

Subject:

File number 19T-18V004 - draft plan of subdivision

From: dmartinis2 dmartinis2 [REDACTED]

Sent: Sunday, October 06, 2019 11:08 PM

To: Clerks@vaughan.ca

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Communication
COUNCIL: Oct 23/19
DH Rpt. No. 31 Item 3

Hi There

I currently reside on Appalachian Road and am opposed to the subdivision size of 526 homes an increase of 116 homes from the original proposal.

There are various issues to consider with this proposal that the committee and everyone should take into consideration.

1. Volume of traffic. Dufferin Street is currently a single lane road from Major Mackenzie Drive (Maple) to 18th Sideroad (Aurora). Over the years, the traffic has increased substantially. During rush hour, it is impossible to exit the Ambassador Hills and Northdale subdivisions due to the volume of traffic. **What infrastructure will the city have in place to handle the additional traffic? and when will it take place? before or after the proposed subdivision is in place?**

2. Average household has 2 vehicles. 526 homes x 2 vehicles = 1052 more cars exiting onto Dufferin Street. Between the hours of 7am-9am, travelling south on Dufferin, traffic is backed up from Major Mackenzie to Kirby Side Road on a summer day and on a winter day it is backed up to King-Vaughan Side road, if not King Road. The same occurs during the hours of 4pm-630pm. **What infrastructure will the City have in place and will it be before the subdivision is built?**

3. Homes in the area. Currently the homes in the area are larger in size. We would like to retain the same infrastructure. Building 25 feet wide homes is row housing.

4. Oak Ridges Moraine Conservation Plan. As you know, this is environmentally protected land with trees that are hundreds of years old and with an abundance of wildlife. With this proposed subdivision, **how is this protecting this land? How are we going to protect this land that is invaluable? How many trees are being cut down for this development? The water we drink comes from under our feet. It is our duty and responsibility to protect what we have and not destroy it with someone's whim.**

Building a subdivision with a proposed 526 homes is greed on the parts of the Developers. What made them change their minds from the proposed 410 units?

Once the land is gone, it is gone and you will never get it back.

Regards,

Daniela Guglielmin

[REDACTED] Appalachian Road, Maple, ON