

Zoning By-Law Objection

**City of Vaughan File Planning Application File Number: Z.20.001
9630 Inslington Avenue.**

I 'am writing this letter to the Vaughan City Councilors and my elected Ontario MPP in regards to a planned 6 Storey condominium proposed to be built at 9630 Islington Ave. I have a suspicion that the developer already feels that this project will be pushed through, because he had the audacity to post sales advertising on August 30 2021 five weeks before the Vaughan Municipal Committee of the Whole meeting was scheduled October 05 2021.

I would like to remind the Councilors that I and other residents pay yearly property and provincial taxes and one of the services we pay for is the Zoning By-Law Code, Amendments and Code Enforcement in both the Municipality and the Province. As a taxpayer I expect these By-Laws to be enforced to all building projects in Ontario and Vaughan, **Zoning-By Laws are created and amended to provide Safety, Prevent Conflicts with Neighbors and provide a Clean Living Environment.**

The developer proposing the 6 Storey Condominium at 9630 Islington Ave. trying to put up an over populated building in a space a little bigger than 1 acre (4046 square meters) requiring extensive variances to the existing Vaughan Municipal Zoning-By Laws to accommodate their proposed 89 units. The developer is instructing City of Vaughan that they require these Zoning By-Law changes to accommodate their need of maximum profit, **I would like to remind City of Vaughan that Property Tax Payers have paid for the Zoning By-Law Code and its Enforcement.**

I 'am not against development but this property was originally zoned for 28 units by Council in 1998 which could be built in accordance with Vaughan Zoning By-Laws, now it has jumped to 89 units and requires extensive Zoning By-Law variances to accommodate this building on this small property. I can foresee the Zoning By-Law amendments the developer requires will create Safety Problems and will lead to Conflicts in the surrounding neighborhood.

If the developer is allowed to push forward with this project in contradiction to the Vaughan Municipal Zoning-By Law, I think the City of Vaughan is choosing to risk public safety and conflict and should be held liable, should eliminate the Planning and Zoning Department to save taxpayers money, and offer taxpayers a refund for the time and investment wasted in the Zoning and Planning Departments.

regards, Robert Piecuch
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