
From: Nadia Libralesso [REDACTED]
Sent: Monday, October 04, 2021 11:49 AM
To: Clerks@vaughan.ca
Cc: Nadia Libralesso [REDACTED]
Subject: [External] My Place on 7 Inc Proposed development - File Z.21.026 & OP21.015

Dear Ms. Jeffers, Planner City of Vaughan,

Dear Ms Jeffers,

RE: My Place on 7 Inc Proposed Development (File Z.21.026 and OP.21.015)

As a resident of Arrowhead Drive for over 20 years, I am writing to you to express my concern and opposition to the proposed development highlighted above. I believed that this proposal will have a detrimental negative impact to surrounding residential community.

The Developer of these properties has proposed a condo development that disregards and neglects to take into consideration the needs of the surrounding residential community. I am aware that this area of Highway 7 is part of the Regional Intensification Corridor and I understand the need for intensification as the City grows. However this proposal is flawed as it not only a development for Highway 7 but also a development on Arrowhead Drive, a well established single family home residential neighbourhood.

I have read all the application and I would like to outline my concerns below:

- While I understand the need for intensification along the Highway 7 corridor, the manner in which this development has been designed, is not contained to Highway 7. There is a proposed entrance way for the loading dock and underground parking from Arrowhead Drive, a quiet residential street that is adjacent to this proposed development. If the developer wants to intensify Highway 7, the design should be kept to Highway 7. There should be no access to this structure from the surrounding residential street. This will intensify traffic in the area, increase noise disruption and cause visitor to use the street as a parking lot when visiting the tenants of the condo (as there is minimal visitor and tenant parking designed into the proposal).
- In the Draft By-Laws for the City of Vaughan to be published by the end of 2021, The developer recognized that the recent assessment of the City has zoned these properties R1B(EN) and R2A(EN), which is in keeping with the current zoning. In the City's assessment these lands should continued to be zoned for R1 and R2 residential development.

- As we all know, this area of Highway 7 allows for only SIX stories of development, yet the developer has put in plans for a **FOURTEEN** story building. The developer is well aware of the regulations but wants to push the envelope for pure profit and personal gain.
- The proposed development has also allowed for ZERO setback on the east, south and north side of the property. This is not in accordance with City by-laws and I ask that you not allow for this. Additionally the developer has no allowance for landscaping (6M required, 0M proposed). For the area facing Arrowhead this will disrupt the character of the current neighbourhood and will not blend with the landscaping of the community.
- I have reviewed the Shade Study submitted by the Developer and a minimum of 9 homes on Arrowhead will be impacted but the shadow cast on their properties from the proposed structure. The homes to the west of the proposed lands will be in shade for most of the morning (all year round), denying sunlight to both the properties as well as sunlight into their homes. The frontage of these homes face east and the only sunlight received is in the morning hours, which would be eliminated by the proposal. For the homes to the east of the proposed development, they will be denied sunlight from mid afternoon until evening (including the front yard, back yard and any structure on the property). These homes should not be denied their right to light and the ability to enjoy their property as they have done so prior to any development.
 - The Developer stated in the proposal that he would conduct an informal Public Open House Meeting with the community to provide the public with additional information about the development in advance of the the Committee of the Whole Public meeting, but they HAVE NOT DONE SO. No one in the community has been contacted, and this shows their lack of desire to work with the community on this proposal.

I ask that you not approve this development in its current form. A condo of this magnitude has no place in this neighborhood. This is not good planning.

I ask that you keep me informed of any updates on this proposal or Public Hearings on this proposal going forward.

Regards,
Nadia Libralesso