

To: Mayor and Members of Council
+Mayor D. Cousins
+Deputy Mayor F. Scarpitti
+Regional Councillor J. Heath
+Regional Councillor J. Jones
+Regional Councillor B. O'Donnell
+Councillor S. Daurio
+Councillor E. Shapiro
+Councillor J. Virgilio
+Councillor G. McKelvey
+Councillor J. Webster
+Councillor D. Horschik
+Councillor K. Usman
+Councillor A. Chiu

March 15th, 2006

From: Area residents
Leslie Wong and others

Subject: Recommendation Report
Highglen Christian Montessori School
From: Commissioner of Development Services
Director of Planning and Urban Design

The above Report recommends acceptance of Application to permit the private residence at 5002 14th Ave. be converted for use as a for-profit private school.

We have studied a copy of the Report and consider much of the information and data used to be insufficient, biased or misleading. The conclusions drawn therefore are faulty and the subsequent Recommendation is wrong.

We note that the Development Committee in acceding to the concern of residents for the protection of the neighborhood has carried out a motion to Deny the Application.

We understand the Committee's decision now goes to the full Council for approval. We, the area residents, respectfully urge you to confirm the Committee's decision and Deny the Application.

Contact: (905) 944-0140
E-mail: les.wong@rogers.com
Attached: Area Residents Review on Recommendation Report.

Subject: Review of Town Recommendation Report
By: Area residents (Leslie Wong and others)

The Three main concerns of Residents to the Application are:

1. Pollution nuisance, Privacy and Security.
2. Traffic and Parking
3. Desirability of neighborhood

-The Noise issue has not been addressed. The Report appears to rely on the Applicant's verbal assurances, as far as student noise is concerned, that the school will be quiet, such as the rear yard outside area will be "restricted to passive activities such as reading". The Report states noise from school vehicles is unlikely to have any increased effect on present noise levels. No reasons or data given to support this assertion.

-The Obnoxious fumes issue has not been addressed. School vehicles, many idling will be close enough to residents outdoor patios (some 12 feet) to prevent enjoyment of a BBQ or other outside activity. The Report makes no mention of this issue.

-The Privacy and Security issue has not been addressed. The existing remains of a fence and vegetation along the west side of the property is for practical purposes non-existent. A wood privacy fence could address this but the Report advises against it. Instead the Report recommends a chain link fence. By its very nature, a chain link fence is a low security non-privacy entity.

-The Increased Traffic issue has not been addressed. The Traffic Study which we understand to have been commissioned and paid for by the Applicant is flawed. The traffic data was collected from observations taken on one single day only, namely Wednesday, November 16th 2005. It therefore cannot be considered complete or representative. More important is the terms of reference of the Study which is narrowly focused on the impact vehicles entering/exiting the school on 14th Ave. will have on 14th Ave traffic flow. No consideration was given to traffic to and from Tillie square which will be forced to use the Red Key access to 14th Ave, once the temporary access road is permanently closed. This will significantly increase traffic down Red Key, perhaps by three to four times. It follows that vehicles entering/exiting the school will have a negative impact on Red Key traffic flow. York Region Roads Branch in its Review does not give approval for a left turn exit from the school due to insufficient data in the Study. The Report concludes that traffic generated by the school will have little or no effect on traffic at the Red Key/14th Ave and Tillie Square/14th Ave intersections. A close perusal shows neither the Traffic Study nor the York Region Review mentions the Tillie square/14th Ave intersection at all.

-The Parking issue has not been addressed. The Report concludes that the 16 parking spots is sufficient to pickup/dropoff 77 students and unknown number of school staff. The proposed parking, may as the Report states, exceed the by-law requirement. But it doesn't necessarily follow that off-site parking will not occur. On the contrary, it is certain to occur when some school-bound drivers will avoid entering the school because of the difficulty and delays in getting out again. Most schools have a congestion problem at the front entrance to the extent that parents are encouraged to park nearby and walk their children in. This case should be no different.

-The adverse impact on desirability of the neighborhood has not been addressed. The Report states "there is no evidence the school will have negative impacts on property values or quality of life" and "that the school will benefit the community". The Report provides no valid reasons or data to support such sweeping statements. In contrast, dozens of area households representing over 200 residents in the immediate neighborhood have actively opposed this Application.

-Concern over setting a Precedent has not been addressed. The Report dismisses this concern by stating the Application is being decided on its own merits. But in the same paragraph, and in apparent contradiction, the Report states that being on a busy street, other properties on 14th Ave may submit" non-residential applications in the future". The North side of 14th. Ave between McCowan Road and Kennedy Road is presently 100% residential and approval of the school will set an undesirable precedent..

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