

**Subject:** FW: Islington & Napa Valley Proposed Condo Development

**From:** TONY CIUFO [REDACTED]  
**Sent:** Sunday, January 15, 2017 2:04 PM  
**To:** Carella, Tony; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); [carryingplaceratepayers@rogers.com](mailto:carryingplaceratepayers@rogers.com)  
**Subject:** Islington & Napa Valley Proposed Condo Development

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**COMMUNICATION**  
CW (PH) - February 7 / 2017  
ITEM - 3

Hello,

I am writing in regards to the (sites) 9681 and 9691 Islington Ave, Vaughan, Regional Municipality of York located on the east side of Islington Ave at the intersection of Napa Valley Ave. These sites are the subject of a development application by Gatehollow Estates Inc. (Royal Park) consisting of two mid-rise mixed-use buildings (7 and 10 storeys) containing 228 apartment units. City of Vaughan files #OP.16.010 and #Z.16.039.

My Concerns include, but are not limited to, the following:

**Intensification plan**

- o Islington Ave South of Major Mackenzie is definitely not part of the City of Vaughan intensification plan.
- o **This development is adjacent to Conservation Land! Has the Toronto Conservation Authority been consulted? What effect will this development have on the local environment?**

**Traffic congestion and grid lock.**

- o The transportation structure is not there to support high density. There are no other high density projects on Islington and I don't think we need one in this area. Save them for Hwy 7, as you are already destroying the infrastructure there.
- o Traffic study was done from 9:00 am and was not independent (paid for by the developer). We all know that is not an acceptable time because traffic starts at 6 am. We suggest council have their own independent study created
- o Traffic study to actually be completed at all intersections starting from Langstaff. It should cover all major intersections because they are all related to congestion on Islington
- o **There are 3 Elementary Schools within walking distance right across the street!**

**Emergency exit**

- o There is no emergency exit for the proposed development. This can be an issue in case emergency vehicles needed to enter the site and there is an accident in the front of the intersection of Islington and Napa Valley.
- o Has the fire department or police department completed their assessment of the safety concerns?

**I'm asking that you set-up a meeting with our entire community to discuss these concerns as soon as possible. We are already upset that the City has allowed multiple assessments to be made without making us aware that this development was even a consideration. We will not consider it, but fight it, and don't believe that this piece of land is suitable for this type of development.**

Regards,

Tony Ciufu