

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] Official Plan Amendment File OP. 21.001; Zoning By-law Amendment File Z.21.002
Date: Tuesday, November 5, 2024 11:19:01 AM

From: Marian Marcante [REDACTED]
Sent: Tuesday, November 5, 2024 11:10 AM
To: Clerks@vaughan.ca
Subject: [External] Official Plan Amendment File OP. 21.001; Zoning By-law Amendment File Z.21.002

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Re: Official Plan Amendment File OP. 21.001; Zoning By-law Amendment File Z.21.002

My name is Marian Marcante, and I am writing to you on behalf of Domenic and Erminia Rubino at [REDACTED] Sibella Way. We have received the notice of the proposal by The Q Towers Limited Partnership for the land development of the southwest corner of Major Mackenzie Drive and Fossil Hill Road.

We are extremely disappointed that this developer has not addressed the concerns outlined in response to their previous proposal. The re-submission is just as aggressive as the last one, which is frustrating to see that time and energy by our council is being wasted on reviewing this again.

This design proposes an overwhelmingly excessive number of units. The singular access to and from Sibella Way is not practical and suggests either inexperience on the part of the designer or a lack of effort in research into this area. If the designer would show the driveways on the south side of Sibella Way on the site plan, it would be glaringly obvious that this access cannot work on a low volume road.

The massing model better displays the extent of the design as far exceeding the capacity of the property. This design is not suited to the site and requires it to be scaled down extensively to be able to work in this community. We ask the committee to reject this proposal and only entertain further review when it is scaled back considerably with more thought and care in its design.