

**From:** john giordano [REDACTED]  
**Sent:** February-06-17 11:14 PM  
**To:** DevelopmentPlanning@vaughan.ca  
**Cc:** Carella, Tony; Clerks@vaughan.ca  
**Subject:** Re: File Numbers: OP.16.010 & Z.16.039

Hello,

As a member of the Vaughan community since 1979 and a resident very near to the proposed new condominium on Islington Avenue, I sincerely hope that the will and opinion of the residents are taken into consideration regarding this development.

I, as many numerous members of the nearby community object to the development of the condominium to be located on 9600 Islington Avenue. Please note that I am not against development or progress, although I am a strong believer that any such development should comply with existing city plans and conform with development of existing structures in the nearby area.

Below are just a few reasons why I object the current proposal;

- **City Plan** - The proposal as presented as approximately 10 storeys is against the existing city plan that was only just reviewed and approved last year. I am sure that a lot of tax payers dollars have been spent over the many years reviewing and assessing the city plan in an effort to develop a plan that best meets its needs. To allow a variance after much study to appease a developer speaks little to the ethics of such officials responsible for this decision and undermines the efforts of all individuals who worked on developing this plan. What is the point of a city plan if people with deep pockets and change them for their own benefits at the cost of those of its residents?
- **Nosie pollution** - there are many homes in the surrounding area that side on, back on to, or live near Islington. Before purchasing a home in this area, I reviewed the city plan to assess whether the probability of the existing car noise would get worse as a result of future development. After review of the plan, we were satisfied that the city plan as designed would limit significant increases in noise. However, a change in the plan, adding an additional 500+ vehicle would go against the design of city plan leading to significantly increased noise, increased health concerns amongst other direct and indirect consequences. Again, what is the point of a city plan if people with deep pockets and change them for their own benefits at the cost of those of its residents?
- **Aesthetics** - The proposed 10 storey building does not conform with any of the surrounding structures in the area, additionally given its proposed sized and building envelop, the proximity to the Islington curbside and traffic flow represents increased considering the existing traffic flow.
- **Conservation Area** - The set back to the conservation lands is only 9 meters for such a big structure and proposed underground parking is much too small. As a resident of the area who was building a pool, I was advised that the setback was to be 10 meters. It took me 2.5 years and countless dollars in planning changes to comply. How is it that this structure only needs 9?

Thank you for your attention. I will be expressing my concerns at the meeting to be held on February 7.

John