



WESTON DOWNS RATEPAYERS ASSOCIATION

Blackburn Blvd., Woodbridge, Ontario, L4L 7J5

www.westondownra.ca

December 4, 2023

Mayor and Members of Council
2141 Major Mackenzie Drive
Vaughan, Ontario, L6A 1T1

C7.

Communication

CW(2) – December 5, 2023

Item No. 4

RE: Item No. 4: BATTICORP HOLDINGS (VAUGHAN) LTD. AND BATTICORP II HOLDINGS (VAUGHAN) LTD. CIHA.23.002 - 661 AND 681 CHRISLEA ROAD VICINITY OF LANGSTAFF ROAD AND HIGHWAY 400

Dear Mayor Del Duca, Members of City Council and City Staff,

On behalf of the Weston Downs Ratepayers Association, I am writing to express our objection to the recent staff recommendations regarding the Community Infrastructure and Housing Accelerator (CIHA) File CIHA.23.002 for Batticorp Holdings (Vaughan) Ltd. and Batticorp II Holdings (Vaughan) Ltd.

1. Exemption from Consistency to Provincial Plans:

The request for exemption from consistency with provincial plans, including the Provincial Policy Statement 2020, Growth Plan for the Greater Golden Horseshoe 2019, York Region Official Plan 2022, and Vaughan Official Plan 2022, raises concerns about potential deviations from established guidelines. Further clarification is essential on the justification for such exemptions and their alignment with broader regional and provincial planning objectives.

2. High-Rise Mixed-Use Zone (HMU):

The proposed "High-Rise Mixed-Use Zone" with specific provisions, including four residential towers of 35 storeys each, requires a comprehensive evaluation. Considerations should encompass potential impacts on local infrastructure, traffic patterns, and the visual landscape. Additionally, there is a need for an in-depth analysis of social and environmental implications, such as shadows cast on public spaces and the potential strain on existing amenities.

3. Traffic Accessibility:

The proposal must be scrutinized for its impact on traffic accessibility in the area. A detailed traffic impact assessment should be conducted to address potential congestion, changes in traffic patterns, and the adequacy of road infrastructure to accommodate the increased demand. Ensuring smooth traffic flow and accessibility is crucial for minimizing disruptions to the surrounding community.

Considering these concerns, I urge the City Council to engage in a thorough, transparent review process, incorporating input from residents, community stakeholders, and experts in urban planning. This collaborative approach is crucial to ensuring that the proposed CIHA Order aligns with the long-term well-being, sustainable development, and traffic accessibility of our community.

Thank you for your attention to these detailed objections, and I look forward to an inclusive and informed decision-making process.

Yours sincerely,

Weston Downs Ratepayers Association

Per:
Victor Lacaria
Co-president, Weston Downs Ratepayers Association