

June 20, 2017

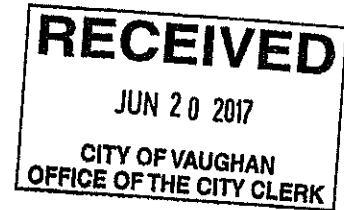
RE: File numbers: OP.16.012 and Z.16.051

31 and 55 Mounsey Street

Public Hearing June 20, 2017

Committee of the Whole

City of Vaughan



I would like to express my comments with respect to the above noted application.

The current proposal for a 9 storey residential condominium is completely out of context with existing single family dwellings in the surrounding area. Mounsey Street is a narrow dirt road that currently provides access to a small community church and is used as a golf cart path for the Country Club golf course (formerly known as the Board of Trade).

The only access to Mounsey Street is by Clarence Street, which is 2 lanes and has no possibility of being widened southbound and very limited possibility of widening northbound. The traffic generated from this proposed development would require major changes to the existing infrastructure, which may not be possible.

Significant changes to the Woodbridge core over the last several years and also with recent and current projects, have already dramatically increased traffic along Clarence Street, Meeting House Road, Kipling Avenue and Woodbridge Avenue. Some approved developments have not yet commenced construction and the area residents have dealt with constant delays and road and sidewalk closures for a number of years. Residents are dealing with this situation for the projects currently under construction and it seems never ending and uncoordinated. The same sidewalks and roads have been removed and replaced several times. Surely there can be a better plan in place.

It is my understanding that the Country Club Golf Course has been sold and will possibly be developed in the near future. Should this information be accurate, it seems premature to move forward with this application prior to further review by the City for the entire area. Such a massive change to the Woodbridge core should be approached with a great deal of oversight and with much input from the local community.

Finally, I would like to point out that the location of the signage for this application is practically invisible and I only noticed it because I walked through the golf course prior to it being open for the season. I appreciate that the circulation area for the application was widened by the Planning Department, otherwise most area residents would not even be aware of the public hearing. I would suggest that, in the future, any signage for rezoning be located in a clearly visible area if the property is not readily visible.

Thank you for your consideration and please provide me with any updates concerning this application.

Yours truly,

A handwritten signature in cursive script, appearing to read "S. Okom".

Susan Okom

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[REDACTED]

[REDACTED]