

To whom it may concern:

Thank you for the opportunity to submit comments to the City of Vaughan (the City) regarding the proposed development at 7553 Islington Avenue and 150 Bruce Street, on the east side of Islington Avenue, south of Highway 7.

We are long-term, local area residents who live adjacent to the proposed development. **We felt compelled to submit our letter in opposition of this proposal.** Some of our immediate concerns are as follows:

- **Rezoning of Subject Lands** – the City of Vaughan continues to rezone valued green space for large developments, including multi-family and multi-unit buildings. It would be environmentally irresponsible and short-sighted to pave green space for new development. We urge you to reconsider the location of this development which would be more suitable for a site that is already zoned for residential instead of converting existing green space.
- **Building Height and Density** – The proposed development at 21-storeys far exceeds what is reasonably acceptable for the composition of this particular community. In addition, we have serious concerns about the environmental effects and impacts of building such a large development consisting of 530 units, seven levels of parking, 549 parking spaces and 318 bicycle parking spaces, on a site adjacent to an embanked area.
- **Construction Impacts to Community** – The engineering and years' long construction requirements to build within the development footprint and on the sloped embankment will largely disrupt the quiet enjoyment for the community. Our previous experiences with the City regarding noise abatement and sound wall construction has been negative. Therefore, our confidence level is low regarding any future promises that construction noise, vibrations, back-up alarms from construction vehicles operating nearly 24/7, mud on local streets, and general nuisance from construction, will be mitigated by the owner/developer and will be enforced by the City itself.
- **Viewscales** – Many residents selected this location for their homes because it offers viewscales that are natural and green. The City's consideration of this proposal would eliminate viewscales that the community has enjoyed for decades detracting from the overall appeal of this neighbourhood. In addition, we anticipate that this will reduce our property values.
- **Traffic Impacts** – As local area residents, our minimum expectation of the City would include providing the community with realistic and actionable plans on how the City would propose to manage the increase in traffic on local and main streets due to the vast increase in density in the above-mentioned area.

Even with the allocation of bicycle parking spaces to encourage commuter cycling, as the City very well knows, bicycle use in this area is primarily recreational and limited to a short weather season. Therefore, bicycle amenities would provide no such noticeable offset to vehicular use by residents in the proposed development.

In addition, we have observed in nearby jurisdictions the impacts that construction trucks and vehicles have on local streets for equivalent large-scale developments. There is a noticeable lack of enforcement to ensure these drivers obey the rules of the roads, that the owner/developer maintains and repairs the roadway because of the increase in use, and that there is any recourse for misappropriation of neighbourhood roadways.

- **Safety** – The current site is lined with mature trees which protects against ground erosion and provides ground stability. We have many concerns about community safety and maintaining slope stability once these trees are removed. We are also concerned about the construction impacts to stabilize the slope if trees are removed, and mitigation measures to ensure properties downslope are not damaged.

We support improvements to the area that would contribute to the vitality of the community and improve the standards of livability for current and future residents. However, we see **no community benefit** should the City approve this proposed development proceed as designed. The only benefit would be to the owner/developer of this proposed project.

We urge you to consider the long-term negative effects a proposed development of this size would have on the community and to consider the community's input in opposition of this proposal. Please accept this letter as our statement of opposition to this proposal.

Thank you for the opportunity to submit.

Kind regards,

Dan and Isa Segreto

■ Pioneer Lane Woodbridge Ont ■