

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] Rejection - Zoning by-law amendment file Z.24.025 (Islington/Napa Valley)
Date: Saturday, September 7, 2024 11:24:59 PM

From: RENEE LUNIEWSKI [REDACTED]
Sent: Saturday, September 7, 2024 1:27 PM
To: Clerks@vaughan.ca
Subject: [External] Rejection - Zoning by-law amendment file Z.24.025 (Islington/Napa Valley)

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RE: 9681/9691 Islington Ave - development by Gatehollow Estates Inc., Zoning By-law Amendment File Z.24.025

I wish to submit my strong opposition regarding the Zoning By-law Amendment File Z.24.025. I do not agree with the owner's request to increase the number of units. Although I welcome new low-rise condos in the area, the amendment will have multiple negative and irreversible impacts in the area.

Of particular concern is the reduction in the number of 2-bedroom units by 50% while doubling the number of 1-bedroom units. Saturating the market more 1-bedroom units is not going to resolve the on-going housing shortage. Young families who currently and in the near future cannot afford housing need other more affordable options with room to grow.

Building more 2 and 3 bedroom low rise condos will greatly improve the current dire housing situation. In addition to younger families, it will also provide more options for retirees and empty-nesters who are currently not selling their homes - BECAUSE THERE ARE FEW AND LIMITED OPTIONS!

Furthermore, increasing the number of 1-bed units will continue the trend for them to be used primarily as investment properties and/or short-term rentals.

I ask you to look at the current real-estate status in the city of Toronto that has flooded the market with too many unsellable 1-bed condos - nobody wants these as a long-term residences.

Renee Luniewski