

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante@vaughan.ca)
Subject: FW: [External] Concerns and Objections Regarding Proposed Condo Development (Major Mackenzie and Fossil Hill)
Date: Tuesday, November 5, 2024 11:41:33 AM

From: Jsam O'Neill [REDACTED]
Sent: Tuesday, November 5, 2024 11:41 AM
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Dear Members of the Vaughan City Council,

*Re: The Q Towers Limited Partnership
Application No. 19-21V001
Official Plan Amendment File OP.21.001
Zoning By-law Amendment File Z.21.002
RELATED APPLICATIONS: 19T-21 V001 AND DA.21.001*

I am writing to express my strong opposition to the proposed 11-storey mixed use condominium and 5-storey condominium development planned for Major Mackenzie and Fossil Hill in Vaughan. While I understand the demand for housing, this location is not suited for a high-density project of this magnitude. I urge the Council to reconsider this project in light of the numerous adverse impacts it could have on our community.

Traffic and Safety Concerns

The area already experiences high traffic volumes, especially during peak hours. This development would add hundreds of residents and vehicles to already congested roads, leading to worsened traffic, increased noise levels, and added air pollution. More traffic also increases the risk of accidents, particularly in areas frequented by schoolchildren, seniors, and other pedestrians. Emergency response times may be adversely impacted, putting residents at further risk. There is a school directly across the street from this proposed building and many elementary schools just down the street. Are there any

assessments on these issues?

Environmental Impact

The addition of this structure could have negative environmental consequences, particularly in terms of increased pollution, reduced green space, and the strain on local water and waste management systems. Urban developments of this scale often contribute to heat islands, increased runoff, and the loss of local flora and fauna, which alters the natural landscape and reduces biodiversity. For a community striving toward sustainability, such impacts could be detrimental. According to the recent proposed plan, the builders have positioned a hydro transformer along the backyard. I have young children, and I am concerned about the potential health and noise impacts this may pose. Are there any assessments on these issues?

Increased Pressure on Local Infrastructure and Services

The local infrastructure, including roadways, water supply, sewage systems, and waste disposal, is already strained. Public services such as schools, parks, community centers, and transit facilities may become overwhelmed by the added demand, impacting current residents' access to these essential services. Additionally, parking in this area is already limited, and the increased demand could lead to overflow onto residential streets, affecting both traffic flow and the availability of parking for existing residents. Are there any assessments on these issues?

Incompatibility with Community Character

The proposed structure is out of scale with the existing residential character of the neighbourhood, which is primarily low- and mid-rise buildings. Such a large building risks disrupting the aesthetic appeal and cohesion of the area, diminishing the quality of life for current residents. Furthermore, approving this development may set a precedent for similar future projects, further changing the neighbourhood's character in a way that does not reflect the wishes of its residents.

Decreased Property Values and Quality of Life

The construction of a high-rise development in a predominantly residential area can often result in decreased property values, as well as potential disruption to everyday life during the construction phase, with noise, dust, and heavy machinery affecting neighboring homes. The long-term impact could be a decline in community pride and cohesion as the unique attributes of the neighbourhood are overshadowed by large-scale, impersonal developments.

Deviation from Original Neighbourhood Plan

When we purchased these homes, we were informed that the vacant lot would be developed into a low-rise commercial plaza, consistent with the design of other local plazas. The current proposal, however, does not align with the original plan or the character of our neighbourhood.

Visual Disruption and Loss of Privacy:

A 10-story building will visually dominate the neighborhood, reducing privacy for current homeowners. This building would overlook our homes and backyards - where my children play outside. Where are the considerations for their safety, privacy and enjoyment. Not to mention the disruption this would cause. The high-rise will also disrupt natural sunlight, impacting the aesthetic appeal and overall quality of life for residents.

Potential structural and environmental impacts

The construction of a new building, especially a building of this size near existing homes can have several potential immediate and long term structural and environmental impacts which includes:

- **Soil Movement and Foundation Shifts:** Excavation for deep foundations can cause soil movement, potentially leading to ground shifts that affect the stability of nearby homes. This can result in foundation settling or shifting, which may cause cracks in walls, ceilings, and floors.
- **Vibration Damage:** Heavy machinery and equipment used for digging and construction generate strong vibrations. These vibrations can impact nearby homes, especially if they are close to the construction site, potentially causing structural stress and minor damages such as cracked drywall, windows, or door frames.
- **Undermining Existing Foundations:** If excavation is not managed carefully, it can undermine the foundations of nearby structures. This may weaken the integrity of these foundations over time.
- **Drainage and Water Table Disruptions:** Excavation can alter the natural water table and drainage patterns, which may lead to water pooling or changes in groundwater flow. This can result in issues such as basement flooding, increased humidity, or even erosion beneath existing homes.
- **Airborne Dust and Debris:** Construction activities produce significant dust and airborne particles, which can settle on nearby homes, affecting air quality, causing respiratory issues, and potentially contaminating HVAC systems. Prolonged exposure can also affect the exterior finishes of nearby buildings.
- **Utility Disruptions and Risks:** The process of digging near existing structures may

risk disrupting underground utilities such as gas, water, and sewage lines. This can lead to service interruptions, and in some cases, leaks or contamination that require immediate attention

While we acknowledge the need for more housing, I respectfully urge the City Council to reconsider the location and scale of this project and seek alternatives that align with the community's needs and values and to avoid harming established neighbourhoods.

Have assessments been completed on the above issues?

Thank you for considering the perspectives of the community, and I hope that our concerns will be taken into account.

Sincerely,

Justin & Samantha O'Neill

■ Alexie Way