

COMMUNICATION C18

ITEM NO. 4

**COMMITTEE OF THE WHOLE
(PUBLIC MEETING)**

March 1, 2022

From: Chris Dewar [REDACTED]

Sent: Monday, February 14, 2022 1:25 PM

To: Clerks@vaughan.ca

Subject: [External] Official Plan Amendment File OP.21.019, Zoning By-law Amendment File Z.21.040

I'm writing to express my objection to Official Plan Amendment File OP.21.019, Zoning By-law Amendment File Z.21.040 by G Group Major Mackenzie Inc to rezone 3812 Major Mackenzie Rd.

G Group's request to rezone this parcel to accommodate 3,013 high rise residential units is not fitting of the existing community of largely low/mid rise, townhouses, semi-detached and single family homes. The four 32-36 story buildings proposed will block sunlight and views from the neighborhood and will attract other high rise zoning applications to the area.

The roads in the area are already severely congested and cannot accommodate the vehicular traffic from another 3,013 homes. Walking trails, parks, recreational facilities, community centres, libraries, arterial roads and highway on ramps are not scaled for this development. There are no public transportation hubs at this major intersection, forcing these new residents to rely on automobiles and further contributing to congestion, noise, poor air quality and greenhouse gases.

High rise developments such as this one should be centralized around the Vaughan Metropolitan Centre, where the residents will have access to transit hubs, reducing their automobile dependency and increasing public transit ridership. This development will create needed housing spaces, however it is ill conceived to locate it in the far reaches of Vaughan's suburbs rather than locating it in the metro center.

G Group is not an invested resident, looking out for the long-term interest of the Vellore community, but rather is focused solely on its own financial interest, hoping to enjoy the significant financial windfall that comes from a successful rezoning application.

This developer should redirect its efforts on acquiring and developing land located within VMC, rather than expending resources applying for and lobbying the municipality to rezone and destroy Vaughan's family-oriented communities.

Don't make the mistake of letting Vaughan turn into an incongruently planned community, with tall buildings sprinkled randomly through every neighborhood, miles from major subway hubs and no vibrant downtown centre like Mississauga has.

Christopher Dewar

[REDACTED] Oland Drive, Vaughan