

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](#)
Subject: FW: [External] Official Plan Amendment Files OP.22.002 and OP.22.005
Date: Monday, December 5, 2022 9:36:06 AM

From: Massimo Pecchia [REDACTED]
Sent: Monday, December 05, 2022 12:43 AM
To: Clerks@vaughan.ca
Subject: [External] Official Plan Amendment Files OP.22.002 and OP.22.005

Official Plan Amendment Files OP.22.002 and OP.22.005

Hi

This letter is in response to the above files for master plans on Weston Rd. and Hwy 7. It goes without saying as I am sure you are well aware, but it will not be in the best interests of our great city to allow this type of development. There is not a proper foundation to allow this kind of proposal. This will simply cause gridlock, bottlenecks, smog, safety issues, pedestrian accidents, quality of life degradation.

I am not saying we shouldn't do it, but to propose a plan such as this without having a solid foundation to support the increase of people, vehicles, etc... is simply wrong. I understand that there is a subway that is "close" but to think that people will come to this area and give up their cars or not purchase additional vehicles due to how the area is will be naïve. The subway is not walking distance, it only goes on way (south). Above ground buses are fine, but ridership goes down significantly in very hot, very cold, rainy and snowy weather and guess what, that is the kind of weather Canada gets.

For example, a person living near the south end of this plan that wants to go to the subway will take them 20 minutes minimum just to walk to hwy 7 to catch the bus, then the wait for the bus. What if they want to just go shopping at Fortinos? A couple of weeks and they will surely end up getting a vehicle.

Please, just ask the two buildings that were built on the north east side of Hwy 7 and Weston rd how many have vehicles and what people's feedback is. Look at the traffic prior to and after those buildings were built. We caused a bottle neck at this intersection. Same with Jane and Hwy7. I understand what you are trying to do there, with the whole "new downtown" but take a survey on the residents there. There will be no surprise that there is an issue with parking, people wanting vehicles, walking score, etc...

Also, Other buildings were allowed to be built on Hwy 7 between Pine Valley and Martin Grove Rd. There was a bottleneck in that area before, but now, Huge bottleneck. I know the public was against it, but they were still allowed to be built. Why?

Hwy 407 is also a great alternative that will be marketed but it is so expensive, the other main roads will just start getting bottlenecked.

People have been building roads, homes, cities, for decades. It's a shame we can't learn from past mistakes. We need to stop these kinds of development without first having a solid foundation in place to allow this type of development to thrive. For example, If I were to build a house with no foundation, the inspector would not only stop me from living in the home but they would halt all construction. This is just one home as an example and here we are looking at plans of a major overhaul of an area without a proper foundation.

All this is going to do and all the other proposals I see appearing along Hwy 7, Rutherford near Weston Rd, Jane St, etc... This will just do a dis-service to all existing and future residents. We all

know this already, so we need to stop this.

Don't degrade the quality of life for Vaughan just for an "easy fix".

Thank you

--

Massimo Pecchia

Sergio Pecchia

[REDACTED]