

December 6, 2020

Re:City Park (Woodbridge Gates North) Inc.Files OP.17.015, DA.17.108 and Z.17.041 248,
252, 256, 260 Woodbridge Avenue

Dear Committee Councillors,

I'm writing to express my strong opposition to the above-referenced proposal. My townhome sits east of the railway tracks and there is already a considerable echo and vibration that rattles dishes in my home when the train passes by. An added wall that is intended to throw noise away from this development completely disregards those who live in the areas surrounding it. Unfortunately, unreasonable proposals such as this are not surprising. It wasn't too long ago that community members volunteered countless hours to oppose another unreasonable development slated for 177, 185, and 197 Woodbridge Ave. Despite a confirmed OMB (PL160284) decision to protect the two historic homes situated on these lands, the homes have been left to ruin, tossed from developer to developer. Their graffitied exterior walls and dilapidated structures serve as a reminder of city supported neglect, misaligned development proposals, and a complete disregard of the Woodbridge village community.

The City Park (Woodbridge Gates North) development represents yet another proposal that bears a significant negative impact to the community that surrounds it. Furthermore, it is not a wise business decision as there are many signs that the condo market is crashing and is due for a correction. Please read the following report: <https://www.tvo.org/article/torontos-condo-market-is-in-more-trouble-than-you-think>

There is demand for townhomes and lofts-not more tiny, cramped spaces, especially ones that overlook the train tracks and require amendments that degrade the surrounding neighbourhood.

Finally, the proposed community benefits are laughable. A pollinators garden where there are already several that exist and are maintained by volunteers/community members? Should we assume that they will be donating a few more books to the library to check this box as well? There needs to be more detailed provided here and it should also be noted that the damage that this project will create in terms of noise pollution and misalignment with the Woodbridge village and larger housing market, far out weights any of the mitigative measures proposed.

I hope that you will take these significant drawbacks into consideration. It is also my sincere hope that my efforts in writing you today are not in vain as has been the case for community members who have raised concerns in the past.

Sincerely,

Kate Duncan

█ Woodbridge Avenue