

COMMUNICATION C24

ITEM NO. 4

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

March 1, 2022

From: FRANK CASCARDO [REDACTED]

Sent: Wednesday, February 16, 2022 9:43 AM

To: Clerks@vaughan.ca

Cc: Cindy Furfaro <Cindy.Furfaro@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>

Subject: [External] Comments -3812 Major Mackenzie (Ref. Official Plan Amendment File O.P.21.019, Zoning By-law Amendment File Z.21.040)

Attention to: the office of the City Clerk

I'm writing on behalf of a group of residents at N-W corner of Weston Rd. & Major Mackenzie Dr.

As a premise, the Notice of Public Meeting we received by mail refers to five buildings in total. Actually the number of towers will be seven, the size of a downtown core, highly disproportionate for miles with the surrounding areas.

We strongly oppose the proposed massive subject development for the following reasons:

A) TRAFFIC

traffic in our area is already highly congested. In the morning to drive a few hundred meters eastbound to the highway 400 it takes forever! Just to get to the ramp is a nightmare, accidents happen on a daily basis due to drivers' frustration. There are already four traffic lights, from Weston Rd to Hwy 400, too close one to another and all the lanes in between them become easily congested. Driving on Weston Rd northbound after 4:30 pm is a big challenge starting from Highway 7. At this intersection (Weston & HWY 7) traffic changed for the worst dramatically after the constructions of the two towers. The same condition will take place here at Weston & Major Mackenzie if this development will get approved as it is. It will bring at least another 6000 vehicles in this area;

B) PUBLIC TRANSIT

This problem is related to the traffic congestion. The city of Vaughan has never implemented any incentive to encourage people to use public transit. This is an area, like most of Vaughan's, where buses are running empty because the cost for a ride is outrageous. If for example, we're thinking to leave our car home and go for a stroll at Vaughan Mills, for a family of four a both ways trip will cost the price of our lunch. As we all know, we can only rely on cars in a city without an LRT, with no subway lines and expensive bus fares. Projects of this magnitude could be proposed only nearby Highway 7 & Jane where the actual subway station can absorb the demand for movement of large number of people. By approving this gigantic development without planning the future for public transportation it's like planning for more disruptions in resident lives

C) AIR QUALITY

air quality is already poor in our area especially during hot summer days. We already have all the pollution produced by the heavy traffic of the adjacent highway 400. People affected even by non-severe asthma will suffer more than ever. If we cannot enjoy our lives outdoors we will have to move away from this area. The City has not done enough for years to improve air quality: the area of new green spaces is ridiculously small if compared with extensive suburban developments and now with high-rise buildings here and there. We will be forced to leave Vaughan and move further north from here if projects of huge environmental impact like this will be approved;

D) URBAN PLANNING

the City of Vaughan has never had a clear idea of what a modern city should be. For a population of more than 350k, after a lifetime an healthcare facility has been built. Its capacity is already not adequate for the actual large population. Health care system in Vaughan is not sustainable based on growth of the proposed magnitude..

We do not seem to live in a city as we do not have available all the facilities and services that a city is supposed to offer. We lack of meeting places for social life, there is not a theatre for concerts and events of some relevance. We only have the caotic aspect of a city.

It looks like the only problem for city councillors has always been how to expand residential and commercial units to collect more money (past years \$1.3B !) .To Vaughan's residents It was given the impression that a downtown core and massive highrise buildings will be created only at Hwy 7 & Jane. We invested millions of dollars (average price for a single dwelling house is \$1.25M in our area) and we feel now being cheated.

This message is to notify you that we're going public to oppose this hige and incongrous development in this area.

Regards

Frank Cascardo

██████ Headwind Blvd ██████