

From: Clerks@vaughan.ca
To: [Bellisario, Adelina](#)
Subject: FW: Electronic Deputation Zoning By-Law Amendment File Z.20.001
Date: July-06-20 11:51:23 AM

From: John Mora <[REDACTED]>
Sent: Monday, July 6, 2020 11:42 AM
To: Clerks@vaughan.ca
Cc: [REDACTED]; Nancy Mora [REDACTED]
Subject: [External] Electronic Deputation Zoning By-Law Amendment File Z.20.001

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

1. Nowhere around the area, including down Major Mackenzie to Weston Rd. have any five-story apartments been built with such a small property footprint with NO GREEN SPACE.
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.** The city of Vaughn should have a system in place that if an apartment or condominium is **bought, it cannot be rented for three years** this will allow serious home buyers a chance to purchase something and not pay extreme rent.
3. 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 restricting the movement of Emergency Vehicles to access the area in the event of an emergency.
4. 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 two weeks before a public hearing via mail-in which some citizens didn't receive the notification.
5. The letter states that the proposed building will be five stories, which would have an overall height of 54.13 feet (1 story = 14.3 feet). Although looking at the plan, it seems like the total height of the structure is closer to 75 feet, making it a 6.9 story building.
6. Also, it looks like from the plan; there is only one entrance in and out of the building. How will this affect the response of emergency vehicles should there be, and emergency and the one entry is blocked for whatever reason?
7. Being that the structure is "5 stories," the fire department will require the use of a Ladder truck should there be a fire on the 4th or 5th floors if that fire happens to be at the front of the building. Will the ladder truck be able to enter and get to the front of the building, given the tight driveway and turning radius?
8. The location of the garbage bins is also of concern, given that it seems to be placed at the property line between the existing homes and the building. This will cause an increase in rodents, which will affect the neighboring houses. Also, the added noise when the garbage is going to be picked up. We are already

complaining about the garbage pick up at the plaza across the street. Given that they have their garbage pick up t around 4:30 or 5:00 AM. what will be done to prevent this?

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