

From: [Sabrina Di Marco](#)
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Cc: mayor@vaughan.ca; [Linda Jackson](#); [Mario Ferri](#); [Gino Rosati](#); [Mario G. Racco](#); [Marilyn Iafrate](#); [Adriano Volpentesta](#); [Rosanna DeFrancesca](#); [Chris Ainsworth](#); [Gila Martow](#)
Subject: [External] Committee of the Whole Public Meeting Issue 7 Rio Can
Date: Wednesday, January 18, 2023 4:45:26 PM

Good afternoon,

Thank you for the opportunity to participate in last night's meeting. Unfortunately the communications were not clear and the connection repeatedly interrupted. Hence, as requested by the meeting's Chair, below please find the points from my deputation.

Good evening Madame Chair, Your Worship, and esteemed Council,

My name is Sabrina Di Marco. My address is [REDACTED] Vineyard Court, Woodbridge ON [REDACTED]

I am a long-time resident of a subdivision neighbouring northwest of the proposed Rio Can development. In discussion with my neighbours, there is an overarching concern about the size of the project. Four general issues stem from the key concern - the enormous population density proposed.

1. EASE OF MOBILITY WITHIN THE COMMUNITY and overall affects on traffic.
2. SAFETY will indeed be affected with such intensity. Are the efforts submitted by the applicant to mitigate the safety risks that will arise reasonable as to their effects within the general community, within the development, and into the future? What studies have included police and social service planning?
3. The INFRASTRUCTURAL CAPACITY to provide the proposed area with needed WATER, SEWAGE, and UTILITIES seems so large as to call for specific budgets outside the City's traditional scope. Residents are concerned that this influx of need will damage the smooth infrastructural operations of neighbouring subdivisions. What about the infrastructure of SOCIAL, RECREATIONAL, FIRST RESPONDER, and PARKS SERVICES? Will all these people be using Chancellor Community Centre and the Ansley Grove Library? What will replace the COMMERCIAL ACTIVITY that the community currently depends upon for goods, services, and employment on that site?
4. There are grave concerns about the mid and long-term effects that such density will have on the PROPERTY VALUES OF NEIGHBOURING COMMUNITIES. Much of the current value stems from peaceful and safe suburban streets. These streets are feared to become traffic thoroughways as people seek short cuts. The density and crime that we see already is likely to increase. The quality of life that residents enjoy, their public services, and community engagement will be affected with such intensity. Many are concerned that their biggest investment will loose significant value due to this Rio Can and related proposals. This proposal has people asking if they should leave the community before the negative effects of such a massive development commences.

As a long-time residents of the community, my neighbours and I appreciate the benefits of development and growth. However, there is concern that such a project, if implemented, will produce diminishing returns to our growth. I recommend that this project reset its planning and start with the reality of our communities' norms and needs. Growth needs to be in accordance with City priorities. Development is a long-term proposition. It must be inclusive in procedure and strategic in nature. Development should be centred on the reality of what kind of community we will be creating for current and future community members.

Thank you for your consideration of opinions expressed.

Sabrina Di Marco