

Mauro Peverini, Director of Development Planning
Barbara A. McEwan, City Clerk
Development Planning Department
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PUBLIC HEARING C3
COMMUNICATION

Date: Nov 7/17 ITEM NO. 2

File name: Landmart Realty Corp.
File Number: Z. 17.011
Related File No: DA. 17.023

Dear Mr. Peverini,

My name is Anna Staffiere. My husband Quirino Pollice and I have lived at [REDACTED] Forest Fountain Drive [REDACTED] for nearly eighteen years and have enjoyed watching and contributing to the growth and development of our community. We are very proud of the community within which we live and raise our family and wish for it to continue to mature and evolve while maintaining character and diversity that has helped define the City of Vaughan. In addition, we are most concerned about our community remaining as a safe and clean place to raise families, respectful of the environment, and we are committed to maintaining our community's value.

On October 13, 2017 we received a Notice of a Public Meeting in the mail regarding Zoning By-law Amendment File Z. 17. 011 to amend the City's Zoning By-law 1-88 to rezone the subject lands from A Agriculture Zone to RM2 Multiple Residential Zone together with site-specific zoning exceptions to permit a development comprised of 104, 3 ½ -storey back-to-back stacked townhouse units, within four blocks with as many underground parking lots. I am writing on behalf of my husband and myself to vehemently oppose this amendment and oppose the construction of such a development in our neighbourhood.

The inclusion of such a large, dense residential development in the area will create problems and further constrain the resources and splendour of our existing neighbourhood on many levels.

Adding 104 units to near an area that is fully developed, without addressing how people in the 104 units will gain access to everyday necessities such as parks and green space, walkways, waste removal is difficult to understand. Further, as a resident of the area, the impact that 104 units will have to traffic (both residents and guests) is devastating. The community today is limited and near capacity in managing issues such as density, traffic, green space, parking, not to mention the strain on elementary and high schools. Adding 104 residential units as per the suggested development proposal will further escalate these issues, and in turn erode the quality of life of the residents surrounding the proposed development.

From the plans circulated, it appears the land space (area) allocated for this proposed development is to be (as per the attachments) equal or less to the neighbouring area including Domenica Way and Via Canala Way. The neighbouring area currently houses what appears to be 26 townhouses/semi detached homes and as many detached garages. The amendment is proposing to approximately quadruple the number of units and to add an underground parking garage solution, with limited surface parking for guests and visitors. According to the location map there is no exit or entrance from Islington Avenue thereby forcing traffic and residents of the proposed development to route through existing residential streets. Visitor parking will also become a concern as all visitors will need to find street parking outside of the development area further crowding the existing streets with parked cars. Adding this many vehicles to such an already dense area will further add to the existing traffic problems in the area, thus increasing the potential risks to residents including children and the elderly.

Adding the proposed development to the specified site will add density to an already saturated area. A better option may be considering the vacant areas on the east side of Islington Avenue. The current plan offers no green space for the residents of the proposed 104 units and therefore new residents will have to access parks, et cetera, from the existing neighbourhood. New residents will likely be using neighbouring properties to walk their pets, using the front lawns of the community as communal spaces. Garbage collection will pose another hindrance, as the dense design of the four blocks will not allow for conventional garbage storage and collection. The current plans show an area for communal garbage collection without any indication of how smells and the visual appearance of dumpsters will be handled, nor are there clear measures for rodent control and the prevention of rodent population increase resulting from the increased development. The proposed zoning amendment and respective design suggests it is acceptable to allow offensive wafting odours to encroach on the existing community – at present community by-laws do not allow residents to place garbage outside in full sight of the neighbourhood and to this end, this rezoning application should be rejected.

Approval of this application would be contrary to the local zoning laws and the guiding principles of how the community was planned, designed and constructed. This re-zoning, if considered acceptable, will provide a special privilege to this land as the neighbouring properties are not permitted the same density, nor does the proposed plan illustrate suitable green space and other essentials to accommodate additional residents. This re-zoning application will create an adverse change to the community, it will be deleterious to the essential character of the neighborhood, and will negatively affect the neighborhood's property values. More importantly, the change in zoning will pose a threat to the health and safety of the neighborhood, the relative scale of the project is extensive, and the construction of the ensuing development will cause years of noise, dust and other pollution that will decrease our quality of life.

My husband and I, as long time residents of this neighbourhood believe in the progression and responsible development of our community. We have faith in the Planning Department's fiduciary duty to the citizens of our neighbourhood and to the City of Vaughan. We welcome a new development and a Zoning By-law Amendment to the subject lands, however we strongly oppose a development that debases the character and decreases the value of our neighbourhood. A Zoning By-law Amendment that allows 104, 3 ½ -storey back-to-back stacked townhouse units, within four blocks with as many underground parking lots as suggested by the Landmart Realty Corp is opportunistic and irresponsible and does not whatsoever take into consideration the impact on existing residents, their families, their economic well being nor does it create an environment for new residents that is consistent with the needs and expectations of the surrounding community. We implore you to strongly consider our position in this matter, and do what is best for our community and for Vaughan by rejecting the re-zoning amendment

Thank you,
Mr. Quirino Pollice & Ms. Anna Staffiere