

COMMUNICATION – C7
ITEM 3
Committee of the Whole (Public Meeting)
May 4, 2021

From: [REDACTED] >
Sent: Thursday, April 22, 2021 2:30 PM
To: Clerks@vaughan.ca
Subject: [External] Official Plan Amendment File OP. 11.011 / Zoning By-law Amendment File Z.11.042

Good afternoon,

I'm writing in regard to a letter received at my residence in respect to "Official Plan Amendment File OP. 11.011 / Zoning By-law Amendment File Z.11.042".

I strongly **oppose** to the changes being requested, specifically regarding the 9-story apartment building proposal for the following reasons:

- The addition of 192 residential units in this limited space is a very high density that will cause crowding and increased traffic, noise and congestion in an already high traffic and overly crowded neighbourhood. This will result in even heavier traffic on surrounding streets. Further, it will result in more vehicles on the roads, increasing safety concerns.
- The real estate value of single-family homes will be greatly effected due to the negative impact on the peaceful environment that an apartment complex would bring. Property values would further decrease because of the footprint an apartment building imposes on the neighbourhood ambience and sight lines.
- In urban areas, there is a 7 times higher problem interaction rate between apartment/high density dwellers when compared to individual allotment homeowners. This will also impact law and order, and again increase safety concerns.
- Families who purchase single family dwellings in the suburbs, do so with the expectation of a safer community for themselves and their children. This comes at a high cost. To add this proposed apartment complex would not only impact the value of these homes, but also the safety of the community as a whole.
- Personal privacy for nearby homeowners becomes an issue with their homes being easily viewed from windows, balconies, etc, of apartment units.
- Urban neighbourhoods provide an environment characterized by its density and its apartment buildings, and are inhabited by renters who may not reside at the same address for an extended period. Those conditions do not favour the development of cohesive local communities able to exert social control over behaviour, particularly criminal behaviour (*Sampson and Morenoff 2004*). Moreover, the high residential mobility and the fact of being renters may limit people's attachment to their places of residence and neighbourhoods. Thus, resulting in a neighbourhood degradation.

Please keep me informed of any decisions that are made with regards to these proposed changes.

Thank you,

Rosa Tamm