

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](#)  
**Subject:** FW: [External] Objection to Official Plan Amendment Files OP.22.002 and OP.22.005  
**Date:** Tuesday, January 3, 2023 10:35:13 AM

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**From:** Alex L <[REDACTED]>  
**Sent:** Tuesday, January 03, 2023 5:23 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Objection to Official Plan Amendment Files OP.22.002 and OP.22.005

Dear York Region City Council, City Planner, and Office of the City Clerk,

I am writing to strongly advise against moving forward with the Application by RioCan Real Estate INV Trust regarding the building project: Official Plan Amendment Files OP.22.002 and OP.22.005 that plans to replace the current commercial area with dozens of new buildings. My name is Alex Londono, and I am a long-time resident of this area. The following is my reasoning to explain why this project should not go forward or how it should be modified.

These are the concerns I have about the impact of adding so many buildings to this area, both for the community and for the environment.

First, the influx of new residential apartments and businesses will lead to overcrowding and a loss of open space, which can have negative impacts on the health and well-being of the community, such as decreases in mental health and physical activity. This is also linked to the inadequate investment in green space, which is essential for promoting relaxation, stress relief, and improving air quality. Furthermore, they provide habitat for a variety of plants and animals, and their loss could lead to a decrease in biodiversity.

Second, the addition of so many new buildings will significantly increase traffic in the area, leading to congestion and potentially dangerous conditions for pedestrians and drivers alike. Congestion has already reached levels in this area that rival downtown Toronto intersections.

Third, the construction and operation of so many new buildings would have a significant impact on the environment, including increased greenhouse gas emissions, air pollution, strain on natural resources such as water and energy, an increase of more waste on a limited sewer system, and decreased stormwater management due to reduced green space areas that help to absorb and filter stormwater, which could lead to increased flooding. The construction and increased human activity is also disrupting the migratory patterns of geese and other wildlife that may fly through the area. The loss of these scarce nesting grounds, which are already rare and difficult for geese to access, could have serious consequences for the overall health and well-being of these species as well as other wildlife animals.

Finally, the current commercial area likely includes a number of small, locally owned businesses that contribute to the character and uniqueness of the community. These businesses may be unable to

compete with the new development and could be driven out, leading to a loss of diversity and community identity.

A possible compromise would be the modification of building plans to obligate RioCan Real Estate INV Trust. to build Low rise building of maximum 15 storeys instead of High rise mixed use towers of 22 to 68 floors. And to provide 100% green areas on the roofs of all the buildings. An environment resembling the natural environment that proceeded all these projects.

In conclusion, it is important to consider the negative consequences of this building project when deciding how to allocate open spaces in the community. I urge you to carefully weigh the potential benefits against the potential costs to the community and the environment.

Thank you for your consideration.

Sincerely, Alex Londono -