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**Sent:** January-27-17 11:31 AM  
**To:** DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca  
**Subject:** OP .16.010 & Z .16.039 Gatehollow Estates Inc

**Follow Up Flag:** Follow up  
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Dear Planning Department and City Clerk

We are in opposition to the proposed condo development regarding Gatehollow Estates and Royal Park. I have spoken to many members of the community and my views are echoed by many

- 1) We trust that the City of Vaughan would stand by the official plan. We understand that the city spent millions of dollars in developing the plan. As such must have conducted research and asked for input from citizens and various sources as well as kept with the guidelines that were asked for by the province. The official plan calls for 3 storey residential. This is what we would like to see.
- 2) A 10 storey and a 7 story does not fit in the area. This development would stick out like sore thumb
- 3) The builders keep pushing the envelope to maximize their profit. On Pine Valley and major a 5 storey was just built. In this case the builder is asking for a 10 and 7!. What's next! If City of Vaughan does not stick by the official plan it will defiantly be chaos.
- 4) Traffic and congestion. Currently during the busy morning time it takes 15 – 20 minutes to go from Major Mac to Rutherford south on Islington and ½ hour in the evening to go from Langstaff to Rutherford along Islington.
- 5) There isn't the proper transit infrastructure in the area. People would need cars making the traffic problem worse. This is unlike hwy 7 that is designed to accommodate something like this.
- 6) We don't think it's a safe design. There would be 230 units with entrance. We live in the subdivision directly north and we would have about the same number of home and we have 2 entrances. We know how busy it can get at that we can't imagine only 1. There will without a doubt be 460 cars associated with proposed construction. Some units will have 1 some, some 2 and some 3. However they will need cars!
- 7) The main entrance exit is at a intersection and we feel that's dangerous. Intersections are notorious for accidents. What would happen if there was an accident and an ambulance or a fire truck would need to get in. The answer is tragic
- 8) The area is an environmentally sensitive area with all sorts of animal and plant life. This development would no doubt have a greater impact then would a 3 story residential unit. The wetlands would disappear and so would the species that thrive on them.
- 9) There are beautiful mature trees on the 9681 and 9691 property that will be destroyed! The current owners or tenants have already been cutting and burning wood over the past 2 years no doubt already destroying some of the beautiful trees. We ask the city of Vaughan to investigate to see what has already been cut!
- 10) We have issue with the notice sign that was placed on the property and the notice area. The current notice area only reached 90 homes however, this will affect many more! The notice sign looks like an advertising or promotional sign and not like a proper notice sign. This is also overshadowed by the other large advertising sign that's on the property!


As proud residence of Vaughan we keep our neighbourhoods looking beautiful. We create the demand for others to want to come and live in the area. We have invested in the area!

We understand and accept that developments will come and we believe that they should come. However they must to be in the spirit, interest, design and nature of the community that they are going in and this proposed condo just doesn't fit!!!

We hope that council and planning take our concerns in consideration and votes against this proposal and uphold the official plan of 3 storey residential.

Regards

Tony & Tanja Zuccaro

 Humber Forest Court