

**From:** [Francesca Laratta](#)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Submission for todays Public Meeting- Proposed condominium development at 7055, 7065 and 7067 Islington Ave.  
**Date:** Wednesday, April 1, 2026 9:46:43 AM  
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[EMAIL- City of Vaughn.pdf](#)  
**Importance:** High

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**From:** Clerks@vaughan.ca <Clerks@vaughan.ca>  
**Sent:** Tuesday, March 31, 2026 1:30 PM  
**To:** Francesca Laratta <Francesca.Laratta@vaughan.ca>  
**Subject:** FW: [External] Submission for todays Public Meeting- Proposed condominium development at 7055, 7065 and 7067 Islington Ave.  
**Importance:** High

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**From:** Stephanie Romano <[s.romano@villagambin.com](mailto:s.romano@villagambin.com)>  
**Sent:** Tuesday, March 31, 2026 1:23 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External] Submission for todays Public Meeting- Proposed condominium development at 7055, 7065 and 7067 Islington Ave.  
**Importance:** High

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To whom it may concern,

I am writing to formally share a collection of concerns submitted by families and residents regarding the proposed condominium development at 7055, 7065 and 7067 Islington Ave.

Attached to this email, you will find a document outlining the feedback we have received. These concerns reflect the perspectives of families who are deeply invested in the well-being, safety, and quality of life of their loved ones residing at VLG.

We respectfully ask that these concerns be carefully considered during the review and decision-making process for this proposed development.

Thank you for your time and attention to this important matter.



Stephanie Romano  
Director of Resident and  
Family Services

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I am very concerned with the proposed development on the current site of Femme Furlane. The city needs to do a proper and unbiased assessment of the needs of Villa Leonardo Gambin for parking. Given the Ontario Government's policy of placement of elderly in long-term care facilities based on availability of beds, there are in many cases great distances between residents and family care givers. I live an hour drive from VLG and having a place to park my vehicle near the home is essential.

I am also very concerned with noise and construction vehicles and debris in close proximity to the home. We've seen enough of that over the last 3 years related to the development on the west side of Islington. And now they want to make it worse for another 3 years. Can we not get a break?

I want the city in conjunction with developers to have at least an ounce of compassion. This may fall on deaf ears because greed seems to make the world go round in this day and age. All I ask for is a little empathy. If these politicians and developers have elderly family members then they should be able to place themselves in our situation in making development decisions that are in close proximity to VLG.

Thank you.

Sincerely,  
Michael Ricci  
POA for VLG resident

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Villa Leonardo Gambin (VLG) has historically functioned as part of a coordinated campus with the Famèe Furlane Toronto Club and Friuli Terrace, particularly in terms of access, circulation, and parking. With the sale of the Famèe Furlane Toronto Club property to Primont and the proposed redevelopment, that coordination will change, creating added pressure on access, traffic, and parking — all of which are essential to the safe operation of the home. These impacts will need to be carefully addressed to ensure resident safety and continuity of care are not compromised. VLG supports residents with significant health and cognitive needs. As such, any changes to the surrounding environment must be assessed through the lens of resident safety, continuity of care, and operational reliability.

We respectfully ask that the following be carefully considered:

1. Guaranteed Emergency Access (Non-Negotiable): Uninterrupted, priority access for ambulances and emergency services must be maintained at all times—during both construction and ongoing operations.
2. Traffic and Site Circulation: The scale of the proposed development (1,100+ units) will significantly increase traffic. A clear plan is needed to ensure safe, reliable access for staff, families, and emergency services without congestion or delays.
3. Parking Capacity and Loss of Shared Access: The change from a coordinated campus model places added strain on families, caregivers, and staff who are essential to resident care. A practical solution to support adequate parking and access is critical.

4. Construction Impact Mitigation: Prolonged construction will introduce noise, vibration, dust, and disruption. These factors can directly affect residents' health, sleep, and behaviour. A mitigation plan should include clear limits, monitoring, and accountability.
5. Environmental Impacts (Shadow, Wind, Noise): Building height and placement should be carefully assessed to minimize shadowing, wind tunneling, and noise impacts on resident living spaces and outdoor areas.
6. Recognition of a Vulnerable Population: Residents are not typical neighbours. Many live with dementia or complex medical conditions and are highly sensitive to environmental disruption. Planning decisions should reflect this and apply an appropriate level of protection.
7. Ongoing Coordination and Accountability: A formal process for ongoing coordination between the developer, the City, and VLG is essential to ensure that issues are addressed proactively throughout planning and construction.

Our intent is not to oppose development, but to ensure that it proceeds in a way that protects resident safety, supports family access, and allows the home to continue operating effectively

Alida Filippelli  
VLG Family Council Chair

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Dear City of Vaughan,

The planned development at 7065 and 7067 Islington Ave will likely have substantial effects on the residents of Villa Leonardo Gambin Long Term Care Facility. These effects arise from the following main areas of concern:

The Villa Gambin residents are unable to relocate due to the severe shortage of long-term care facilities within the Greater Toronto area. This makes the proposed development particularly concerning, as the health and well-being of the residents are at risk. Therefore, prioritizing and investing in long-term care facilities is not just a matter of compassion; it is a strategic imperative for a healthy and sustainable future.

The development proposal on the Famee Furlane site raises significant concerns regarding the well-being of the residents at Villa Gambin. The risks associated with prolonged construction dust exposure over the years of this development are a major concern. Our elderly residents, who already face a range of health issues, will be further compromised by inhaling the dust. Furthermore, the anticipated noise levels are likely to have a detrimental impact on their mental health.

The current lack of green spaces in the area will be further exacerbated by this proposal, transforming the entire region into an urban concrete landscape. This development will also block direct sunlight from reaching the facility.

The existing parking situation at Villa Gambin is already a cause for concern. Adding the influx of construction vehicles will create a severe shortage of spaces, impacting employees, caregivers, medical professionals, delivery personnel, and, critically, emergency vehicles, which may face impossible situations when trying to access the facility.

Regards,

Emma

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This is very disturbing news. There is already a new building complex being developed on Islington, that will create increased traffic to the area. The proposed plan will have a negative impact to VLG and its residents. Unfortunately, money and greed seem to take precedence over the elderly. The waiting lists for long term care continues to rise as people are living longer. My family and I wholeheartedly disagree with this building proposal.

Sincerely  
Lisa Gallo-Romano

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100% concur with the concerns that VLG has noted in the email. I would also like to add that the outdoor space located at the main entrance will restrict the residents during construction from enjoying any outdoor time, especially with Canada's limited seasonal weather. Time outside in the sun and fresh air contributes to their wellbeing and good mental health. And sadly, most of the residents have a shorter limited lifetime. To take that availability away from them is literally a crime.

In addition, my mom's room faces Fam Friulan, and we will not be able to open her window for fresh air when construction starts.

If I can assist in any way to communicate for my mom and the other residents, please let me know.

Carmen

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After several years of dealing with my mom, we have found a place that has started to give her some stability. We are still unsure of my mother's underlying issues but do understand that stability, calmness, peace, etc. is crucial for her. As such, this type of development that will come with various noises, commotion, changes in surroundings, traffic congestion etc. will have my mother (and others I am sure) regress. Different lighting, noises, commotion etc. will impact my mother in ways we do not want and will take her back several years diminishing the progress she has made at Villa Gambin. This is something we cannot go back to or want for my mother or any resident. Villa Gambin is a place of tranquility, peace, calmness, etc that is helping my mother in more ways imaginable. Disrupting that is something none of us see as fair or compassionate. The residents of Villa Gambin do not need this type of disturbance in their lives. They do not need to deal with the noises, dust, dirt, commotion and so forth that this will bring to them. If they want to go out and enjoy the weather they should be able to do so without facing the nuisance this development will bring. This is not fair to anyone living or working at Villa Gambin!! Where is the empathy for the residents and workers of Villa Gambin?

In addition, what happens when there is an emergency and someone needs to get to the hospital immediately. How do we justify the delay which can cause a more serious diagnosis and/or God forbid, a death. How is this justifiable?

Furthermore, my father is an 88-year-old man who drives every day to see his spouse. The last thing he needs is the anxiety and stress of dealing with the added traffic, commotion and finding parking. It is hard enough already for him!

This development CANNOT and SHOULD NOT be allowed to move forward. If we care about our seniors...this is the time we say NO to development.

I appreciate you taking a stance for all the residents.  
Dan and Mary Musso

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As you already noted parking will be a nightmare. We already face significant challenges with the limited parking that is available today. This will only exacerbate the problem.

Ambulances access will be compromised threatening the health of its' residents

The health and well-being of the residents will be affected negatively as a result of the inability to come outdoors for fresh air, during the lengthy construction process as a result of noise, dust and potential danger from the construction site.

Thank you for allowing us to express our concerns. I look forward to receiving a copy of Villa Leonardo's submission.

Sincerely,  
Rosanna Santini  
Teresa Miranda  
Joshua Miranda

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My sister Maria Virgilio is a resident at Villa Gambin.

The concern that I have is not only the noise and disruption if peacefulness to the residents

But the height if the proposed buildings and they will be too close to villa gambin.

This project will most likely go through but if the buildings could ensure it does not block the sunlight.

And the reduce the heights if the buildings

Thank you  
Anna Spaziani

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My question is Will the new development allow for the underground parking to be accessible to VLG staff and family?

Angela Terzo

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I am writing to express serious concerns about the proposed development in the northwest corner of our area and its potential impact on the residents of the nearby long-term care facility.

My mother resides at this facility, along with many other seniors who are particularly vulnerable to environmental disruptions. If this development proceeds as currently planned, these residents will be subjected to significant pollution—including noise, dust, and increased traffic—that could severely affect their health and quality of life.

Key Concerns:

1. **Outdoor Access:** During summer months, residents regularly go outside for walks or are wheeled around to enjoy fresh air and the surrounding scenery. This outdoor time is essential for their mental and physical wellbeing. Last year and in previous years, I have personally witnessed my mother's mood shift from sadness to happiness simply after spending time outdoors.
2. **Health Vulnerabilities:** Seniors in long-term care often have compromised respiratory systems and reduced mobility, making them more susceptible to air pollution, dust, and noise-related stress.
3. **Traffic Impact:** The anticipated increase in vehicle traffic could limit safe access to outdoor areas and create additional hazards for residents with limited mobility.

My Request:

I respectfully ask that you consider:

- Conducting a thorough environmental and health impact assessment specifically addressing senior residents' vulnerabilities
- Implementing mitigation measures (noise barriers, dust control, designated quiet hours, traffic management)
- Exploring alternative designs or locations that would minimize impact on the care facility
- Engaging with the care facility administration and residents' families in the decision-making process

I understand development is necessary, but I hope there is a way to modify the current plans to protect those who are least able to advocate for themselves.

Joe Panimondo

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According to the Notice, March 31st will be the FINAL Public Meeting.

I STRONGLY oppose this proposed development for the following reasons:

Parking availability was one of the top priorities in choosing VLG for my loved one to ensure easier and unrestricted accessibility when visiting the resident. The proposed redevelopment will eliminate

accessibility for family members who require a vehicle to visit loved ones and for staff who require a vehicle to get to work.

The proposed redevelopment will result in unsightly views from the windows of VLG residents and increasing the density in the vicinity of VLG is unsafe for residents and is likely to pose higher security risks.

As detailed in your email, I agree and echo your concerns that this proposed redevelopment will impact parking availability, vehicular circulation, traffic congestion, emergency access, shadowing, noise, wind conditions and that the construction will disrupt for many years with prolonged noise, vibration, dust, general disturbance to the daily lives and well-being of residents and staff.

I have not looked at the existing by-laws. Has VLG's lawyers reviewed the proposed redevelopment in terms of whether it offends the by-laws?

Is there any Provincial legislation or regulation pertaining to Long-Term-Care homes that restricts any development around LTC homes?

For now, these are my comments.

Best regards, Mary-Lou Dejesus

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Good evening

Hope you're doing well. Looks like a lot of traffic and more congestion in immediate area. I'm already concerned with the parking situation. Have they come up with anything to help? If more buildings go up it will most likely be worse. What about security for our elders at night?

Connie

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This is a substantial development in terms of mass and scale for the site that will have an adverse impact on the adjoining Villa Leonardo Gambin Long Term Care home. Having reviewed the comment response matrix, it is apparent that the issues identified are complex. It is highly recommended that Villa Gambin retain the services of qualified legal, engineering and planning consultants to advocate for Villa Gambin in regard to minimizing the adverse impact issues that this development will have on the long term care home specifically, the matters relate to parking, adequate vehicular and emergency access and circulation, overshadowing, loss of existing outdoor amenity space, wind channeling and construction staging, vibration and dust. Addressing these issues may result in a development design that renders it more compatible with and less impactful on the daily lives and well being of the residents of Villa Gambin.

Of notable concern is the shadow impact that the 35 and 45 storey towers will have on the existing

outdoor terraces on the southwest end of the Villa Gambin building and the remaining outdoor amenity area at grade on the south side of Villa Gambin in the early to late afternoon.

In regard to wind impact, this should be further investigated as it very possible that due to the positioning of all the towers, there is the potential to create a wind tunnel effect for north westerly winds that will impact outdoor terraces and the remaining at grade amenity area on the southwest and south side of Villa Gambin respectively.

The easterly limits of the development site appear to impact the use or existence of the existing surface parking spaces on the west and south side of Villa Gambin and the abutting outdoor surface amenity space, unless parking spaces are replaced or surface easements granted and registered on title to permit the existing parking spaces and amenity area to remain in place.

Similarly, given the easterly extent of the development lands, existing access and circulation driveways would not be available to service Villa Gambin unless easements are granted and registered on title to allow for the existing and continued use of these driveways and access points. Otherwise, emergency vehicle, staff and visitor access will be restricted to one existing access point from Friuli Court between Villa Gambin and Friuli Terrace.

In terms of construction staging, an acceptable construction staging and worker parking plan needs to be developed to ensure minimal impact on Villa Gambin. Villa Gambin currently experiences adverse impacts for visitor and staff parking due to the occupation of visitor spaces by construction worker vehicles using parking and driveway facilities at Villa Gambin .

Similarly ,an acceptable vibration and dust mitigation plan should be developed, approved and adhered to minimized construction impact on Villa Gambin residents and staff.

I offer these comments as a caregiver for my mother and mother- in-law-to advocate their comfort, safety and quality of life while they are residents at Villa Gambin.

Sincerely ,  
Lou Moretto

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My mother in-law is a resident at Villa Leonardo Gambin LTC community and my wife wanted me to share some thoughts for your consideration:

1. Based on the information provided there will be three condos with 45, 35 and 13 stories. Typically, there is a bylaw as to height restrictions. Are these buildings within the height

limit or they have been given approvals to exceed same? What is the exact condo units total as your note states over 1100?

2. Based on the drawings, the Villa Gambin building will be dwarfed, impacting their sunlight and view for the elderly folk. Impacting quality of life as their small pleasures of a walk around the area will be severely impacted.
3. Parking concerns: The Site Plan 13 (b) states "it will not create a deficiency in parking for 40 Friuli Court." It also references 1196 Parking spaces will be accommodated which is frankly a surprise as typically new condos don't have a parking spot per unit. So it's worth asking how many parking spaces will the condos have, as any shortfall will encumber street parking which is already limited. Typically, parking spots are kept to a minimum as they want to encourage public transit.
4. The area will be subject to noise, dust and congestion for at least for the next 4 years while the construction is going on. We need to understand how it will be minimized.
5. Traffic flow concerns: Has a traffic study been done to ensure full disclosure of potential impact?
6. Have they disclosed the waiting zone for the truck during construction, as there will be many trucks present during excavation and concrete work and if not managed, they will create traffic flow issues.
7. The Emergency access must be unencumbered to the Old Age Residents, during construction and after. Once the buildings are completed consideration of school buses needs to be thought of and that will also impact traffic flow.

If you have any questions or require further clarity, feel free to reach out. The harsh reality is that the public forums are part of the process, but they have very little impact on changing Development plans.

Best Regards

**John Sariyannis**

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Hello. I would like to express our family's concern regarding the proposed development next to Villa Leonardo Gambin ("VLG"). My husband is a resident who suffers with dementia.

-The noise that this new development will create will negatively affect my husband well-being.

-Loud noises and commotion aggravate the behaviours caused by dementia.

-Getting enough rest is a challenge for individuals with dementia who sundown and are active during the night. They always nap during the day. The noise from the new development will severely limit/ eliminate opportunities to nap during the day.

-Parking is already a huge challenge for VLG employees and caregivers who visit their loved ones daily. The tradespeople who are working at the developer's project across the street park in VLG spots and monopolize available street parking because they arrive very early. The new project will only exacerbate this dilemma.

We strongly oppose the massive project that is planned next to VLG. If it proceeds we fear it will cause extreme distress to my husband and all other VLG residents who are entitled to a peaceful, dignified living environment. Thank you.

Maria Lobello

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Hello. I would like to express our family's concern regarding the proposed development next to Villa Leonardo Gambin ("VLG"). My father is a resident who suffers with dementia.

-Loud noises and commotion aggravate the behaviours caused by dementia.

-Getting enough rest is a challenge for individuals with dementia who sundown and are active during the night. They always nap during the day. The noise from the new development will severely limit/ eliminate opportunities to nap during the day.

-Parking is already a huge challenge for VLG employees and caregivers who visit their loved ones daily. The tradespeople who are working at the developer's project across the street park in VLG spots and monopolize available street parking because they arrive very early. The new project will only exacerbate this dilemma.

We strongly oppose the massive project that is planned next to VLG. If it proceeds, we fear it will cause extreme distress to my father and all other VLG residents who are entitled to a peaceful, dignified living environment. Thank you.

Connie Fontana

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I am concerned with the proposed planning! This is NOT consistent with the vision we had for my mom's final years in LTC. Please let the developers know that we do not support nor do we condone the excessive condo project next to an LTC site. Is there anything we can do minimize this project? Does it have to be 3 buildings? Really? Don't the elderly have rights? Could we introduce this as a violation of their basic human rights given that many of them are very vulnerable? Is anyone considering the noise and pollution?

I am not well versed in these proceedings so I can't offer any solutions, however, I can plead and hope that my mom, who has Alzheimer's Dementia and doesn't have many years left, is able to sit outside and enjoy the sunshine in peace without wearing a mask and us worrying about whether the dust will inflame her lungs.

Sincerely,

Melissa

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Thank you for informing me regarding proposal plans of a 13, 35, 45, 3 tower development they want to build next to VLG.

This is very disturbing news. This 3-tower development presents a range of consequences, largely categorized into immediate, high disruption construction impacts and long-term changes to the residential environment. The immediate proximity to vulnerable seniors creates risks regarding noise pollution, reduce access to light, and increase safety and emergency service.

This development will create

- environmental and psychological impact.
- loss of light and privacy
- emergency service delays
- noise from infrastructure

Seniors living in a long-term care home are placed there because of their changing physical, emotional, and social skills are meant while still maintaining dignity and independence. VLG aims to Improve quality of life, allowing our family members to still thrive in their later years rather than just existing.

I hope the decision made will be based on the well-being of our family members living a quality life at VLG.

Kind Regards,  
Anne Marie Battaglia

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My concern for the residents of VLG.

Did the company consider the health issues for residents? too much dust blowing on the balcony when excavation, the noise, vibration to the building. Residents cannot be outside for fresh air. It's not fair.? Is the company going to clean dust and dirt that blows on the VLG balcony that faces the construction? Should not build these tall buildings in that area.

Parking problem.

Few of my comments.

Kind regards,  
Anna Spina

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I am concerned with the noise and dirt. I think these sensors deserve some peace and quiet during this stage in life.

Thanks, Nutan

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March 24, 2026

To whom it may concern,

I write to object to the future site plan of Famee Furlane Lands consisting of three residential towers of 45, 35 and 13 stories with over 1,100 units.

A 20+ year old nursing home also occupies the site and permitting 45, 35 and 13 storey towers to be built would affect the quality of life for all the residents of the nursing home. The residents of this nursing home are mostly immigrants who came to this country for a better life, worked extremely hard and are no longer capable of caring for themselves. What will they be looking at everyday besides the proposed large towers that will inevitably block any sunlight. Not to mention the noise level from the ins and outs of the tenants of those towers. On nice days, residents are taken outside in wheelchairs to enjoy fresh air and sunshine, this will not be an option if this proposal is approved.

Regarding the traffic, the main intersection, which is quite some distance away from this site as well as the developed site across the street, Islington Ave and Steeles Ave West is a very busy intersection. As a 50+ year resident of the Toronto side, I have seen quite a few accidents at that intersection, feel free to look up accident reports. Adding yet another development in this area with no possibility of adding a traffic light will lead to even more accidents. During peak hours, coming south on Islington Ave to turn left onto Steeles Ave West is quite the task. Cars line up past your proposed site often making illegal u turns. How do you propose the future tenants of both developments enter and exit the buildings safely? How will this effect emergency vehicles? A traffic study is absolutely needed.

There is the question of Parkland dedication, or will that be paid in-lieu of which defeats the purpose of the by-law.

During construction, what actions will be taken to control air quality, noise levels and traffic for the residents of the nursing home, businesses and homes in the vicinity?

The proposal is for over 1,100 units, how many of these units will be dedicated affordable units?

In closing, I ask that this proposal be refused. The developer must consider a responsible proposal that makes sense for this already congested area. Reduce the towers to two with no more than 10-storeys each or develop the site with a community centre for seniors. It's time to consider humanity and stop the almighty dollar from always taking precedence.

DO THE RIGHT THING!

Sincerely

Mary Flammia

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I am writing this email to voice my serious concerns and shock over hearing that 3 new condos (two of which will be high-rise) will be constructed on the formerly used premises of Villa Leonardo Gambin (VLG).

As you know, my dad has been at VLG long term facility for the past 5 years. He has flourished while being there and loves to be at this facility. I chose this facility for many reasons, one being that it was a safe, caring and healthy environment for him compared to many others and remaining at his home was no longer an option.

The construction of 3 new condos at this site poses very serious health risks not only to my dad who suffers from respiratory problems but to all residents. It is a known fact that with the construction of these condos, the air will be filled with immense amounts of dust, unhealthy air particles and significant levels of noise for many years. It will definitely block the array of beautiful sunsets he enjoys from his room window, balcony and also the windows he looks out of in the dining and recreational rooms. My dad loves having his window open in the spring, summer and fall (and sometimes even winter). He does not like air conditioning. He relies on this airflow from his window as his source of fresh air and connecting with nature (hearing the sound of birds, trees rustling, etc.) at a time when sadly he no longer has the ability to walk outside by himself. He would no longer be able to open his window, as the air quality would be so poor that it would definitely have a detrimental affect on him due to his respiratory issues as he suffers from not only CPOD but also has asthma and sleeps with a CPAP machine. He will no longer be able to hear the sounds of nature as the noise levels would be unbearable.

There is also a balcony which faces the south/west corner of the building which he enjoys as the weather permits. How would he be able to go to his beloved balcony with all the dust, air contaminants and noise that the construction of these 3 new condos would bring? The air quality would be so poor, it would have a detrimental affect that would not only pose serious health issues but could also be the cause of

his premature and preventable demise. This very much concerns me and for this reason these condos should not be built on lands so close to a long term care facility.

We have been already affected by the sale of these lands to the owner. We are no longer able to enjoy the parking lot and grounds that we all use to stroll around with our loved ones in their wheelchairs. It has become very difficult to find parking at VLG and many times we have had to circle around until a space becomes available. We come to VLG not only to see our loved ones but we all have an important roll to play as we also provide care service over and above what the PSWs are able to carry out. Many times there are shortages of staff and outbreaks and without us caregivers providing further adequate care, many of our loved ones would suffer. Reducing the level of parking available when it is already quite low would negatively impact visitors, caregivers, and staff as it would render VLG inaccessible for many who go there. It is counterproductive and illogical to reduce parking when more is actually needed to serve the community at VLG.

The proposed condo units should not be allowed to be constructed in such close proximity to a long term care facility as it will no doubt have a detrimental affect on all residents including my dad who suffers from respiratory issues. Also many will no longer be able to go outside to enjoy the fresh air as it will no longer exist and would only lead to further decline of health for all residents. The noise level will be intolerable for all in addition.

To construct three new condos in such proximity to a long-term care with disregard to the health risks it poses and to the care and wellbeing of these residents is inhumane and would have very dangerous consequences to all residents. For the reasons above, I am requesting that all involved strongly reconsider the construction of these condos at VLG as the detrimental consequences would only bring serious harm to all that reside there as it would no longer be a healthy environment which would violate the rights of these residents.

Thank you,  
Elizabeth Moran,

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I would like to share my disapproval for the redevelopment. I can't believe that this is really happening. Since this construction will take years to complete how will the elderly residents of Villa Leonardo Gambin cope with all this disruption. They will not be able to enjoy the outdoors or the high amount of noise. Their quality of life will be greatly jeopardized. Rest periods will no longer exist. Residents will be anxious and nervous, and their health care is in our hands. Why should they endure this. I know it's a business deal but do our elderly deserve such abuse. They worked their entire lives working for the better of our community, can you honestly do this to them. I look forward to hearing the positive ways that this disaster be resolved.

Teresa Russo

I have a few concerns as follows:

The noise and dust for residents and their caregivers. They are closed up from October to April and they will not be able to spend any time outdoors in the summer.

A lot of the summer activities will have to cease because of the noise and dust.

Parking will only get worse. It's already pretty bad.

It won't be safe for some residents that do go outside for walks around VLG. Possible chance of them getting hit by vehicles.

The vehicles that do come into Friuli court are always speeding. So speed is a problem and will get worse as more workers will need parking and they will take up what little parking that caregivers have.

How about the issue of the train, as it is right now when vehicles are stopped there remains quite a backlog of cars on Islington ave. this will get worse not to mention when these condos are all occupied.

The builder uses heavy duty equipment that could be dangerous and very noisy. VLG is a LTC facility and the residents should not be subjected to this sort of disruption, they need a calming and quiet environment.

These are just a few points to start I'm sure I'll have more.

Thanks

Marisa Federico

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I am writing to express my serious concern and disappointment regarding the recent announcement made by the Villa Leonardo Gambin staff. We have been informed that a development application has been submitted for the Famee Furlane lands to construct three large residential towers on the same property as VLG.

My sister and I are deeply concerned for our father, who has been a resident at VLG for the past two years, as well as for our elderly mother who visits and supports him daily. We are equally concerned for all residents, staff, and visitors within the VLG community.

The proposed construction will inevitably introduce significant challenges. Parking is already limited, and the addition of construction vehicles and workers will further strain available space. In turn, it will also prevent emergency vehicles from having easy access to the building. Increased noise, dust, and general disruption will directly impact a population that is particularly vulnerable, including many residents with respiratory sensitivities and cognitive conditions.

In our father's case, loud or sudden noise often causes distress, anxiety, and agitation due to his dementia—responses that are entirely beyond his control. A calm and stable environment is essential to his well-being.

When we made the decision to place our father in VLG, it was with the understanding that he would be in a safe, and supportive environment. A development of this magnitude was never anticipated, and its potential impact feels deeply unfair to residents with high care needs.

In addition to noise and disruption, we are also very concerned about the impact on natural light. Our father's room faces west, and the construction of large towers in close proximity will significantly reduce the natural light entering his living space. This change may contribute to worsening symptoms of sundowning, which is already a challenge for many residents living with dementia.

Reduced natural light can lead to increased confusion, anxiety, and agitation—potentially earlier in the day and with greater intensity. This will not only affect residents but will also place additional strain on staff and family members who support them.

We respectfully ask that those involved in reviewing and approving this proposal take into serious consideration the profound impact this development may have on a highly vulnerable community. These are individuals who depend on a stable, calm, and supportive environment for their health and dignity.

While we do not know what impact this letter may have, we feel it is important to ensure that these concerns are heard and considered.

Thank you for your time and attention. Should you wish to discuss this matter further, please feel free to contact me at the number below.

Sincerely,

**Josie Giannantonio**

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