

From: [Assunta Ferrante](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Letter to City Council -- zoning amendment (Z.21.002)
Date: November-07-24 9:28:18 AM

From: weicheng zhang [REDACTED] >
Sent: Tuesday, November 5, 2024 4:18 PM
To: Clerks@vaughan.ca
Subject: [External] Letter to City Council -- zoning amendment (Z.21.002)

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Dear City Council,

I live at [REDACTED] Sibella way .

I am aligned in the opposition to the proposed zoning amendment (Z.21.002) by Q Towers Limited Partnership for a 10-story and a 5-story building at the southwest corner of Major Mackenzie Drive and Fossil Hill Road.

Main concerns as below:

1. Overwhelmed Infrastructure and Traffic Congestion: Our neighborhood is already experiencing significant traffic congestion, will be severely impacted by this high-density development. The 11 elementary schools and 2 secondary schools within a 2 km radius, including Tommy Douglas Secondary School directly across from the proposed site. Traffic is often at a standstill from 7:30 AM to 11:00 AM and again from 2:00 PM to 6:00 PM. Adding hundreds of new residents and vehicles will only exacerbate the safety risks for students and residents.

2. Parking and Road Safety Issues: The influx of new residents and commercial visitors will drastically increase parking demands, spilling over to nearby residential streets. This would congest residential roads and create safety issues, particularly for pedestrians and children.

3. Strain on Community Infrastructure: The current infrastructure is not designed to support a large-scale development and density. The addition of hundreds of new residents and commercial spaces will place a strain on our local streets and public services, impacting the

accessibility and safety of our neighborhood. OPPOSITION TO ZONING AMENDMENT Z.21.002

4. Deviation from Original Neighborhood Plan: When purchasing our homes, we were informed that this vacant lot would be developed as a low-rise commercial plaza, aligning with the aesthetics of other local plazas. The proposed high-rise structures are inconsistent with this original plan.

5. Visual Disruption and Loss of Privacy: The proposed 10-story building will be visually dominate the neighborhood, reducing privacy for surrounding homeowners and disrupting the neighborhood's character. The high-rise structure will stand in stark contrast to our residential homes, severely impacting natural sunlight, the aesthetic appeal and quality of life in the area.

I urge the City Council to reject this amendment to preserve the safety, accessibility, and character of our neighborhood. We respectfully request that the development be reconsidered as a low-rise commercial plaza, ensuring it aligns with the neighborhood's original plan and infrastructure capabilities.

Thank you for considering.

Weicheng Zhang