

Subject: ... Stop High Rise@Jane/Testing - File # OP.17.002 and Z.17.003

From: [REDACTED]
Sent: Tuesday, September 19, 2017 6:43 PM
To: lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>
Subject: Stop High Rise@Jane/Testing - File # OP.17.002 and Z.17.003

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Communication
COUNCIL: <u>Sept 26/17</u>
<u>CA/PA</u> Rpt. No. <u>32</u> Item <u>6</u>

Dear Councillor lafrate,

I am writing as a concerned home owner seeking your help blocking the development of a high rise condo that will negatively impact my neighbourhood from traffic, safety, noise and dust perspectives. If the city allows this project to proceed, it will be doing so for the financial benefit of the developers, at the expense of all of the neighbouring houses - not only will our property depreciate in value, the elders and children in our neighbourhood will no longer be able to play in our front yards or sit in the sun. For the various reasons I've cited in the letter below to the City's Development Planning Department, the proposed condo will have a prolonged adverse impact on the quality of life for the neighbouring families and should be stopped.

Please answer this cry for help from your constituents.

Regards,
Ann Hu
[REDACTED]
[REDACTED]

Dear Development Planning Department,

I am writing as a concerned home owner for the re-zoning and high rise condo construction being proposed in my neighbourhood. The high rise condo being proposed for Jane and Teston will not only have a negative impact on my property value, but also severely affect the use and enjoyment of my property.

Traffic and Noise:

- Since the widening of Teston road several years back to 4 lanes (it was single lane each way when my family moved to Giotto in 2005), there is already greater noise impact that not even the ravines in my backyard can shield us from. We've decreased usage of our backyard and stopped opening our windows facing the back. The cars simply travel at too fast a speed and generates a lot of noise, especially given the increased population in nearby area and increased usage of that road (overflow from congestion in nearby major roads and highways) in recent years. It's one thing to put up with increased development and houses going up everywhere in our community, but simply too much to bear now that we are expected to have our front yards impacted as well, by turning our quiet residential street into a major side street connected to the condominium complex off of Teston. The increased traffic means the kids in the neighbourhood can no longer safely play in the front yard and the street. The noise impact can't be discounted either. Has the condo builder submitted any traffic impact studies projecting the burden put on the neighbourhood, and any proposed mitigation of the impact? My neighbours and I firmly oppose having our street, Giotto Cres., opened up and connected to Teston road - this will greatly increase the traffic flow in our front yards, adding noise and safety impact that is not easy to mitigate.

Visual Impact:

- Another major concern of the high rise condo is the visual impact. The neighbourhood currently only has 2 story houses or bungalows, and now we are expected to put up with a high rise condo which will cast huge shadowing on neighbouring residences and block off our access to sunlight. When I look out my front windows, seeing a 11 story building shadowing my front lawn instead of the blue skies will severely impact the use and enjoyment of my front yard and the rooms in the front of my house. Needless to say, this will also negatively impact my property value.

Construction Impact:

- The noise, dust and other impact of constructing a high rise building with deep excavation should also not be discounted. I wouldn't be surprised if during the 2-3 years of construction, all the neighbours won't be able to open our windows without construction dust polluting our air quality, and dealing with constant construction noise.

For all the above reasons, I firmly oppose the construction of the high rise building right in my front yard.

Regards,

Ann Hu
[REDACTED]
[REDACTED]