

January 30, 2015

Development Planning Department
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

TO: EUGENE FERA

AND CC TO: CLERK'S DEPARTMENT

Dear Sirs:

Re: 8334 Islington Avenue
File No's OP.13.011 and Z.13.034

C	13
COMMUNICATION	
CW (PH) -	FEB 3/15
ITEM -	5

Further to your Notice regarding the above application, we wish to make the following comments:

1. We ask that the City deny this and any further applications requesting high density designations as high density will create too much intensification in such a small area. In just over a **2 BLOCK AREA ON THE EAST SIDE OF ISLINGTON AND ONE BLOCK TO THE WEST SIDE OF ISLINGTON** (which this application deals with) we already have the below mentioned developments, which intensification has been just over the last few years.

How do you justify another proposed condominium so close together?

2. We do not want any more apartment buildings in this area to cause more congestion, there are already issues with the following developments:
 - a. Large condominium at Islington and Willis
 - b. Two (2) condominiums at Islington and Pinegrove
 - c. Nursing home at Islington and Pinegrove
 - d. Montessori school on Islington
 - e. Condominium on Islington and Hartman Ave
 - f. Proposed (not sure if approved to date) Condominium just north of the Large Condominium at Islington & Willis

RECEIVED

FEB - 3 2015

CLERK'S DEPT.

And in addition to the above there are a number of townhouse projects that have been constructed, proposed or at approval stage and a number of additional signs posted for future projects.

3. It is interesting to note that with each building/project that has gone up that a traffic study has been produced that explains there is no problem with traffic, however if you are along this part of Islington at any given time, not just at rush hour, there are traffic problems getting in and out of the streets/buildings, etc. This section is the narrowest part of Islington and is not suited for this type of intensification. These are isolated studies and what is needed is a traffic study for this whole area.

We would ask that the City conduct a proper independent traffic study for this area before giving approval to any further development.

4. With regards to this specific application, it has been already previously established that a 7 storey building is not suited to this area as a 7 storey building is more suited for a main core as Weston Road and Highway 7. We are not part of a main core area and want to keep it that way.
5. Also with regards to this specific application wherein they are requesting a 7 storey building, this is in excess of even what is stated for a "high density" designation and therefore this application should be denied.

6. Why is this very small area being targeted for all of this intensification?
7. City staff had advised that there is a maximum number of units that could be allowed in this area, could you please advise what that number is and does it cover only these 2 blocks which seem to be a target for all this development? **We would like to receive an answer to this question, thank you.**
8. The Official Plan identifies this area as a “hamlet” which means “a small settlement, generally one smaller than a village”. I don't think that you would find all these buildings in a “hamlet” or a “small village” for that matter. With all this new construction this area will be unrecognizable and most importantly all the lush trees that have existed hundreds of years are being destroyed, how is this acceptable?

We are asking City officials to oppose this application and put a hold on any future applications until a proper assessment is taken of this small area and what has been and is happening and an independent traffic study of this whole area be completed.

Joanne Federici
Albert Federici