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Subject: [External] Zoning By-Law Amendment File Z.20.001
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C8
COMMUNICATION
CW (Public Hearing) - July 7, 2020
Item # 4

I oppose the proposed zoning by-law change to the existing property for a 5 Story 89 Unit apartment complex.

1. No where around the area including down Major Mackenzie to Weston Rd. have any 5 story apartments been built with such a small property foot print.
2. 89 units are proposed which leads me to believe they will be on average approx. 500 sqft. which will mean these units will be **bought for investment purposes and rented which will lead to airbnb rentals and parties and noise.** City of Vaughn should have a system in place that if an apartment or condominium is **bought it cannot be rented for 3 years** this will allow serious home buyers a chance to purchase something and not pay extreme rent.
3. **Vaughn zoning cannot enforce noise complaints and loitering at the shopping plaza 9600 Islington Ave.** so how will Vaughn enforce complaints in regards to the proposed apartment.
4. Napa Valley and Islington Ave. will become more congested due to the possible 89 cars trying to exit the apartments, the intersection already has congestion during rush hours this will just add more gas to the fire. I also can see people living in the apartment that don't have enough parking for their additional vehicles, family and friends visiting parking on Napa Valley, Islington Ave. and surrounding neighborhoods. The possible parking on Napa Valley with restrict the movement of Emergency Vehicles to access the area in the event of an emergency.
5. A Front Loader Garbage Truck will have to turn into head on traffic on Napa Valley to turn into the tight entrance way and stay in his lane in according to the highway traffic act. The drawing shows the truck turning into the exit lane of the apartments entrance, I would like to know if Vaughn approves the proposed apartment based on these drawings will **Vaughn be held liable** in the event of accident due to the garbage truck having to use opposing traffic lanes.
6. Has a study been done of the shadow / blockage of natural southern sunlight effect on the houses to the rear of the proposed apartment building. Have these citizens / neighbors been contacted in person or contacted by registered mail prior to the proposed design by the Developers or the City of Vaughn, it appears that a design was completed prior to zoning by-law change and citizens in the neighborhood only get informed 2 weeks before a public hearing via mail in which some citizens didn't receive the notification.

In my opinion if the City of Vaughn approves this zoning proposal without taking in consideration of the existing neighborhood conditions and sets a presentence with a 5 story building on such a small foot print with no green space it is surely for GREED.