

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] letter of concern for City Council
Date: Monday, June 3, 2024 9:49:24 AM

From: Stefania Piacente-Battisti [REDACTED]
Sent: Monday, June 3, 2024 9:46 AM
To: Clerks@vaughan.ca
Subject: [External] letter of concern for City Council

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My name is Stefania Piacente-Battisti and we live at [REDACTED] Nightfall Court, Kleinburg. We are strongly opposed to the application by Bruco Hills Development to amend the zoning of 10340 Highway 27 (Official Plan Amendment File OP.24.001 Zoning By-Law Amendment File Z.24.005.

My main concern with this proposal is :

1. **SCALE & DENSITY:** This would place an expansive, high-density building, 5-storeys taller than any building within 5 km radius, on a hilltop situated off of a single lane highway. The consequences of this drastic change to the area cannot be underestimated.
2. **TRUE PURPOSE OF THE BUILDING:** The developer is claiming that this application is for a retirement facility. However, there are a number of factors which call this stated purpose into question. If the land is re-zoned, this opens up the potential for various other uses of the land - including building a condominium. There is no guarantee that the building will actually be for this proposed purpose of a retirement facility and we strongly believe it will end up being a condominium.
3. **TRAFFIC, SAFETY, POLLUTION:** To service 143 units, imagine the number of cars, staff, deliveries, shuttle buses, visitors, and emergency vehicles will require access to the property on a daily basis. On our already congested single-lane Highway 27, the impact will be severe and affect us all.
4. **WATER & WELLS:** Construction will require “de-watering” and pumping 200,000 to 300,000 liters of water out daily during construction. The catastrophic effect on our wells, ground water, general water quality and ground stability from the east side of Highway 27 all the way west to Huntington Road is of grave concern.
5. **PROPERTY VALUES:** This development is almost certain to have a negative impact upon property values in the surrounding area. The impact will lead to lower comps, thereby affecting property values not only of the lands immediately surrounding the building, but also throughout the community. The beautiful, private, tree-view green space we all share will be obliterated by this 7-storey building.
6. **QUALITY OF LIFE:** Issues such as increased noise, light pollution, loss of privacy, traffic and the complete overshadowing of our homes will have lifelong

consequences for the use and enjoyment of our properties. This will fundamentally alter the very peaceful and quiet nature of our community, which we all place great value in as Kleinburg residents.

7. INFRASTRUCTURE STRAIN & ISSUES: Our community's current infrastructure including water, sewage, and public transportation, is simply not designed nor equipped to support a high-density development such as this.

8. ENVIRONMENTAL IMPACT: This will inevitably have an impact on wildlife and vegetation in the area. The property sits adjacent to environmentally protected lands - which are protected for a reason!

9. CONSTRUCTION: The dust, noise, and nuisance of the construction of this building is self-explanatory.

We urge the City Council to reconsider this proposal and seek alternative solutions that align with the existing zoning bylaws and the character of our community. We believe in thoughtful, sustainable development that enhances our city without compromising the wellbeing of its longstanding residents, maintaining the principal of planning and the large estate lot this property is zoned for.

Thank you very much for your attention to our concerns. We hope the Council Members will act in the best interest of our community and reject the proposed development in its entirety.

Stefania Piacente-Battisti

■ Nightfall Court, Kleinburg

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