

VAUGHANWOOD RATEPAYERS ASSOCIATION

██████████ FOREST CIRCLE COURT
WOODBRIDGE, ONTARIO
██████████

October 13th, 2021

RE: Special Committee of the Whole Public Hearing – Item 6
Vaughan Official Plan Review – October 13th 7:00 p.m.

We, The Vaughanwood Ratepayers Association are asking City Council to consider the area Highway 7 to the north and south side between Islington and Wigwoss/Helen to keep this area as low rise residential area with no intensification. Currently it is designated for 6 stories. A 6-story building has no place within an infill site within a settled existing low-density designation in the rear. This is the only area along Highway 7 which has settled existing homes in the rear of Highway 7. This very quiet mature area which has been built for over 70 plus years (Monsheen, Tayok, Old Wigwoss, Forest Circle Court). Intensification will alter the lifestyle of the existing residents. This relentless pursuit of greed masked by policies and mandates will alienate the hardworking citizens and destroy the very fabric of this unique small community.

It is a very small area, we are asking that the current OP changes from 6 stories to low rise residential..

Proper planning in settled areas is not intensification. Intensification should remain along highway 7 within the properties that front Highway 7 and not allowing entrances and parking along the rear that infiltrates the existing residential streets and their lovely homes. There is no consideration to the existing homeowner. That is not proper planning!

As you see now that the City of Vaughan allows to be built in existing areas shadowing buildings onto their homes, lack of privacy with balconies peering through their backyards. This is not proper planning.

We ask you the City of Vaughan to consider this small fact and keep intensification where it belongs along the main corridors with the proper infrastructure of the subway and rapid transits. Give us back our low rise residential along this quadrant.

This area of Highway 7 between Islington and Wigwoss due to the geographical layout will not be able to handle the density of allowing condos to be built due to the bottle neck at Islington and Highway 7. Until the CN rail has the availability to widen the road where their bridge resides bottle neck will remain.

The residents of this area are tired of fighting for something that should have never be allowed to take place with the built of condos. The residents of this area do not use rapid transit and never will. This is being realistic and must be considered with the facts outlined above and not on a wish list policy outlined by the city, region and the province.

In order to provide proper planning the development of this area must be controlled and regulated and accordingly and should not be subject to intensification. Please consider our request in allowing this area to be low-rise designation.

Thank you

Mary Mauti

Vaughanwood Ratepayers Association