

VAUGHANWOOD RATEPAYERS ASSOCIATION**■ FOREST CIRCLE COURT
WOODBRIDGE, ONTARIO****September 22nd, 2021****RE: FILE OP.21.015 & Z.21.026****My Place on 7 Inc. 4850 Highway 7 & 79 Arrowhead Drive**

We, The Vaughanwood Ratepayers Association are in opposition to this application. The existing residents of this area cannot support the massive change to their existing mature residential area. This application is not proper planning it only disturbs a settled community.

The application is seeking approval for a 14 storey building (101 units), 77 parking spaces with 3 levels of underground parking. There are 77 parking spaces in total, of which 15 are allocated for visitors indoor, therefore, visitors will most likely park outside along Arrowhead to avoid going in for a permit parking. Parking on Arrowhead as it cures is not safe. The application is in deficiencies to support parking for the condo owners. This existing community has already lived the error of shortage of parking spaces on Benjamin Drive where visitor's parking disrupts this neighbored as they park on Benjamin Drive 24/7 leaving no room for others and it has become a safety issue in a settled community of existing residents of over 35 years.

Is this proper planning?

No other building has been permitted by The City of Vaughan along this strip of highway 7 for this height allocation. Forest Green Homes which is closer to Pinevalley and Highway 7 with a surrounding commercial area, only received 10 stories under the old OP. The maximum FSI along this strip of road is a FSI of 3. The existing OP allows only 6 stories with a FSI of 2. The applicant is seeking double capacity of the existing OP in an area, which cannot even support 6 stories due to the geographical area of Highway 7. Is this proper planning, disrupting a settled community?

Arrowhead Drive is not part of the intensification program. If Highway 7 is deemed to be intensified under the provincial guidelines, then any project should be supported within highway 7 framework only and not disturbing the existing settled community which residents have lived there 35 years plus.

There should not be any filtering onto other existing mature residential settled community.. For example, the loading dock and the ramp to the underground parking entrance cannot be accessed through highway 7 therefore they will most likely access the entrance on Arrowhead Drive of the existing quiet, mature homes. Is that fair to these residents? In order to use the loading dock and the ramp to the underground parking entrance, Wigwoss, Monsheen, Tayok will be affected as the movers and the condo residents will use the entrance off Monsheen to get to the entrance of the condo. Is this proper planning in an old settled community of over 50 years which this application is disturbing the settled community. Eventually all residents of the condo will also use the Arrowhead Drive entrance as Highway 7 will have too much traffic and they will start using Arrowhead as the main entrance.....this is reality. Arrowhead Drive is not part of the intensification plan! The project should support its own

merits on Highway 7, however the entrance off Highway 7 is in the middle of the intersection at the end of Bruce Street. Is this safe? Is this proper planning? Disturbing an existing community.

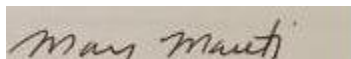
A noise report does not measure the consistent opening and closing of the garage doors. This will be an issue for the existing residents that are abutting the loading dock and ramp to underground garage. The loading dock and ramp to the underground garage should be facing highway 7 in order to avoid this issue. No reports have been given to measure this noise level, which will impact and disturb the existing settled community.

The base of the building and structure is built towards the residential area and not towards the commercial institute. There is also a zero set back to the common walkway for all residents to use. This is not appropriate having a zero set back to a common walkway as it may be unsafe. A wall abutting a common walkway is not safe to use. Balconies overlooking a common pathway. The west side has a 6.93m setback to a commercial building. Why is there no set back to the east where it affects the existing resident and the residents who use the walkway? It makes no common sense! Is this proper planning? Distributing a settled community! Furthermore, does this project meet the 45-degree angle?

One of the conditions of approval along Highway 7 is that York Region will ask for a dedicated 3m road allowance for future road widening. This is necessary for any new developments. Anyone developing along the main corridor has already provided the 3m road allowance for future expansion. The property line of the building will be abutting Highway 7. Is this safe have a zero setback at the front abutting Highway 7? Is this proper planning!

The Vaughanwood Ratepayers Association cannot support this application and we are asking City Staff to consider the concerns of the existing residents who may have to live with the errors of this project.

This is not proper planning! Disturbing an existing community of existing residents.

A handwritten signature in cursive script, reading "Mary Mauti", written in dark ink on a light-colored rectangular background.

Mary Mauti

Vaughanwood Ratepayers Association