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COMMUNICATION
Council – July 15, 2020
CW (PH) Report No. 32, Item 4

Gaurav Mulji [REDACTED]

Zoning By-law Amendment File Z.20.001

1 message

Gaurav Mulji <[REDACTED]>

Thu, Jul 2, 2020 at 9:42 PM

To: clerks@vaughan.ca

Cc: Gaurav Mulji <gmulji@gmail.com>

Bcc: isha bajoria [REDACTED] >, Beena Mulji [REDACTED] >, Dad [REDACTED] >

Dear Vaughan City Council Members/Office of the City Clerk,

As concerned property owners we are writing to you to oppose the proposal by the owners of 9630 Islington Avenue to build a 5-storey building with 89 units.

Firstly, this proposal is contrary to the City of Vaughan Official Plan 2010. According to this plan 40% of Vaughan is protected as Natural Areas and Countryside and further more 36% of Vaughan is maintained as Low-rise Community Areas. This development would thus be against the Official plan to maintain Low-rise Community Areas and not in the public interest.

Secondly, this new development would alter the physical character of the neighbourhood. The 5 storey building would be a break in the pattern or continuity of the street; visually incongruous and detrimental to the streetscape of the neighbourhood. It should be noted for the record, all adjacent properties in the neighbourhood are low rise 3-storey buildings. As one of the owner of the adjacent properties, we purchased our property due to the degree of spaciousness, sunlight and privacy when the neighbourhood was developed. We paid a higher purchase price and higher annual taxes for the enjoyment of these qualities and are entitled to protection as a result of this zoning amendment. Our property values would decrease over time as a result of this 5-storey building.

Thirdly this proposed development includes a rooftop amenity area which will include a sun deck, gym/workout space, eating area, outdoor kitchen, playground area, an athletic running path and a green roof area. This is a breach of the privacy and an intrusion on the residents of all the adjacent properties.

Fourthly, this development will impair the views and visual enjoyment of all the adjacent property residents. City council should strongly consider whether the proposed structure can be reduced in mass or height to minimize the impact on neighbouring homes.

Fifthly, this development proposes to increase the traffic in the neighborhood by approximately 104 cars daily on an already busy intersection. Also the proposal to have the driveway for the building and addition of a private condominium road facing Napa Valley Avenue will negatively alter the traffic flow on the intersection.

Sixth, the noise generated from the rooftop mechanical equipment and vehicles of residents in the development would interfere with the well being and enjoyment for all adjacent property owners.

Seventh, we fail to see a valid reason for an increase in density of residents in the neighbourhood. On the contrary this development will create hardships and will be a detriment to the adjacent property owners and overall to the neighbourhood in terms of quality of life, noise and property values.

Please also consider the subject lands are located in proximity to an area of significant Groundwater Recharge as well as the Toronto Regional Conservation Authority Regulation Limit. The adjacent conservation land should be protected as it forms part of the natural beauty and charm of the neighbourhood.

In conclusion, this zoning law variance is not minor due to the impact on neighbouring properties in the immediate and general area due to loss of sunlight, privacy, views, spacing and openness which will result from the mass, height and bulk of the proposed development. City council should strongly consider whether the proposed structure can be reduced in mass and height to minimize the impact on neighbouring homes.

Please confirm receipt of this email and include it in the written submission for this zoning amendment as part of the public record.

Additionally, we wish to be notified of the decision of Council in respect to this application.

Sincerely,
Gaurav Mulji
Maheshchandra Mulji
Beena Mulji
Isha Bajaria
Owners of [REDACTED]