

Subject:

file # OP.16.012 and Z.16.051.

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Communication
COUNCIL: June 27/17
CW(RH) Rpt. No. 27 Item 2

From: Bill van Geest, [REDACTED]

Sent: June-20-17 4:09 PM

To: DevelopmentPlanning@vaughan.ca

Cc: info@villageofwoodbridge.ca; Carella, Tony

Subject: Re: file # OP.16.012 and Z.16.051.

Sir or madam:

I am responding to the proposal to build a nine-story condominium building on Mounsey Drive in Woodbridge Village. I am not able to attend the public hearing, so hence this letter.

I am generally in favour of intensification and the construction of condo buildings and commercial development in Woodbridge village, provided that they are modest and well-designed. However, this proposal goes far beyond the bounds of proper planning and would produce a monstrosity in an area that should remain a low density area.

Vaughan, along with area residents, is already grappling with the excessive traffic congestion in the village. Clarence St is a particularly congested street. To add traffic from 192 units or anything larger than a small development to this existing problem would be simply outrageous. Mounsey is a small, dead-end street and Clarence is also narrow. Getting in and out of the streets alone will be a major challenge for residents of this development and others who regularly use Clarence St. and Woodbridge Ave.

The proposal also is completely out of character with its neighbourhood. This street should be one of detached homes or maximally a small street-facing townhouse complex. This area is also part of the village's green space with the forest behind the proposed development containing many native tree species. This has already been damaged by the stripping of the landscape. The property owner should be ordered to replant a significant portion of this land in native forest trees. The required widening of the Mounsey would also destroy many mature trees.

While the proposed nine-story height is no doubt a classic bargaining ploy in the hope of getting six or seven, this proposal should not even begin to be seen as the beginning of a negotiation process.

The Vaughan Official Plan was developed with considerable study and consultation. I understand that small amendments to the Plan need to be considered as time goes along. This proposal is so thoroughly violates the intent of the Plan and the character of the village that it should be turned down in its entirety.

Sincerely,

Bill van Geest

[REDACTED] Meeting House Rd.

Woodbridge, L4L 1K9