

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [[External]] HIGHLY IMPORTANT - I REJECT SO NO WAY !!! / Z.24.031  
**Date:** Thursday, October 24, 2024 2:25:05 PM

**C21.**  
**Communication**  
**CW(PM) – November 6, 2024**  
**Item No. 5**

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**From:** TONY CARAVAGGIO [REDACTED]  
**Sent:** Thursday, October 24, 2024 1:49 PM  
**To:** Casandra Krysko <Casandra.Krysko@vaughan.ca>; DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Lucy Cardile <Lucy.Cardile@vaughan.ca>; Nancy Tuckett <Nancy.Tuckett@vaughan.ca>  
**Subject:** [External] HIGHLY IMPORTANT - I REJECT SO NO WAY !!! My Comments re: Files MZO.24.001 / OP.24.014 / Z.24.031

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**From :** Tony Caravaggio, [REDACTED] Lanterna Crescent, Woodbridge Ontario, L4H 1B8

**Subject :** Minister's Zoning Order File MZO.24.001 / Official Plan Amendment File OP.24.014 / Zoning By-law Amendment File Z.24.031

Here are my written comments regarding this HIGHLY IMPORTANT matter :

1. The condo project would be much more appropriate directly closer to major public transportation such as a TTC station or GO Train station, such as at Vaughan Metropolitan Centre.
2. Increases traffic congestion in an area already having gotten much worse in recent years.
3. More traffic accidents involving pedestrians at an already busy intersection.
4. Greater number of people residing in a small area reduces quality of life for all residents.
5. Increases number of human and social problems as short term renters tend to take over the area. High risk of less social cohesion and

lower positive community feel.

6. Degrades the thermal environment. Huge increase to environmental pollution.

7. Due to the excessive population there would be an imbalance load on municipal services like water supply, sewage, electricity.

8. Higher demand for scarce city services already in limited supply such as Police and Fire.

9. There are already street people on the road at that intersection begging for money around moving vehicles is so dangerous.

10. Substantially increases the carbon footprint.

11. Neighborhood Interference – Loitering in streets and plazas and stores.

12. More pets on local streets and excrement which is already a big problem.

13. Increase in crime.

14. Unwelcome shadows from blocking the sunlight due to high structures lowers the appeal of the neighborhood.

15. Reduces privacy, security, safety, and increases break ins and thefts for the surrounding houses and its people. Elevated condo unit dwellers are able to “spy” on them even aided by binoculars from those with unlawful intentions ( for example to plan car thefts ).

16. Investors purchase the condo units, then rent them out as short term rentals to tenants who don't care about the community.

17. The tall structures would be incongruent in the area and stick out awkwardly. It makes no visual sense to a pedestrian at street level who becomes lost in glass and cement which feels isolating and dehumanizing in a residential area.

18. There will already be significant disruption in the area and this would make it much worse. The Regional Municipality of York is building a

new 11-kilometre gravity sewer pipe in the City of Vaughan to provide sustainable wastewater servicing. Construction is taking place on Highway 27, south of Martin Grove Road until Fall 2029 which is a long time.

19. Will cause increases in negative moods, depression, and lower mental health in houses in surrounding neighborhood with largely Italian aging demographic, and without appropriate social community services to deal with them.

20. For all of these cumulative reasons lowers the dollar value, appeal of all houses, and quality of life in the surrounding neighborhoods. The residents have worked and sacrificed for a lifetime to purchase and own their family home in a high quality neighborhood and this would destroy it all. There is no way we will accept or tolerate this irresponsible and unconscionable idea – NO WAY!

Regards,  
Tony Caravaggio