

---

**From:** Stephen Tsui [REDACTED]  
**Sent:** Thursday, May 26, 2022 9:26 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Official Plan Amendment File OP.22.003/ Zoning By-law Amendment File Z.22.005

May 26.2022

City of Vaughan  
Office of the City Clerk  
2141 Major Mackenzie Drive,  
Vaughan, Ontario, L6A 1T1

To whom it may concern,

Re: Official Plan Amendment File OP.22.003  
Zoning By-law Amendment File Z.22.005

I am a local resident living along the Islington Avenue Corridor. The area has been evolving progressively with new townhomes and low rise condominiums in the past years. There are many building applications sent by developers whereas all is stretching beyond the official plan and zoning by-law allowed. To an extent among the changes, one small lot turned into 6 independent townhomes.

After carefully reviewing the proposed zoning and site plan, I would like to share a few of my concerns for your consideration:

- rezoning to a 7-storey condo building is a continuous challenge to the Woodbridge Centre Secondary Plan (WCSP) for the low-rise residential designation, specifically along the Islington Avenue Corridor. WCSP was conducted and approved by Ontario Municipal Board only a few years ago as a guide for the development of this area.

- Islington Avenue Corridor (between north of Willis Road and Langstaff Road) is designed as a single lane on each direction. All structures along this section of the City should be kept as WCSP specified as a low-rise residential environment. Allowing another mid-rise condo building with 168 units will further jeopardize the traffic flow within the Corridor.

- generally developers/ builders are doing whatever they can be to maximize the returns on their investments, with less focus on maintaining a healthy neighbourhood

and retaining a sustainable city.

I trust the City of Vaughan will do the right thing to build a strong, caring and safe community, and a place where everyone can thrive by living in harmony.

Sincerely yours  
S. Tsui