

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Opposition to Official Plan Amendment File OP.21.001  
**Date:** Tuesday, November 5, 2024 8:17:29 AM

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**From:** Andrew Scott [REDACTED]  
**Sent:** Monday, November 4, 2024 10:44 PM  
**To:** Clerks@vaughan.ca  
**Cc:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Subject:** [External] Opposition to Official Plan Amendment File OP.21.001

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Ref: Official Plan Amendment File OP.21.001 and Zoning By-law Amendment File Z.21.002.

Dear Vaughan City Council,

I am writing to express my opposition to the proposed development by The Q Towers Limited Partnership at the southwest corner of Major Mackenzie Drive and Fossil Hill Road. The owner wishes to build a 10-storey mixed-use building and a 5-storey low-rise building with a total of 486 residential units plus 451 square meters for commercial use.

My family as well as my neighbours are opposed to this development for a number of reasons.

The proposed development does not fit with the existing character to the neighbourhood as most homes and business are 2 to 3 stories tall.

Traffic is already congested due to on-street parking and parents dropping-off and picking-up their children that attend Tommy Douglas High School located across the street as well as other schools in the area.

Based on the developer's current plan all cars entering and exiting the new development will need to use Sibella Way. During the morning and afternoon rush hour Sibella Way becomes a single lane at times due to on street parking and passenger pickup and drop-off. This is both frustrating and dangerous for drivers and pedestrians including children that walk to school and older adults.

Adding another 468 families to our neighbourhood is not going to help with traffic congestion especially when you consider that most families have at least one or two cars. This increase in cars will also add more air pollution negatively impacting people's health and quality of life.

We are not opposed to developing the parcel of land at Major Mackenzie Drive and Fossil Hill Road but it must fit the character of the neighbourhood. For us that means either leaving it as a green space or building homes and businesses that are no more than two to three stories tall, not a 5-storey and 10-storey building.

Thank you for considering our position in this matter.

Sincerely,

Andrew and Maria Scott

■ Sibella Way,

Woodbridge, ON

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