

COMMUNICATION C120

ITEM NO. 4

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

March 1, 2022

From: Juan M. Vera [REDACTED]
Sent: Thursday, February 17, 2022 8:50 PM
To: Clerks@vaughan.ca
Subject: [External] 3812 Major Mackenzie Drive Development meeting

Official Plan Amendment File OP.21.019

Zoning By-law Amendment File Z.21.040

On the above matter of the re-zoning and the development of the mentioned area, I want to express my Opposition to it. I DO NOT support the development as proposed.

Please Notify me on the decision by the council to [REDACTED] or my residential address:

Juan M Vera

[REDACTED] Farooq Blvd

Woodbridge ON

[REDACTED]

Reasons for which I oppose this development:

- High number of residential units for a small area
- This will increase traffic on the areas around the intersection of Major Mackenzie Dr and Weston road. Collapsing the system with the amount of expected units
- Over 3000 units means over 3000 vehicles, assuming during peak hours 20 % of them will move on the area, it is over 600 more vehicles at peak hours
- Current business will experience overcapacities, they will not be able to support that spike in population. Walmart on the area is already busy, similarly popular fast food restaurants like McDonalds drive through is already today creating huge lineups. Service at Shoppers drug mart pharmacy is already incredible slow due to the number of customers, this new number of residents will increase it significantly damaging even more the level of service.
- Schools in the areas (elementary and highschool) already are using portable classrooms, this will increase population on surrounding schools which creates even more traffic at peak hours.

- Traffic across from Tommy Douglas School and St Jean de Brebeouf schools are already a nightmare during morning admission and afternoon dismissal times. Increasing school populations will just make both areas a stand still on traffic.
- Due to the increased negative points that this huge project will bring to the area, the property value of existing residences will be drawn down.
- Community center services will be even more crowded.
- Traffic over the 400 Highway, on major Mackenzie Overpass, is already slow at peak hours. This will increase it.
- Off ramp from Highway 400 to Major Mackenzie Dr, even before the hospital construction active zone, was very heavy, this will just make it more dense and dangerously carry it over into the highway.

Thanks

Juan M Vera