

C13.

Communication

CW(PM) – November 6, 2024

Item No. 6

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] Major Mac and Weston proposal
Date: Monday, October 21, 2024 8:32:00 AM

-----Original Message-----

From: Paul Onorati [REDACTED]
Sent: Saturday, October 19, 2024 3:23 PM
To: Clerks@vaughan.ca
Subject: [External] Major Mac and Weston proposal

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

This is a written submission to an official plan amendment, and rezoning amendment proposal on the southwest corner of Major Mackenzie and Fossil Hill (Official Plan Amendment File OP.21.001; Zoning By-law Amendment File Z.21.002).

Building a 10-storey and a 5-storey building in a residential area at the proposed site can have several drawbacks based on past precedents. Here are some key reasons:

1 Zoning and Planning Regulations: Ontario municipalities often have strict zoning bylaws to maintain the character of residential neighborhoods. For instance, in Toronto, areas designated for low-rise housing have seen significant opposition to high-rise developments that threaten the existing character and density, leading to community pushback and legal challenges. The stretch of area across from the proposed project is currently townhouses while to the east are small business with an apartment above. This is what should be considered for this land to keep in line with the area not this huge eye sore that is being proposed.

2 Infrastructure Strain: Higher density buildings can overwhelm local infrastructure. In cities like Mississauga, rapid high-rise developments have strained public services, such as schools and transportation. Residents have reported overcrowded schools and increased traffic congestion as a direct result of these developments. Is this what you want for our community?

3 Loss of Privacy and Light: Taller buildings can significantly impact the quality of life for nearby residents. In Hamilton, there have been disputes regarding high-rise developments that obstruct light and views for existing homes, leading to concerns about loss of privacy and enjoyment of outdoor spaces. Is that fair to long time residents who live directly behind this atrocity?

4 Community Cohesion and Character: The introduction of high-rise buildings in predominantly low-rise neighborhoods can disrupt community dynamics. In areas like Guelph, community resistance has emerged against proposed high-density developments that residents believe would alter the neighborhood's character and sense of community.

5 Environmental and Green Space Concerns: High-density developments often reduce green space, which is crucial for community well-being. In cities like Ottawa, residents have voiced concerns over the loss of parks and natural areas due to new high-rise projects, emphasizing the importance of maintaining green spaces for recreation and environmental health. We need more parks not buildings.

Overall, the potential for zoning conflicts, infrastructure strain, loss of privacy, disruption of community character, and environmental degradation illustrate why building high-rise structures in residential areas is not advisable in Woodbridge, especially not in this neighborhood.

Ava