

**From:** [Assunta Ferrante](#)  
**To:** [Adelina Bellisario](#)  
**Subject:** FW: [External] About Proposed Mixed-Use Development Permit  
**Date:** November-07-24 9:28:38 AM

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**From:** F. M. [REDACTED]  
**Sent:** Wednesday, November 6, 2024 10:40 AM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External] About Proposed Mixed-Use Development Permit

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Hi there,

I am writing to formally dispute the permit for the proposed mixed-use development that includes a 10-story building with 336 residential units and 451 square meters of commercial use, and a 5-story building with 91 residential units. While we understand the need for urban growth, there are significant concerns regarding the suitability of this development in our area. These concerns include:

1. Disruption of Area Consistency and Character:

Introducing a 10-story building consisting primarily of low-rise structures is unprecedented in our neighborhood. Such a development would disrupt the architectural cohesion and visual harmony of the area, altering the community's character and aesthetic. A building of this height would stand out dramatically and change the area's skyline in a manner that many residents find undesirable.

2. Impact on Student Safety:

Our neighborhood is home to approximately four schools, making it a hub for students commuting on foot and by bike. The proposed development is likely to significantly increase population density and traffic congestion. This raises safety concerns for students who must navigate more crowded streets and potentially hazardous conditions during their daily commutes. We believe that adding such a high-density development near schools compromises the safety of our young residents.

### 3. Privacy Concerns for Students:

The proposed 10-story building would allow residents to overlook school grounds and areas where students gather, raising privacy concerns. Parents and community members have expressed discomfort with the idea that residents of such a tall building could observe student activities, whether during school hours or after. We feel that this could have unintended negative impacts on the well-being and privacy of our children. In light of these concerns, we respectfully request that the City Planning Department reconsider the scale and scope of this project and engage in further consultation with the local community to ensure that any new development aligns with the area's character and prioritizes the safety and privacy of its residents.

### 4. Strain on local infrastructure and Resources:

Adding a high-density residential and commercial structure will put increased strain on the already limited local infrastructure, such as roads, public transit, water supply, sewage systems, and emergency services. The current infrastructure may not support a sudden surge in population, leading to congestion, delays, and potential overuse that would degrade the quality of life for current residents.

### 5. Parking and Traffic Congestion Issues:

The proposed development's size suggests a sharp increase in vehicle traffic, yet the provided parking facilities may be insufficient, resulting in spillover into surrounding streets. This could intensify competition for parking spaces and worsen congestion, especially during peak hours. The influx of new residents and visitors to the commercial spaces will likely add strain to local roadways, making everyday commutes more challenging for current residents.

### 6. Potential for Increased Noise and Light Pollution:

With the development's proposed density, both noise and light pollution are expected to increase, particularly in the evenings and early mornings. This would disrupt the neighborhood's current quiet ambiance and could negatively impact residents' quality of life, especially those in proximity to the site.

There is a perception that the process leading to this permit lacked adequate consultation with residents, leaving many community members feeling unheard. A project of this magnitude requires transparency and community input to address local concerns effectively and ensure that developments align with the neighborhood's vision.

Thank you for your attention to this matter. We look forward to a thorough consideration of our concerns.

Sincerely,

Farzad Moradveisi

