

March 1, 2022**Assunta Ferrante**

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 9:28 AM
To: Assunta Ferrante
Subject: FW: [External] Opposition to Application - Official Plan Amendment File OP.21.019 & Zoning By-law Amendment File Z.21.040

From: Jonathan O'Brien [REDACTED]
Sent: Monday, February 21, 2022 9:47 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Opposition to Application - Official Plan Amendment File OP.21.019 & Zoning By-law Amendment File Z.21.040

To the Office of the City Clerk:

I am writing to you with respect to my opposition to an Application, brought by G Group Major Mackenzie Inc., to amend the Official Plan and Zoning By-law to permit the development of two residential apartment buildings and three mixed-use residential apartment buildings at 3812 Major Mackenzie Drive (northwest corner of Major Mackenzie Drive and Weston Road - hereinafter the "proposed development").

The proposed development is located within Vellore Centre. Vellore Centre, in accordance with the City of Vaughan Official Plan (hereinafter COV), is identified as a Local Centres. The COV includes a hierarchy for intensification areas to which Local Centres are the second lowest in priority. The COV adds that Local Centres "act as the focus for communities, are lower in scale and offer a more limited ranges of use" and are "predominantly residential in character." Vellore Centres, at present, is a mixed-use community including single family dwellings (including townhomes), schools, community parks, and single storey commercial plazas.

The proposed development is a blatant contravention of the COV and is abhorrently incompatible with the local context and existing community. The intensification of the proposed development (with its 5 buildings, ranging in heights from 11 to 36 storeys, with a total of 3,013 residential dwellings) is entirely inconsistent with that contemplated for Local Centres. A proposal of this scale, size, and extent would be more suitable for the Vaughan Metropolitan Centre or those identified as Primary Centres.

The proposed development will have profound and long-term impacts to the residents of Vellore Centres and its neighbouring communities. The addition of a minimum of 3,000 plus residents, along a crucial artery in our community (Major Mackenzie Drive), will inevitably increase traffic congestion, impacting response time of local fire and ambulance services, and notably emergency runs to Cortellucci Hospital. The existing traffic congestion on Major Mackenzie Drive, even with recent lane expansions, is less than ideal. An additional consideration is its impact to local schools (capacity), the inevitable move to cubicle style learning that will result, and erosion in the quality of our education system.

It is my hope that Council denies the subject Application.

Jonathan O'Brien