

MARY MAUTI
52 FOREST CIRCLE COURT
WOODBIDGE, ONTARIO L4L 1N9

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COMMUNICATION	
CW (PH) -	Nov 5/13
ITEM -	1

November 5th, 2013

Members of Council for the City of Vaughan

Committee of the Whole (Public Hearing)

Re: File #OP.13.009 and Z.12.012 -4902 and 4908 Highway 7 – Camelot on 7 Inc.

My name is Mary Mauti and I live at 52 Forest Circle Court. I will be speaking in opposition to this application.

My family and I have been residents of Seneca Heights for the last 37 years.

This area is called Seneca Heights and is one of the oldest and historical sites in Woodbridge. Residents have purchased their estate lots and custom built their own homes. The area is a dormant community where people call home. They purchased or built their home and do not move away.

It is a unique pocket within Vaughan.

Most of the homes are a minimum of 80feet frontage and have an irregular shape in the rear and some go up to 120 feet in the rear. (WIDTH)

The density of a building of this size does not fit into this pocket. This application ~~is~~ does not conform to the region of York Official Plan and the City of Vaughan Official Plan OP, Growth Plan.

The proposal when considered comprehensively, in context with the low density residential community and the planned vision for Regional road 7 does not represent good planning. These types of applications represent piecemeal planning. The regional planning policies respecting intensification do not mean that intensification can occur anywhere and everywhere throughout the city regardless of the local planning context.

The property is outside of the transit hub of 200 m which according to the current OP and only allows 8 storeys. If the new OP plans gets approved at the Region, it will allow 6 storeys not 10 stories plus the mechanical penthouse room of 42m in height.

Our homes and the existing application are zoned for R1 which has a height maximum of 9.5m. The applicant is asking for a total of 42m in height. That is a large difference to be compatible within the existing homes.

Yes, I understand that within 30m they must start at 4 storeys with a setback of 10m which backs onto the existing residences. Residences will be looking at 17m vs. 9m.

The layout of the 4 storeys impacts the privacy of the residences. No screening can be accommodated to block the privacy from the proposed balconies. The common terrace with the dog patio is all laid out in the rear of our homes.

The applicant could have been sensitive to the homes in the area and placed the common terrace to the west property line overlooking the cemetery which would have no impact on the existing residents. Having the common terrace and dog patio located on the 4 storey overlooking the existing residents will provide 24 – 7 noise, lighting issues and no privacy to our homes. Our bedroom windows are in the rear of the homes which overlook the common terrace with all of the noise, dog barking from the dog patio, lighting and no privacy.

Does this layout fit into a good plan for the existing residents?

That is only one component of the application. There are so many deficiencies to address without the proper reports, which I understand will be coming at a later date.

The traffic on Highway 7 is a serious issue. The subject matter has an ingress less than 200 feet away from the main intersection of Islington, is on a steep hill and there have been many accidents. In order to design the ingress/egress properly on Highway 7 there can only be a right in and right out. The flow through traffic will impact the area of Wigwoss and Monsheen. People will use this small pocket to drive through to get to their destination called home at 4908 and 4902 Highway 7. This will be further compounded by the approved developments at Wigwoss and Bruce Street on Highway 7. Is this good planning for the area?

We have already witnessed an increase traffic pattern from non residents of the area. As I mentioned earlier, let's not forget the Vaughanwood Mall (250 units) and Vista Parc (120 units) will also use this short cut to get to their destination. We can rename Wigwoss as the "Wigwoss and Monsheen Expressway". The residents of Forest Circle Court and Monsheen will have an issue getting out of their own streets.

There is a deficiency 98 parking spaces. Where are the future residents, visitors and commercial customers going to park? Will it be on Highway 7 or on the cemetery property?

Density is too high for this area and the property itself.

There is no infrastructure in place to accommodate this type of building. This application is not a good fit for the area.

The applicant is already using this property as commercial. Currently the property is designation of R1, no commercial allowed.

Today at Committee of the Whole, Council refused application of OP12.0003 and Z12.0008 by John Duca for Kipling and Highway 7 of 180 stacked townhouses units and 225 parking spaces. Planning's recommendation stated that the application does not represent good planning for the area, for the Highway 7 frontage or the low density community to the south. This application has less impact than the application you have in front of you now.

I'm asking you to consider the same thought pattern in planning's recommendation and refuse the Camelot 7 Inc. application.

Thank you for your consideration on the matter.

I can answer any questions you have.