

Item 18
26 Bruce Street

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Communication
cw: <u>June 11/13</u>
Item: <u>18</u>

Good morning to all Committee members. My name is Marilena Pisegna and I reside at 40 Bruce Street. My home is the immediate property to the south of the proposed site. I am not able to attend today in person and I am hoping that my concerns will be heard and discussed within the meeting today. After having reviewed the new proposal, I must express my deep disappointment and anger on the basis that none of my previous requests were addressed by the Commissioner or the Applicant in the Staff Report and subsequently in the new site plans. I am upset that my right to live privately on my property is being so blatantly disregarded and that the Committee that represents the people of Vaughan is allowing this to happen. That being said, please allow me to reiterate the concerns I had expressed over one year ago today.

Summary of Recommendation

- 6 meter buffer (instead of the current 3 meters) between the south end property line and blocks A, B and C.
- Two storey height maximum on the south most units of each of the blocks A, B and C. And a gradual transition thereafter.
- A change from the existing gable roof to flat roofs to eliminate the unnecessary additional height.
- 10 foot privacy fence bordering the 40 Bruce Street and 26 Bruce Street property lines with the appropriate privacy trees.

I would like to begin by stating that my family and I are in favour of the densification of Vaughan particularly along the Hwy 7 corridor. I also have no objection to the number of units being proposed. My most pressing concern continues to be the issue of my privacy that will be compromised not only from the 20 units in block A that will be overlooking my living room window, but also by block B and C that are also hovering very close to the property line and looking over my side and back yard. Regardless of whether or not the current site plan conforms to by-law requirements, this is an inconsiderate invasion of my family's privacy. I ask the Committee and the Applicant to be mindful that this is an unusually large number of neighbours to have facing a property in comparison to the average property holder. I believe that an exception should be granted in this instance requiring the Applicant to provide a 6 meter interior side yard between each of block A, B and C and our property line.

A second major concern is the height of the units immediately bordering our property. The current site plan shows each building at 3.5 storeys with a roof that brings the overall height to the equivalent of 4.5 storeys. The south most units of blocks A, B and C should be no more than 2 storeys to conform to the existing homes in our neighbourhood and create a gradual transition thereafter. In addition, blocks A, B and C should have flat roofs instead of gable roofs to keep heights down and closer to the neighbourhood average.

Lastly, the fence bordering 40 Bruce Street, both side and rear, will need to be taller in order to ensure privacy. An exception to by-law requirements should be granted and a privacy fence of at least 10' minimum height should be installed in addition to adequate privacy trees bordering my property.

I will always continue to support and welcome new neighbours into my beautiful neighbourhood. Along with my parents who live at 176 Bruce Street and my brother who is at 184 Bruce Street, my family has invested over 30 years of our lives in this gem of a neighbourhood. Our family run business, Woodbridge Alignment, is also located at the corner of Hwy 7 and Bruce Street. I have invested much of myself into my neighbourhood and I believe I am in my right to request respect from new neighbours. I am optimistic that the Applicant can bring forth a better plan that will adequately address both my privacy concerns as a home owner and the Applicants concerns as a developer. I encourage the Applicant to speak with me to resolve these issues together.

I would like to take the opportunity now that I have the attention of the Applicant to express my concerns about the maintenance and up-keeping of the property. It is offensive to me and to all neighbours who take much pride in the presentation of their property that 26 Bruce Street has been neglected and left unmaintained. It is the responsibility of the Applicant, as the current property owner, to keep the grass trimmed and grounds tidy. As of today, the grass is well over three feet tall. To the Applicant, please show respect for the pride that we all share for our neighbourhood.

I will end of by thanking the Committee and the Applicant for hearing my concerns today. I wish I could be there in person to speak with you, but I hope that through my writing you can hear the depth of my concerns. I am unhappy with the existing site plan and expect that my concerns be properly addressed. Once again thank you and have a wonderful afternoon.

Marilena Pisegna