

The proposed by-law change is not required. In fact, if allowed to be changed there is a risk of it being used as a precedent to build out of place developments in any single-family residential neighbourhood in Vaughan.

Setback & Heights

Setbacks are intended to benefit the community. Setbacks are there to protect existing properties when a proposed building is oversized or exceeds a reasonable height for the neighborhood. By limiting the size of the buildings on the property it ensures neighbours and those who pass by it are not overwhelmed by an inappropriate structure during the day or its' illuminated mass at night. The expectation of those who live in or are visiting Glen Shields particularly those who use or have a view through Glen Shields Park is of an open horizon during the day and an unobstructed view of the night sky. The structure as proposed is imposing and out of place in this established residential neighborhood. The massing of the structure should be more sensitive to the existing context of the surrounding area. The parks and surrounding area should not be subjected to an out of place tower showing illuminated windows & balconies.

I stress modifying the Official Plan from Low rise mixed use **to** mixed rise mixed use and Zoning from Local Commercial C3 **to** Residential Apartment R3 would allow for an inappropriate development that does not consider the local pattern of lots, streets, blocks the size and configuration of lots, the building type of nearby residential properties, the heights and scale of nearby residential properties the setback of buildings from the street or the pattern of rear and side-yard setbacks. The requested structure's setbacks and height are inconsistent with the properties around 80 Glen Shield.

It ignores the established property which is described as

to the North: Glen Shields Park with low-density residential in the form of single detached dwellings and Marita Payne Park a little further north.

to the South: **Low-density residential in the form of single detached dwellings**

to the East: **Low density residential in the form of single detached dwellings.** A Community Centre and a Secondary School.

and to the West: **Low density residential in the form of single detached dwellings,** Public and Catholic Schools.

These existing areas continue to thrive and cannot be placed in peril. First by the dramatic construction that would be required over time and more importantly the likely long range failure of the retail spaces planned for the first floor.

It should be noted that the proposed lot coverage of 51% exceeds the requested R3 By-Law change which is 50% and that the development area of 5,890 m² is 73% of the 8,100 m² available.

COMMITTEE OF THE WHOLE (PUBLIC MEETING) – MAY 30, 2022-
Official Plan Amendment File OP.21.030 - Zoning By-law Amendment File Z.21.058
Joseph Brunaccioni

Appropriate height transition between intensification developments to any adjacent built properties or sensitive land shall be restricted 4 stories or less. The proposed height of 7 & 9 stories would have a significant negative impact on nearby properties and change the face of the Glen Shields community. The height and proposed building materials should be more in scale with the adjacent community so the expected views along Glen Shields and from the park are not sacrificed.

Lighting of the structure will have an adverse impact on the abutting existing residential properties and the view from within and from across the park. The current proposal will contribute to higher levels of noise within the immediate vicinity. The potential noise impact of the proposed development has not been reviewed and is not planned during until detailed design. Doing this after the By-law change is too late. The development should also aim to minimize the level of light polluting the surrounding area by minimizing the type the structure features i.e. exterior building lights, light from windows and balconies patios and roof warning beacons. (Builds 6 storeys or greater are required to be submitted to NavCanada and/or Bombardier for review)

The sun shadow study completed for the proposed development found the proposed mid-rise building will not negatively affect the surrounding low-rise dwellings in the area. This is not accurate and requires further study. The study shows shadows being cast and projected into the neighbouring park and **low-density residential single detached dwellings** to the east and west.

Developing the location with minimal changes to the Official Plan using the existing Zoning will assist the City in achieving its residential intensification target while not overdeveloping the site.