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Communication
CW: Jan 15/13
Item: 7

January 14, 2013.

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

RE: Zoning By-law Amendment File Z.11.027
Site Development File DA.11.074
Islington Palisades Ltd.
Ward 2 – Vicinity of Islington Avenue and Highway 407

Honourable Maurizio Bevilacqua and Council Members:

We are opposed to the proposed development of 7397 Islington Avenue for several reasons. Simply put, the site is not suitable for a senior's retirement residence. The site is not located near the vicinity of a commercial or community core nor does it provide seniors with adequate outdoor space. Furthermore, it is located near the Hydro corridor. Access to the site is problematic as it is located on a steep slope along a stretch of Islington Avenue whereby visibility to on-coming traffic headed north is obstructed. In addition, the nature of the site allows for only one point of access, which may also prove problematic in emergency situations. Finally, given the number of variances requested by the applicant, the site is clearly too small to facilitate this type of development.

Residents deserve an explanation as to why so many variances are being permitted in the first place when there are by-law standards. The parking variance is a significant concern. The proposal allocates 40 parking spaces and 5 lay-by spaces. How can 45 parking spaces be sufficient for staff, visitors, residents and service vehicles, especially during peak times?

What of our rights as property owners? Are our concerns regarding lack of privacy, pollution, noise, smells and visual disturbances to be simply dismissed?

We request that the City of Vaughan appoint an "outside" planner to review the file so as to provide an impartial judgment with regards to the practicality of the proposed development. Moreover, we request that this letter be included in the documentation for the OMB pre-hearing and that we be informed, in writing, of any meetings regarding this matter within a reasonable timeframe.

Sincerely,

S.A. Jendramini 71 TIMBER LANE - WDBG L4L 3J6
E. Zeppieri (CANDIDA ZEPPIERI) 89 TIMBER LANE
WOODBRIIDGE, ONT L4L 3J6

And concerned residents

