

Zoning By-Law Objection
City of Vaughan File Planning Application File Number: Z.20.001
9630 Islington Avenue.

I 'am writing this letter to the Vaughan City Councilors and my elected Ontario MPP regarding 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 put up sales advertising on August 30, 2021 five weeks before the Vaughan Municipal Committee of the Whole meeting was scheduled for October 05, 2021.

I want to remind the Councilors that other residents and I pay yearly property and provincial taxes. 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 on 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 is proposing the 6 Storey Condominium at 9630 Islington Ave. trying to put up an overpopulated 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 the City of Vaughan that these Zoning By-Law changes are required to accommodate their need for maximum profit. I would like to remind the City of Vaughan that Property Tax Payers have paid for the Zoning By-Law Code and its Enforcement.

I also have several concerns with the proposed project, some of which are:

1. Traffic -The current roads will not accommodate the additional traffic that this and the other two six-story condos will create. No actual traffic study has been done to see what the real impact will be. All traffic studies were done during COVID when we all know most people were not working or working from home. This dramatically decreased traffic in the area when the study was conducted.
2. The number of units -In addition to the increase in units from the initially 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 that the Zoning By-Law amendments the developer requires will create Safety Problems and lead to Conflicts in the surrounding neighbourhood.
3. Parking – we also see that accommodations have been made for the number of required parking spaces. The current proposal shows 50 parking spaces. The current city requirement is 1.5 spaces per dwelling, which is 133 required parking spaces, a reduction of 60% of the total parking spots. This seems like a substantial reduction; where does the city propose that all other residential cars and vistiors park?
4. Entrance – the proposed shows only one entrance and exit for the Condo.. Also, given that there is only one entrance when the garbage truck arrives, it will need to back of the condos as there is no room for the truck to turn and leave facing forward. This will create a risk for anyone walking on the sidewalk who is not paying attention and cause a severe accident.

5. Green Space – there is also no green space allocated in this proposal. The entire property will be concrete and asphalt. With everything we have just gone through with COVID and the need for people to be outdoors in open areas, I am surprised that we are allowing this project to move forward with no green space for any of the children that may live in this Condo.

6. Noise – As a resident to which this property will back onto, I do not see any acoustic fencing in the proposal. It looks as if the developer plans to use the existing fencing as the acoustic barrier between the properties. The current fencing is not designed to be an acoustic barrier. It is also important to point out that our property line extends 6 inches past the bottom of the retaining wall. I will not allow the developer to take that 6 inches of property. The Acoustic fence needs to be erected on their property and be sufficient to eliminate noise coming from the property interfering with the enjoyment of our properties.

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,

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