

Subject: FW: OP.16.012 and Z.16.051 - 31 and 55 Mounsey Street

From: Fera, Eugene
Sent: Tuesday, June 6, 2017 3:46 PM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>; Britto, John <John.Britto@vaughan.ca>
Subject: FW: OP.16.012 and Z.16.051 - 31 and 55 Mounsey Street

Hi John/Rose please see the email thread below regarding the June 20, 2017 Public Hearing item OP.16.012 and Z.16.051.

Thank You Eugene Fera

From: Panaro, Doris
Sent: June-06-17 3:29 PM
To: 'Thalia Ilechukwu'; DevelopmentPlanning@vaughan.ca
Cc: Matteo Cecamore; Fera, Eugene
Subject: RE: OP.16.012 and Z.16.051 - 31 and 55 Mounsey Street

Thalia, Thank you for contacting the City of Vaughan. I have forward your email to Eugene Fera who will further assist you. Thank you.

Doris Panaro
Clerical Typist
905-832-8585, ext. 8208 | doris.panaro@vaughan.ca

City of Vaughan | Development Planning Department
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Thalia Ilechukwu [REDACTED]
Sent: May-31-17 3:55 PM
To: DevelopmentPlanning@vaughan.ca
Cc: Matteo Cecamore
Subject: OP.16.012 and Z.16.051 - 31 and 55 Mounsey Street

Dear Mr. Fera,

As residents of Meeting House Road we disapprove of the following planning application amendments affecting 31 and 55 Mounsey Street:

1. The Redesignation of the Official Plan Amendment File OP.16.012 from Low-Rise Residential to Mid-Rise Residential increasing storey height to 9 (originally 2) = 192 units.
2. Re-Zoning the lands from R2 Residential Zone to RA2 Apartment Residential Zone.

In order to avoid irresponsible planning and hyper-development for West Woodbridge / Ward 2 specifically the area of focus that is called the Woodbridge Heritage Conservation District, it is residents like us that must ensure established neighbourhoods like Meeting House Road that are directly connected to Clarence Street are protected, preserved and enhanced. A focus on higher density housing for economic viability without a proactive approach to preserving existing communities and urban conditions are significant concerns and should be for the City of Vaughan and TRCA.

Mounsey borders on the Woodbridge Heritage Conservation District. The current planning amendments proposed need to support the district's historical heritage, urban fabric and existing landscape conditions that make Clarence a beautiful, pastoral gateway and golf course experience.

We have seen current developments along Kipling degrade and disfigure this Woodbridge heritage district. Unsatisfactory attention towards traffic volume and access / egress are demonstrated on a daily basis in this district. Currently, Clarence Street, Woodbridge Avenue and established residential roads like Meeting House Road are already severely impacted by traffic infiltration, noise and emissions from the various new mid-rise and townhouse developments along Kipling and Woodbridge Avenue.

Unless the City of Vaughan has a master plan in place that shows and proves overall mitigation and improvement to these overburdened local arteries and supply permanent solutions in a timely manner for traffic minimization in this district -- then the current development proposal for 31 and 55 Mounsey Street is extremely negligent and self-serving.

Sincerely,
Thalia Ilechukwu and Matteo Cecamore
