

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] The Q Towers Limited Partnership File: OP.21.001 - Public Hearing Nov 6th.
Date: Monday, November 4, 2024 3:19:19 PM
Attachments: [Q Towers Nov 6 2024 Letter.pdf](#)

From: Sorochinsky, Tim <tim.sorochinsky@aecom.com>
Sent: Monday, November 4, 2024 2:59 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; mayor@vaughan.ca; Haiqing Xu <Haiqing.Xu@vaughan.ca>; Dev Services <DevServices@vaughan.ca>; Clerks@vaughan.ca; Jeffers@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: [External] The Q Towers Limited Partnership File: OP.21.001 - Public Hearing Nov 6th.

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All,

See attached comments from the Millwood-Woodend Rate Payers Association regarding the above noted Application.

Thanks,

Tim Sorochinsky
President, Millwood-Woodend Ratepayer Association

Millwood-Woodend Rate Payers Association

Public Hearing

November 6th, 2024

Applicant: The Q Towers Limited Partnership

File: OP.21.001

Zoning By-law Amendment: Z.21.002

Related Applications: 19T-21V001,

Attention: Mayor Del Duca, Councillor Rosanna Defrancesca, Haiqing Xu, Judy Jeffers, devservices@vaughan.ca, clerks@vaughan.ca, developmentplanning@vaughan.ca.

I am not available to provide a deputation at the Public Hearing for the above noted item, but would like to relate our input to this application.

The residents of the Millwood-Woodend Ratepayers Association are opposed to this proposed application on the basis that it is incompatible with VOP2010 and is grossly out of scale and context to the surrounding low rise community.

The premise of VOP 2010 is to create higher density nodes such as at the intersection of Major Mackenzie and Weston Road, with densities and building heights decreasing as you move away from the intersection. The Q Towers site is currently zoned to provide a maximum height of 4 storeys, with a maximum Floor Space Index, or FSI of 1.5. We fully expect that Q Towers will comply with zoning already planned for their site. Q Towers current proposal of one 9 storey building and one 5 storey building with a combined 428 storeys is not even close to this.

In addition to excessive building heights and density, we have a number of concerns with this application:

- The development will increase traffic congestion in the area and will be particularly harmful to the residences along the quiet residential street Siebela Way, and all of the adjacent neighbours who use Fossil Hill. They would need to content with traffic from 428 residential units and multiple commercial units turning into the site from their street.

- The development will impact vehicle and pedestrian safety. This is particularly worrisome given the high volume of pedestrian (student) traffic walking to the schools on the north side of Major Mackenzie.
- The proposed development is not compatible with the surrounding area, which has a maximum of 2 storey heights to the west and south, and 3 storeys to the east.
- Considering the broader volume of residential units that continue to be developed within Vaughan as part of other development applications (particularly in the VMC, and to a lesser extent at the intersection of Major Mackenzie Dr and Weston Road), this will more than adequately deliver inventory over & above Provincial requirements. Higher density is not needed at Major Mackenzie and Fossil Hill.
- Adjacent roads cannot handle surface parking.
- The height and massing of the Development creates a negative visual impact and will create shadowing and privacy issues for existing dwellings in the area.

This type of development is better suited at the community nodes identified in VOP 2010 or at the Vaughan Metropolitan Centre.

Our community has no objection to development that adheres to respectful and compatible design & intensification. We note that the previous application in 2021 included 393 residential units, while the current proposal proposes 428 residential units. Clearly our community's concern regarding density which was communicated in 2021, has been ignored.

There has already been a lot of work associated with establishing the Official Plan for the area, and I don't see any strong justification as to why this particular site should not be bound by VOP2010. Ideally we would support a lower density and height townhouse complex, or a retail layout similar to what was originally proposed in 2008. We adamantly insist that the applicant comply with the

maximum 4 storey designation per the VOP2010 for this area. We would expect to have both Council's and the City's support on our position.

Thank you,

Tim Sorochinsky

President, Millwood-Woodend Ratepayer Association