

**From:** Abatecola, Phil <[REDACTED]>  
**Sent:** February-06-17 6:38 PM  
**To:** Clerks@vaughan.ca  
**Cc:** Cardile, Lucy; Carella, Tony; [REDACTED]  
**Subject:** 10-storey and 7-storey proposals at Islington Avenue and Napa Valley Drive

Hello,

I will not be able to attend tomorrow's public hearing on the 10-storey and 7-storey proposals at Islington Avenue and Napa Valley Drive. However I want to voice my views on this very important matter. First and foremost, many of the residences that purchased their home in Sonoma Heights did so because they wanted to live in a community that had low density. When the majority of the homes were purchased in the late 1990's and early 2000's there were no medium or high residential areas. And to this date there are none. However by changing existing low density zones from low to medium/high the city would be cheating all taxpaying residents in Sonoma Heights.

Secondly, the city of Vaughan needs to keep the integrity of its official plan (VOP 2010). This proposal contravenes this plan in so many sections. Below are a few points that have been previously noted I but strongly agree with,

- New development in "Community Areas" such as Sonoma should respect and reinforce the physical character of the established neighbourhood within which it is located.
- Additionally, new development within established areas shall pay particular attention to local lot patterns, sizes and configuration, surrounding heights and scale, building types of nearby residential properties, and the setback of buildings from the street. Based on the criteria for new development within established neighbourhoods.

The proposed development does not conform to this policy of VOP 2010, as there are no existing 7 to 10-storey mixed-use buildings in the area.

- A portion of the subject lands is designated "Natural Area" by Schedule 13 – Land Use, in VOP 2010, which are further identified as being a "Core Feature" by Schedule 2 – Natural Heritage Network of VOP 2010.

Today was the first time that I was made aware of this proposal and as a result have not had the time to completely review impact of this proposal. Other than receiving an email from my councilor today were there any public notifications about this meeting sent out?

Hopefully another meeting will be held shortly for those that are unable to attend tomorrow's meeting.

Thanks,

*Phil Abatecola*

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[REDACTED]