

Communication : C1
Committee of the Whole (1)
October 5, 2021
Agenda Item # 2

From: CPRA <carryingplaceratepayers@gmail.com>
Sent: Wednesday, September 29, 2021 7:01 PM
To: Clerks@vaughan.ca; Tony Carella <Tony.Carella@vaughan.ca>; Rebecca Roach <Rebecca.Roach@vaughan.ca>
Cc: Domenic Scaturchio [REDACTED]; Lucy Frechette [REDACTED]; R C [REDACTED]; Cpra <carryingplaceratepayers@gmail.com>; Lucy Cardile <Lucy.Cardile@vaughan.ca>
Subject: [External] OBJECTION RE: 9630 islington Ave RE: Request for Comment on City of Vaughan Development Applications Z.20.001 and DA.20.002

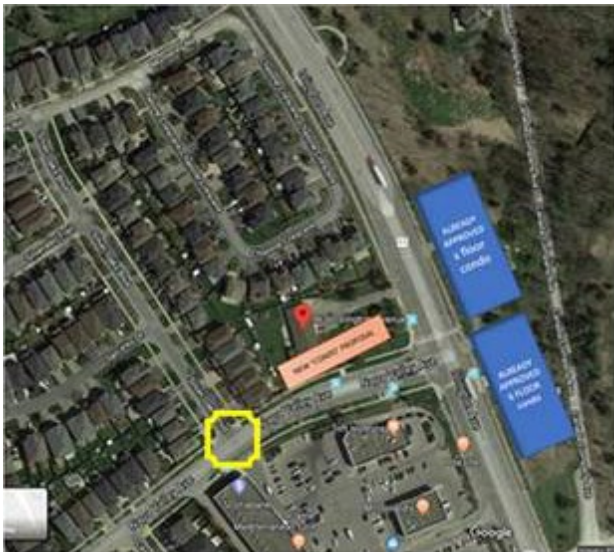
Hello Members of Council

Please find the Carrying Place and Sonoma rate Payers Association and community's objection to this development for several reason mentioned below.

- **Although this proposal is an idea under the VOP, it does not now take into consideration the current areas development and those developments studies.**
- The height of this 17.4 meters which converts to 57.08 feet. At 5 storeys this would average out to approx. 11.5 feet per storey. **So in reality it will look like a 7 storey building** at the traditional 8 feet per storey. This will be problematic for the homes adjacent to a building this high.
- **Shadow studies** are very much required as this is currently causing major concerns with adjacent residents. I will imagine that it will impact sunlight exposure on the nearby homes.
- The **one entrance just before Silver Oaks on Napa** (highlighted in yellow) will also be problematic with the shopping plaza just across the street. It's a problem now. I can only imagine what it will be like when this is built.
- We do not believe that the traffic study considered the yet to be built new condos directly across the street and down the street at 9560 islington Ave.
 - Both traffic studies may now be based on **old data** that does not support the new reality.
 - We are requesting to have an updated traffic study which will take into consideration the following
 - The adjacent 9681 condo development
 - 9560 islington development – the lights will be used more frequently
 - Silver Oaks/ Napa Valley

- Psychological study as this would now cause stress among the residents adjacent – anxiety to sell the home at a proper assessed value of their home.
- Proposal has too many single dwelling apartments (69% SINGLE DWELLING)
- Would like to see a **Fire Department report** showing the safety in case of an emergency – no secondary emergency exit.
- No new road infrastructure is proposed.
- **Intense Lighting plan** which is already incomplete and not submitted as residents have requested to see the impact to their homes when lighting is required for safety concerns – crime prevention
- **Police report** showing prime prevention analysis on adding another proposal of this kind in such a small area
- **Request homes be evaluated before and after constructions starts and be reimbursed if there is any structural damage to their homes due to the vibration**
 - An example is that there were homes reviewed before the start of the Major Mackenzie construction why not here when its right in your backyard?
- If construction starts that it be started at 9am until 3pm when traffic is to a smaller number, no weekend construction
- Many non-compliant areas to fulfil – so why not just following the area requirements





Thank you

Tony Zuccaro, President

Carrying Place & Sanoma Rate Payers association