

February 23, 2022

Clerks@vaughan.ca

Rosanna.defrancesca@vaughan.ca, marilyn.lafrate@vaughan.ca, mario.ferri@vaughan.ca, gino.rosati@vaughan.ca
Tony.Carella@Vaughan.ca, Sandra.Racco@Vaughan.ca, linda.jackson@vaughan.ca, alan.shefman@vaughan.ca,
maurizio.bevilacqua@vaughan.ca, Letizia.D'addario@vaughan.ca

PLANNING APPLICATION FILE-0P21.019 and Z.21-040. (3812 Major Mackenzie drive). Public meeting for March 1, 2022.- 7 PM

We are the owners of a property on Sunset Terrace adjacent to the subject planning application. We are opposed to this application because of the excessive building heights and densities. **As we will not make a presentation, we hope you find the time to read this.**

1-Summary for reasons to reject this application

The proposed density of this development is 268.15% the current approved density. There is no need for such a high density development in Vellore centre lands. This development is more appropriate for the Vaughan city centre and other centers closer to transportation hubs like go station and subway station. This development will change the character of the area, change the current area residents life styles, their financial well being (via property value reductions and motivation to better their life) and their physical and physiological well being.

A development of such intensity of high density housing is inappropriate for this area because it is in the proximity of a family oriented communities. Crime, public safety and health are directly correlated to higher densities, especially when considering the significant density over the current policies this development proposes. Denser places are known to have higher mortality rates due to city related stresses that result from difference among people and the higher level of competitions among people. Well planned, lower density family communities have better health outcomes and better other social benefits for everyone compared to high density communities that may require persistent policing to enforce acceptable social norms. **Are the current schools adequate for this and all other developments in the area?** The city and developers in the area are familiar with the local communities expectation for the developments in the area. See **summary of work done on the subject application site**, item 3 below.

2-Summary on traffic issues

This development will create significant new traffic problems in the area especially when the density of this development is taken together with all other developments sites in the area that have already applied for increased density approval or already have approval for higher density than currently allowed with current policies. **It is expected that each application in the area will or had significantly under-estimated** the traffic levels because either some applicants **did not carry out a traffic study** or some developments (Dormant) were not included in the new applications for approval. For example WSP global mobility study with respect to application Z21.002 dated December 2020 points out that: (Page 7 section 2.2) " Due to the ongoing COVID-19 pandemic, no new traffic counts were conducted as part of this study. This is because traffic volumes would not represent typical traffic conditions. Instead, the most recent historical data have been reviewed and balanced conservatively to adequately represent existing conditions".

The weakness to the mobility study is **the use of older data with no indication of how old**. On page 17 table 3.1 of the subject mobility study lists the 7 development applications, in the nearby area, that have been used to estimate the additional traffic generated by these 7 new development sites. This table appears to be already outdated and so the study may have under-estimated the traffic volumes in the area by not including all current (February 2022) applications.

We have used Vaughan PLAN it online application viewer and found considerably more applications. We recorded the following applications and the ones highlighted in red have not been included in table 3.1 of the WSP mobility study for Z21.002

DA:15.078 - DA.15.084- DA.17.082- DA17.118- Z16.018- Z20.003- Z21.002- Z20.016-DA.19.01- DA18.084- DA21.06S- Z14.047- Z14.004 (Now Z21.040), other applications could be added.

In addition it appears that some new applications in the area near the current application attempt to channel traffic into current residential streets that have been designed too narrow to accommodate the new additional traffic. This will result in traffic ques (or delay exiting driveways) within the neighborhood street to get into the major street such as Major Mackenzie Dr West and Weston road. For example, application OP 21.023 and Z21.047 appear to propose in having new traffic routed to existing residential street like Sydney Circle and Sandwell Street. The picture at the end shows a typical local street in the area without taking in to account the additional traffic generated from this and other developments in the area.

Major Mackenzie West is a direct route to Canada Wonderland and the new Vaughan Cortellucci hospital. These institution generate significant amount of traffic from areas external to the local neighborhoods, this will increase traffic in all areas near the proposed development and slowdown public serve vehicles like fire and ambulances. In addition the extension of Major Mackenzie Dr to the highway 427 will generate additional traffic on Major Mackenzie Dr. West from neighborhoods up to and possibly beyond highway 427 making the intersection of Weston Road and Major Mackenzie a pinch point for everyone using the roads

3- Summary of work done on the subject application site

A significant amount of work was done on the subject property:

- 1) OMB work from a few years ago (restriction 985).
- 2) The more recent Vaughan comprehensive zoning by-law review which maintained restriction 985 for this property.
- 3) The Vellore centre land use study options report (April 7, 2021) in which the city manager recommended option I and stated that both the land owner and ratepayers were consulted.
In option I the city manager states: "Option I - Maintain Existing Policy Framework
The existing policy framework for Vellore Centre is robust based on VOP 2010 Policy 2.2.1.1 (d)(iv) and more specifically Policy 2.2.5.7 (a) through (i) describing the mixed-use vision for Local Centres. The Area Specific Policies of the northeast quadrant of Vellore Centre, Section 12.6 of VOID 2010, has focus on an urban design framework."
- 4) The local ratepayer associations followed up on the area study with communication C15 Communication CW (1) - April 7, 2021 Items # - 7. stressing the enforcing of current policies

We would appreciate your help in maintaining the current policies for this area as outlined in the documents mentioned in section 3 points 1 to 4 above. PLEASE CONTINUE TO KEEPS US INFORMED.

Picture of Sandwell street looking toward OP 21.023, Z21.047 (ref section 2 above)



[Handwritten signature]

Ronald Basso
 [Redacted] Muzich Place Woodbridge Ontario [Redacted]
 For: Stefanie Basso, Alessandra Basso, Ronald Basso and Tudor Cacenco