

March 1, 2022**Assunta Ferrante**

From: Clerks@vaughan.ca
Sent: Friday, February 25, 2022 10:46 AM
To: Assunta Ferrante
Subject: FW: [External] G Group Major Mackenzie Inc - Application 19T-14V001

From: Paolo Gilfillan [REDACTED]
Sent: Friday, February 25, 2022 10:43 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: Re: [External] G Group Major Mackenzie Inc - Application 19T-14V001

Hi Rosanna,

I appreciate that. Although I must reiterate that I don't agree with any form that increases dwellings beyond what is zoned today. I believe I laid out a reasonable argument which shows that we have a current infrastructure problem today even without additional dwellings.

So I would not support any "form" that allows for additional dwellings that it is not currently zoned for. I don't even agree with the current zoning as I believe it was done when the area was much less dense in population.

Appreciate your support,
Paolo Gilfillan

On Fri, Feb 25, 2022 at 10:17 AM Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca> wrote:

Hi Paolo,

Thank you for your email. I completely agree with your position. Please be assured that I will NOT be supporting this development in its current form. I will forward your concerns to our city planners for consideration.

Sincerely,

Rosanna

Rosanna DeFrancesca

905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor

2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1



From: Paolo Gilfillan [REDACTED]
Sent: Friday, February 25, 2022 10:09 AM
To: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Alan Shefman <Alan.Shefman@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Clerks@vaughan.ca; Mario Ferri <Mario.Ferri@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>
Subject: [External] G Group Major Mackenzie Inc - Application 19T-14V001

Re: Official Plan Amendment File OP.21.019

Zoning By-Law Amendment File Z.21.040

Dear Members of Council,

I am writing to express my **strong objection to the rezoning application (as file noted above)** of a multi tower development to be located at [3812 Major Mackenzie Drive](#), Part of lot 21, Concession 6.

My objections are hereby categorized into two distinct groups:

1. Personal Observations - based on the nearly 8 years of living, working and community participation in the adjacent community of the lot in question
2. Close Review of the application documentation as made available by The City of Vaughan Senior Planner Letizia D'Addario
 - a. Throughout this letter I will cite from the following documents made available:
 - i. Architectural Dwg Set
 - ii. Transportation Impact Study
 - iii. Tree Inventory and Preservation Plan Report
 - iv. Phase Two Environmental Site Assessment

Personal Observations and Objections:

As noted, my personal objections are based on experiences from ~8 years of living, working and community participation in the adjacent community. In this time, I have parented 3 children who have attended the local school, parks and recreation centres. As an individual and family we have utilized the local infrastructure including roads, retail, highway, healthcare etc.

It is my opinion that this community has expanded rapidly, and the current infrastructure is not adequate for the current population, let alone an additional 3,013 residential dwelling units as per the application/file in question.

Additional observations include:

- High traffic and unacceptable concentration at the intersection of Major Mackenzie and Weston Road
- High traffic and unacceptable concentration at Hwy 400 On/Off ramps
- High traffic and unacceptable concentration on feeder streets within my community and adjacent communities including but not limited too – Stanton Ave, Canada Drive, Poetry Drive, Lawford Road, Fossil Hill Road, Via Campanile, Davos Road, Vellore Wood Blvd, Cityview Blvd.
- Overpopulated community centres and public amenities including but not limited to Vellore Village Community Centre including lack of amenity rental capacity, activity programs including swim/skate and many others.
- Overpopulated retail amenities including retail shops, local healthcare (walk-in clinics & specialty services)
- Dense surrounding traffic, pollution and noise from exceedingly numerous single occupant automobiles and the close proximity to Hwy 400
- Overcrowded outdoor amenities such as parks including the newly constructed Chatfield District Park and all available amenities (Tennis, Soccer, Splash Pad, play area, running track, baseball diamond etc.)
- Lack of sophisticated Public Transportation including Subway access and lack of bus routes/access
- Lack of enrollment opportunity to local childcare centres
- Overall unsafe community conditions with the high concentration of cars surrounding the overpopulated parks, schools and other amenities

In summary, it is my personal observation that the communities surrounding Major Mackenzie and Weston Road are currently oversized for the local infrastructure and amenities and overall, under serviced. As such, the proposal of additional dwellings of this magnitude will contribute to catastrophic issues such as:

- Unmanageable local traffic conditions
- Overwhelmed public transportation
- Increase in environmental pollution
- Increase in noise pollution

- Overcrowded and lack of access to childcare and schools
- Unusable local amenities such as parks and community centre
- Unsafe community environments due to significant increase of automobiles in close proximity to the local schools, bike ways, parks etc.

It would be my recommendation to consider to unanimously decline this active application and consider less additional dwellings scenarios and more real estate for community supporting investments such as parks, community centres, libraries, and schools.

Objections following review of supporting application Documentation:

Following review of key application documents made publicly available, I have determined these following conclusions which I feel should be under consideration for strong opposition of this application/file.

- Concerns regarding MTO facility nearby and concerns with the proposed buildings proximity to this facility as sited below within:

An MTO Road Maintenance Facility containing two underground fuel storage tanks is located adjacent to the south of the Site, beyond Major Mackenzie Drive West. Based on the proximity, there is a potential for environmental liabilities to the Site. – Page 15 Section 3 of Phase Two Environmental Site Assessment

An MTO Road Maintenance Facility containing a salt dome is located adjacent to the south of the Site, beyond Major Mackenzie Drive West. Based on the proximity, there is a potential for environmental liabilities to the Site. Page 15 Section 4 of Phase Two Environmental Site Assessment

- Traffic reports were not conducted in key areas which are already experiencing high traffic conditions

In light of the Covid pandemic, the turning movement count for unsignalized intersection could not be conducted,.... – Page 5 Section 2.3 of the Transportation Impact Study

- 41% less parking spots available than the current bylaw allows. These surplus cars will end up parking along residential streets, the District Park closet by, and the school parking lots causing mayhem within the residential community

Based on the City's Zoning By-Law 1-88, a total of 5359 parking spaces are required for the proposed development. It is our understanding that the proposed development provides a total of 3126 vehicle parking spaces, this presenting a technical shortfall of 2233 parking spaces (41.6% reduction). - Page ii of Transportation Impact Study

- Congestion sited at Major Mackenzie and Weston Road which is consistent with my personal observations as noted above

Major Mackenzie Drive and Weston Road, Hwy 400 N off ramp and Major Mackenzie Drive intersection due to high turning traffic volumes. The westbound left turn movement at Farooq Blvd and Weston Road is expected to be over capacity due to high turning movement at Weston Road, this intersection might be signalized in the future. – Page20 of Transportation Impact Study

- Congestion at Hwy 400 On/Off ramps which is consistent with my personal observations as noted above
- Traffic analysis appears to have been conducted within April of 2020 which was the first full month of the pandemic restrictions. These studies at a minimum should be reconducted in 2023

Existing traffic volumes at the study area intersections were extracted from background development – Weston Road and Major Mackenzie Drive West- Urban Transportation Considerations (April 2020) prepared by BA Group. – Page 4 section 2.3 of Transportation Impact Study

Given the above points, a strong denial of Zoning By-Law Amendment File Z.21.040 is the only acceptable outcome by council. In addition, I implore a reconsideration of the current zoning given the significant growth in the adjacent communities and lack of supporting community infrastructure. These were not present when the last application for rezoning was reviewed and as such should be cause for reconsideration.

Vote against Zoning By-Law Amendment File Z.21.040 and this application with vigorous intent.

Regards,

Paolo Gilfillan

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