

Subject:

FW: File Z.18.004 and 19T-18V004, Rizmi Holdings Ltd

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

From: john buell [REDACTED]

Sent: Monday, October 07, 2019 10:06 PM

To: DevelopmentPlanning@vaughan.ca

Subject: Re: File Z.18.004 and 19T-18V004, Rizmi Holdings Ltd

Dear Members of Council,

My name is John Buell and I live at [REDACTED] Laurentian Blvd, backing to Dufferin and to the proposed new development.

I and my household are opposed to the current plan for three reasons:

1) Lack of consistency of lot frontages and sizes with the adjacent neighborhoods:

- Our neighborhood (Maplewood Ravines) has 70-85' frontages and
- Woodland Acres is well over 150' frontages, while this proposal is for 25-50' frontages.
- That is not at all consistent with the immediate surroundings.

2) Lack of road development in advance of proposed development:

- During the morning and evening commute, Dufferin is already a parking lot (North and South).
- Teston does not go through between Dufferin and Keele
- Kirby does not go through between Dufferin and Bathurst
- As such, the next road North, King Vaughan side road is a parking lot (East and West) during the commutes.
- By putting in another development prior to these roads being put through and Dufferin expanded, it will be complete gridlock.

3) Traffic impact to commuters, bus drivers, garbage trucks

- Commuters have to add 30-60 minutes to their drive just to get out of our neighborhood now
- Bus drivers will have to commute kids to school for over an hour each way
- Garbage and other services will be impacted.

4) Lack of central park in this plan

- Homeowners who live off Dufferin will need to walk a kilometer to get to the nearest park.

5) Lack of School or land for a school in proposed development

- It's ridiculous that 1200-1500 kids will move in and there won't be a need for a school for them.
- Without a school, this will force the development to be served by several school buses causing even more gridlock

6) Finally, property values in the established neighborhoods will have downward pressure

- Homes in the neighborhood to the West start near \$2MM.. for now
- Homes in the neighborhood to the East and South start near \$5MM.. for now.
- With lots a quarter of the size of these neighborhoods going in to serve lower income families for greatly prices, downward pressure on the are a whole will naturally ensue.

We have lived here for 20 years and it's been wonderful with the exception of commuting. Now, with this proposed development, the talk at our local park is of moving out before it's too late when the area turns into gridlock and our home values plummet.

Thank you for allowing us to comment on this proposal.

John Buell

[REDACTED]