

Subject:

FW: Islington Condo Development - Gatehollow Estates Inc

From: CALOGERO SPANO [REDACTED]

Sent: Monday, January 16, 2017 2:46 PM

To: Carella, Tony

Cc: carryingplacatepayers@rogers.com ; Clerks@vaughan.ca; [REDACTED]

Subject: Islington Condo Development - Gatehollow Estates Inc

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

Dear Mr. Carella,

We are writing in connection with 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.

We live at [REDACTED] Canada Company Ave and we have serious issues with this proposed development, including:

- intensification plan: Islington Ave South of Major Mackenzie is definitely not part of the intensification plan.
- Traffic congestion and grid lock: The transportation structure is not there to support a high density structure as it will be on Highway 7 or on Jane or in the other designated intensification areas. Traffic study has been done from 9:00 am. We all know that is not an acceptable time bc traffic starts at 6am. We suggest council to have their own independent study created. Traffic study to actually be completed at all intersection starting from Langstaff covering all major intersections bc they are all related to congestion on Islington
- Emergency exit: There is no emergency exit for the proposed condos which can be an issue in case of emergency vehicles needed to enter the site and there is an accident in the front of the intersection of Islington and Napa Valley. Has the fire department or police department completed their assessment of the safety concerns
- removal of the mature trees
- lost landscaping
- impact on natural habitat of wildlife
- lost community character and clean air
- pollution
- lost privacy

These are just a few of our issues. We ask that you kindly set up a community meeting at the Al Palladini center asap so that we can discuss this further.

Thank you,
Mirella and Charlie Spano.