

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] Opposition to Official Plan Amendment File OP.21.001; Zoning By-law Amendment File Z.21.002
Date: Monday, October 21, 2024 8:31:36 AM

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

From: Justin Blasetti [REDACTED]
Sent: Saturday, October 19, 2024 5:09 PM
To: Clerks@vaughan.ca
Subject: [External] Opposition to Official Plan Amendment File OP.21.001; Zoning By-law Amendment File Z.21.002

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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).

I am writing to formally oppose the proposed development of a 10-storey mixed-use building and a 5-storey low-rise building at the intersection of Major Mackenzie Drive and Weston Road. This project raises several critical issues that need to be addressed.

First, the impact on local businesses should be carefully considered. While mixed-use developments often aim to support local commerce, the reality can be quite different. The influx of new residents may lead to rising rents and property taxes, potentially pushing out existing businesses that have been cornerstones of our community for years. We should prioritize the preservation of our local businesses and the unique character of our neighborhood.

Additionally, the environmental implications of this project are concerning. Increased construction and density will likely contribute to greater noise and air pollution, negatively affecting the quality of life for residents. Furthermore, the loss of green spaces to accommodate new buildings will reduce the natural areas that provide essential benefits to our community, including recreation and biodiversity.

Lastly, the lack of adequate planning for infrastructure improvements poses a significant risk. Our roads, public transit, and essential services require enhancements to support a growing population. Without a comprehensive plan in place, this development could lead to further strain on already inadequate systems. For these reasons, I urge the council to reconsider the implications of this development on our community. We need to prioritize sustainable growth that aligns with the needs of existing residents and protects the character of our neighborhood.

Thank you for your attention to this matter.
Justin