



C50.

Communication

CW(PM) – November 6, 2024

Item No. 6

Committee of the Whole (Public Meeting)

November 6, 2024

RE:

**Item 6 THE Q TOWERS LIMITED PARTNERSHIP OFFICIAL PLAN
AMENDMENT FILE OP.21.001 ZONING BY-LAW AMENDMENT FILE
Z.21.002 PART OF LOT 20, CONCESSION 6 VICINITY OF MAJOR
MACKENZIE DRIVE AND FOSSIL HILL ROAD**

The Office of the City Clerk has received a petition from Waqas Shahid of Alexie Way, Vaughan, on behalf of concerned citizens of the Vellore Village Community.

The total number of signatures on the petition is: 115

Their concerns are outlined in the ***attached letter.***

Included with the petition is video footage, which the residents describe as, ***“footage that illustrates the severe congestion and safety risks currently present in our neighborhood, especially near the local high school during peak hours. These videos provide firsthand evidence of the traffic issues that would only worsen with the proposed development.”***

A copy of the entire petition document, containing a total of 8 pages, and video footage, is on file in the Office of the City Clerk.

October 30th, 2024
City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Subject: Opposition to Proposed Zoning Amendment Z.21.002 by Q Towers Limited Partnership

Dear City Council,

We, the undersigned residents of the neighborhood surrounding the southwest corner of Major Mackenzie Drive and Fossil Hill Road, are united in our opposition to the proposed zoning amendment (Z.21.002) by Q Towers Limited Partnership to construct a 10-story and a 5-story building, incorporating 428 residential units and commercial spaces. This development fundamentally alters the character and functionality of our community, which consists of townhouses, low-rise buildings, and other residential homes such as detached and semi-detached homes.

Our primary concerns include:

1. Overwhelmed Infrastructure and Traffic Congestion:

Our neighborhood, already experiencing significant traffic congestion, will be severely impacted by this high-density development. With 11 elementary schools and 2 secondary schools within a 2 km radius, including Tommy Douglas Secondary School directly across from the proposed site, there are currently over 7,950 students in the area. Traffic is often at a standstill from 7:30 AM to 11:00 AM and again from 2:00 PM to 6:00 PM. Adding hundreds of new residents will exacerbate congestion, heightening safety risks for students and residents alike.

2. Parking and Road Safety Issues:

The influx of new residents and commercial visitors will drastically increase parking demands, likely spilling over into nearby residential streets. This would congest local access points and create safety issues, particularly for pedestrians and school-going children.

3. Strain on Community Infrastructure:

The current infrastructure is not designed to support a large-scale development of this nature. The addition of hundreds of new residents and commercial spaces will place a strain on our local streets and public services, impacting the accessibility and functionality of our neighborhood.

4. Deviation from Original Neighborhood Plan:

When purchasing our homes, we were informed that this vacant lot would be developed as a low-rise commercial plaza, aligning with the aesthetics of other local plazas. The proposed high-rise structures are inconsistent with this original plan and the established character of our neighborhood.

5. Visual Disruption and Loss of Privacy:

The proposed 10-story building will visually dominate the neighborhood, reducing privacy for surrounding homeowners and disrupting the neighborhood's character. The high-rise structure will stand in stark contrast to our residential homes, diminishing natural sunlight and impacting the aesthetic appeal and quality of life in the area.

We urge the City Council to reject this amendment to preserve the safety, accessibility, and integrity of our neighborhood. We respectfully request that the development be reconsidered as a low-rise commercial plaza, ensuring it aligns with the neighborhood's original plan and infrastructure capabilities.

Thank you for considering the voices of your constituents on this crucial matter.

Regards,

Supporting Resident's names, email and addresses below