

COMMUNICATION C21

ITEM NO. 3

**COMMITTEE OF THE WHOLE
(PUBLIC MEETING)**

October 5, 2021

From: Soussanna Karas [REDACTED]
Sent: Monday, October 04, 2021 10:04 AM
To: Judy Jeffers <Judy.Jeffers@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Public Hearing re OP.21.015 and Z.21.026 - My Place on 7 Inc. proposed development

Good morning,

Below please find my comments with respect to the proposed development by My Place on 7 Inc. which I intend to deliver at the public hearing on Oct 5.

1. My name is Soussanna Karas, I live at [REDACTED] Arrowhead Drive, in Woodbridge
2. I would like to address the proposed Official Plan and Zoning By-Law amendment by My Place on 7 Inc.
3. Speaking on behalf of myself and my family and I am sure many other residents of my community, we are strenuously opposed to the proposed condominium development in our Seneca Heights community
4. While there are a number of issues with the proposed development, I would like address 2 very important issues:
 - a. Widening of Hwy 7
 - b. Zero Setbacks

Widening of Hwy 7

1. According to VivaNext, a further rapidway extension is envisioned on Hwy 7 Bruce Street to Hwy 50. The recommendation is that the expansion is from 4 lanes to 6 lanes. In this case, the encroachment is necessary for municipal setbacks. The Architectural Drawing provides for 0m of clearance on the Front Yard abutting Hwy 7. This does not allow for possible Hwy 7 extension.

Zero Setbacks

2. The Architectural Drawing shows 0m clearance from the Front Yard
3. It also shows 0 , clearance on side Yard Interior (from Ground Floor)

4. Not only 0m clearance presents an obstacle to potential widening of Hwy7, it is also clearly contrary to zoning regulation, where residential (as opposed to commercial/retail) building must have at least 7.5 m setback from the public road.

Conclusion

In conclusion, proposed condo development will undoubtedly bring disturbance to our well established neighbourhood; given that the place on which it is proposed to be build is not suitable for such a development, it does not comply with the setback and will be the barrier to further Hwy 7 extension which is contrary to the Places to Grow Plan and is NOT A GOOD PLANNING.

To reiterate, as residents of Seneca Height, my family is opposed to this development.

Sincerely,

Soussanna Karas