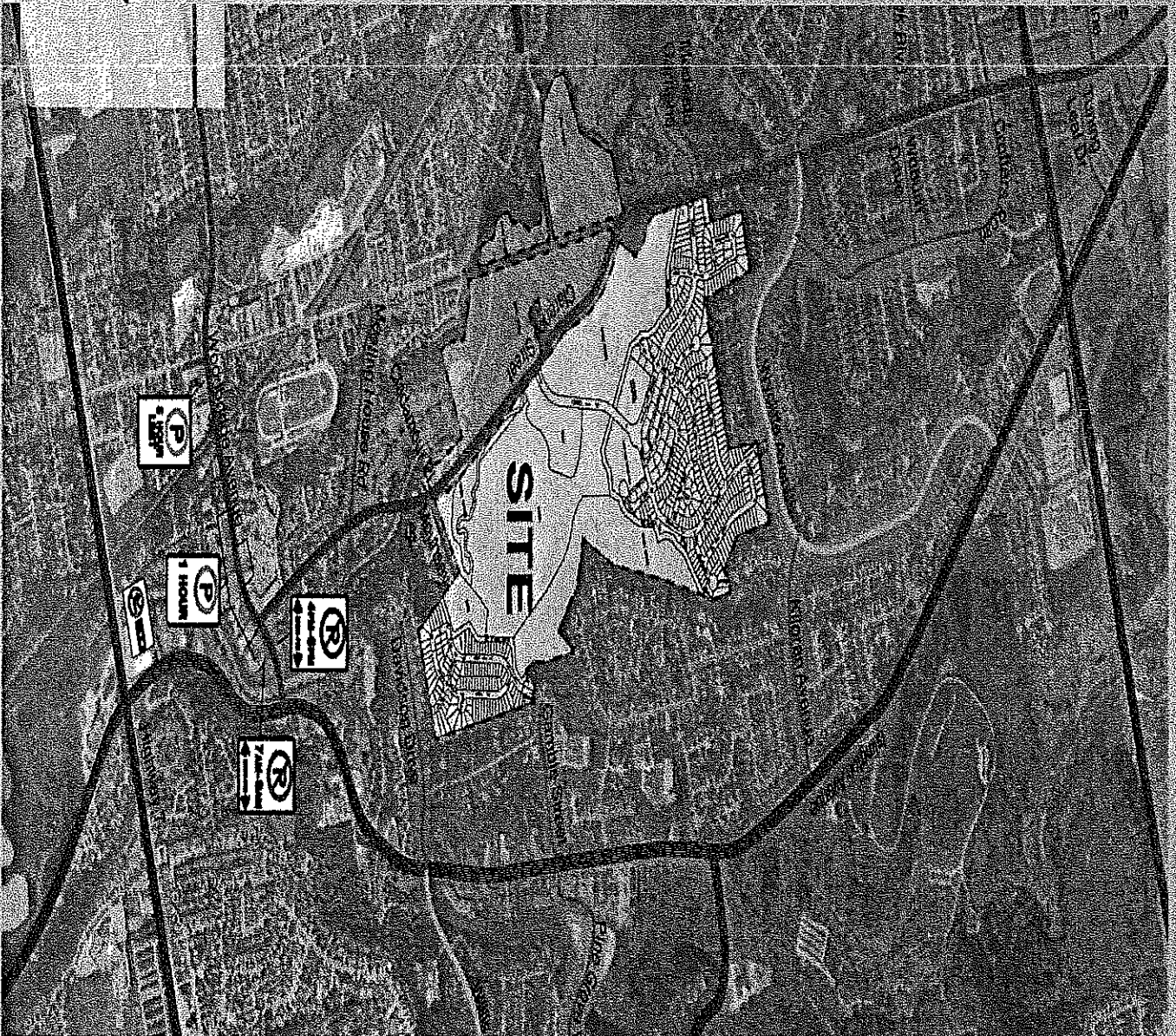
My Front Yard

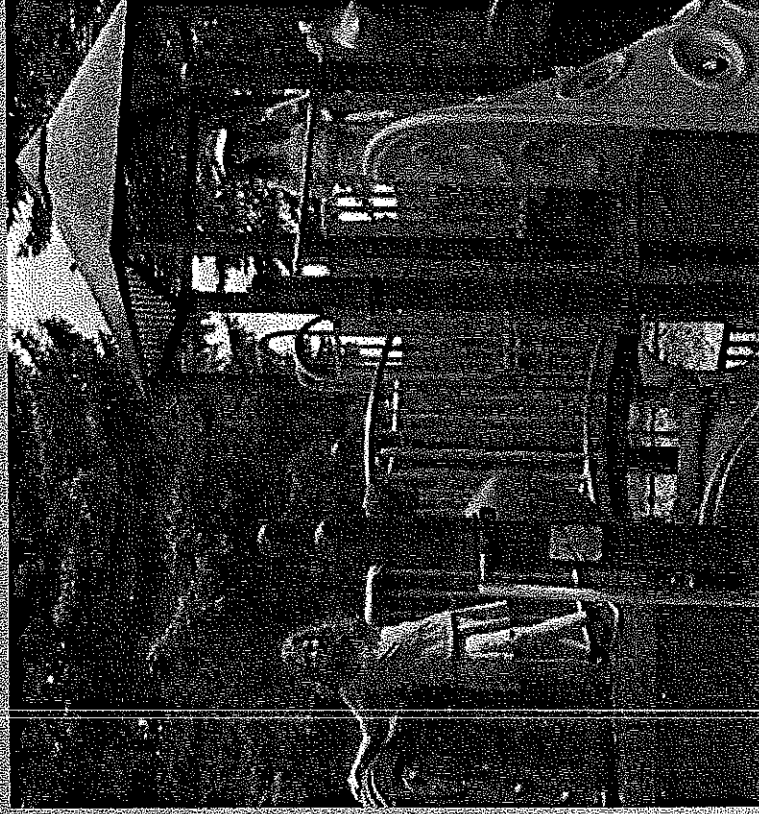




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Community





Safe place for kids to play

{ Kortright Centre of
Conservation

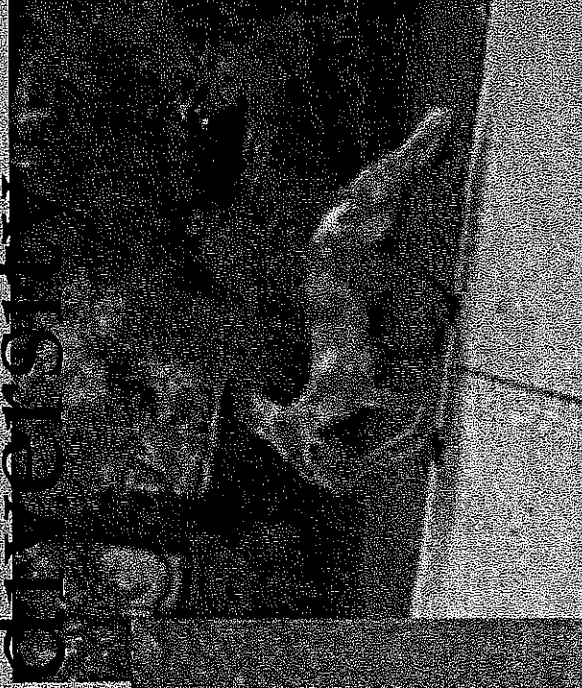


{ Boyd Conservation Park



Environment – Natural Corridors

Environment - Biodiversity



In my front yard, sidewalk and neighbourhood

'Alone we can do so little,
together, we can do so
much.'

- *Helen Keller*