

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Vaughan Resident Objection to Proposed Development Plan: 3812 Major Mackenzie Drive, located at the northwest corner of Major Mackenzie Drive and Weston Road  
**Date:** Friday, February 25, 2022 10:08:50 AM

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**From:** Great land [REDACTED]  
**Sent:** Friday, February 25, 2022 10:07 AM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External] Vaughan Resident Objection to Proposed Development Plan: 3812 Major Mackenzie Drive, located at the northwest corner of Major Mackenzie Drive and Weston Road

Hi,

This proposed development & Zoning Amendment has been planned in my neighborhood. I am living in the same neighborhood & I have noticed this proposed building will impact our neighborhood .

The proposed five high rise buildings are very tall and wide for such a narrow property size. The proposed buildings range in height from 11 to 36 storeys, with a total of 3013 residential dwelling units and a Floor Space Index(FSI) of 5.78 times the area of the lot.

Listed below are the concerns that pertain to residents of the community:

## 1. ZONING CONCERNS AND SIZE OF HIGH-DENSITY BUILDING

### a. Zoning Concerns:

- The proposed building is being built in an area zoned for low-density development.
- When the residential area was being developed, this location was designated for existing or future residential in which the property was zoned for "low density residential character area").
- Therefore, when residents invested in homes in this area, it was bought on the basis that the community area was zoned for low-density dwelling (detached, semidetached or town homes) not High-rise Building with another one right next to it coming in the Future.

### b. Height Concerns:

- Residents believe that the proposed storey building design is too large and dominant for this site. Especially because the current community design is currently Zoned for low Volume single detached homes and semi-detached homes.

## 2. PRIVACY CONCERNS

Based on the height of the proposed buildings, the existing residential homes and personal living space will become an invasion to residential privacy.

- Privacy Concerns: The high rise storey buildings height will tower over homes, which are close to neighbouring homes. This will cause 24/7 privacy concerns due to the close proximity of the building location and the neighbouring personal spaces such as: bedrooms, bathrooms, kitchens, backyards and porches.

## 3. POLLUTION

### a. Noise Pollution:

- More vehicles entering and exiting
- Building Exhaust Fans Drone Sound will be heard both day and night
- Daily commercial truck noise due to deliveries, garbage removal and residential moving in, will cause high level of noise due to engine and rear back-up warning sounds.
- Concerns about noise from emergency response units and alarms affecting nearby residents. Considering the frequency in apartment buildings and occurrences.

### b. Air Pollution:

- Air quality, cars, and AC units contribute greatly to poor air quality in the area.
- Residents are concerned with an increase in air pollution for their health.
  - o Underground parking fan exhaust emissions.
  - o Exhaust fumes from traffic in and out of the building (residential and commercial). Daily vehicle traffic in and out the building, will also add to higher-level Carbon monoxide ingestion to existing residents.

## 4. SUN AND SHADE CONCERNS

- Due to the height of the proposed high rise apartments, it will block the morning sunlight affecting the neighbour low rise residents.
- Due to the height of the building, it will block the natural passage of air/wind circulation.

### **Resident concerns relating to blocking of sunshine and wind:**

- The lack of sunshine and the effects of shade may cause a strain on resident mental health.
- Resident wellness may be impacted, as building will be blocking the sunshine when children, young adults, and seniors who are at

home each day, take walks, and come out for exercise.

### **No Right to block the Sun**

- a. Due to the close proximity to pre-existing residential properties, the city should consider a close review and analysis of the proposed development.
- b. The new builder has no right to be the ultimate blocker of the sun if this buildings are constructed.
- c. Our city should not allow a builder power over residents potentially affecting their way of life and health. The views, atmosphere, and environment of the area will be completely devastated by the apartment buildings. When residents look in the direction all they will see is a huge building that is towering over homes. No builder should be given that power to build a structure that will affect existing residents and control of natural options.

### **5. ROAD CAPACITY ON CORE STREET**

- a. Where this buildings are zoned, they will directly increase traffic on a major city artery.
- b. With the influx of more vehicles utilizing the streets, this will cause major traffic only adding to the daily rush hour volumes.

### **6. PROPERTY VALUE**

Last but not least Property Values, Having Apartment buildings in a Detached and Semi Detached neighbourhood only De-values Residents investment.