

COMMUNICATION C318
ITEM NO. 4
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
March 1, 2022

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Public Hearing for 3812 Major Mackenzie Drive
Date: February-28-22 11:17:34 AM

From: Hasdeep Bhatia [REDACTED] >
Sent: Monday, February 28, 2022 10:44 AM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Mark Antoine <Mark.Antoine@vaughan.ca>
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Avi Bhatia [REDACTED] >
Subject: [External] Public Hearing for 3812 Major Mackenzie Drive

My husband and I have been residents of Vaughan since 2010. For the last 11 years we've watched our neighbourhood expand at an exponential rate. There have been many great things about the expansion of the area, including the addition of parks, trails, schools and retail. Up until now, this is a neighbourhood we're been very proud and privileged to be a part of.

I'm deeply concerned about the new proposed development at 3812 Major Mackenzie. The applicant has proposed building SEVEN towers up to 36 storeys high, which equates to over **three thousand** residential units. Assuming that residential units may be occupied by more than one person, this could **increase the population in the area (one corner, really) by several thousand people.**

How many vehicles does three thousand units add to the road in an already growing area? Again, assuming that there may be multiple people living in one household, we're looking at the possible addition of thousands of vehicles. Let me repeat that - thousands of vehicles. Public transit has undoubtedly improved, but this is still an area that requires folks to have a car to get around. Has a traffic study been completed to understand the impact that adding thousands of cars on the road will have? What safety considerations have been given to increased traffic in an area where school kids are regularly walking up and down Major Mackenzie Drive?

And speaking of schools, are there plans to build additional schools to accommodate a possible influx in school aged children? How does it impact existing schools?

Even if we put traffic and schools aside for a moment, let's discuss the fact that our community is made up of mostly single-detached homes, semis and townhomes. We moved to this area to be part of a residential community, not an urban area overpopulated by high rise towers. The developer's proposal is requesting a **density increase of over 3.5 times what was approved by the Ontario Municipal Board.** Let me say that again - 3.5 times more than what's approved. Critical community thresholds like density are approved for a reason and we need to stay firm and abide by the approved density allotment to help maintain community safety and quality of life.

Not only will this have an incredibly detrimental effect on our property values, but it also harms our valuable community. This development does not fit the fabric of our community in any way and is clearly being driven by developer greed to build more and earn more. That's evidenced by their years long history of attempting to build multi residential buildings without bothering to understand

the area. There has been no regard for the residents who already make up this community and what's right for us.

I urge you to carefully consider the detrimental impact of this proposal and put a stop to it immediately. Over the last two years of the devastating pandemic, we've all grown to love and appreciate our community and our neighbours even more. Don't take that away from us.

Hasdeep Bhatia