

**C41.
Communication
CW(PM) – November 6, 2024
Item No. 6**

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] Major Mackenzie Drive and Fossil Hill Road - Objection
Date: Monday, November 4, 2024 10:25:30 AM
Attachments: [Schedule A.docx](#)

From: Olga Bilik-Lima [REDACTED]
Sent: Monday, November 4, 2024 10:24 AM
To: Clerks@vaughan.ca
Subject: [External] Major Mackenzie Drive and Fossil Hill Road - Objection

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November 4, 2024

VIA EMAIL: clerks@vaughan.ca

City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Sir/Madam:

**Re: Official Plan Amendment File OP.21.001
Zoning By-law Amendment File Z.21.002
Meeting Date: November 6, 2024 – 7pm**

I am writing to express my concerns regarding the proposed condominium development at the southwest corner of Major Mackenzie Drive and Fossil Hill Road.

I have also attached at **Schedule “A”** a list of questions to documents submitted for the proposal, I wish to be addressed.

I strongly object to the proposed development.

In a statement to the media, Mayor Steven Del Duca said “*Vaughan has always been a*

destination of choice that people dream of calling home and where future generations wish to raise their families, start businesses and enjoy an unrivalled quality of life”.

Mayor Steven Del Duca was correct, Vaughan is a destination of choice that young families called home, a city that is widely recognized as family-oriented, attracting young families who value safety, community, and a balanced lifestyle. This proposed condominium will deviate from what the City of Vaughan is known for, and the development of these condominiums will create chaos and uncertainty for the families that have already invested in the city and have developed roots to this community.

The City of Vaughan and any developer who wishes to develop in the City of Vaughan should prioritize developments that foster community cohesion, provide adequate recreational spaces, and support the growth of families in a healthy environment. An 11-storey mixed-use building does not belong in this residential area. The city ought to reject any amendment to the zoning by-law's.

Under sperate cover, a joint objection letter from many families in the community has been submitted. The letter signed by more than 100 individuals' with a 750 meter radius objects to the proposed condominium. This proposed condominium negatively effects each and one of them and their young families, who have already invested in the City of Vaughan.

I urge the city council to reconsider this proposal and prioritize the safety and well-being of our community.

Yours truly,

Olga Bilik-Lima

Schedule “A”

1. Have all scope of documents and findings relating the proposed build been shared?
2. Are there any documents or reports that have not been made available to the City by the Owner and/or Q Towers Limited?
3. Is there a test that Q Towers Limited must meet to be successful in the City's approval of the By-Law as it relates VOP 2010?
4. Letter of Reliance – July 29, 2024 to the City of Vaughan and Letter of Reliance – July 29, 2024 to the Regional Municipality of York.
 - This letters and enclosure thereto specifies that AiMs Environmental has obtained liability insurance as it relates to their Report. In the Certificate AiMs Environmental specifies that it will not provide written notice if the policy has been cancelled prior to expiry. **Why? The City and Region should be given notice if the insurance is cancelled.**
5. Environmental Reports – AiMs Environmental Report - AR125-24 dated July 2024
 - Will the City of Vaughan be obtaining a critique report or are they satisfied in the findings and data contained in the AiMs Environmental Report?
 - Has the City reviewed the data contained therein? Are they satisfied with the findings?
 - Are there any recent pollution studies in the area available?
 - Have any actual studies been conducted with respect to increase of motor vehicles?
 - The proposed build is across from Tommy Douglas Secondary School and approximately 5 elementary schools are within a 2km radius. How will the construction noise impact children?
 - How will commercial trucks navigate the school areas? How will the damages be dealt with?

6. Letter from Sigmund Soudack & Associates dated May 6, 2024

- Is there a Scope of Documents that was used by Mr. Soudack to make such a conclusion? How was Mr. Soudack able to certify his statement?