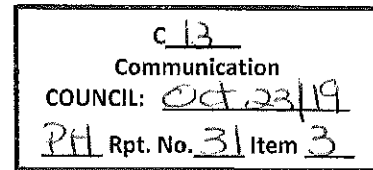


Subject:

COMMITTEE of the WHOLE - ZONING BY-LAW AMENDMENT FILE Z.18.004 DRAFT
PLAN OF SUBDIVISION FILE 19T-18V004 October 7th 2019



From: Antony Niro [REDACTED]

Sent: Monday, October 07, 2019 3:55 PM

To: Clerks@vaughan.ca

Cc: York Region York Region Clerk Clerk <regional.clerk@york.ca>

Subject: COMMITTEE of the WHOLE - ZONING BY-LAW AMENDMENT FILE Z.18.004 DRAFT PLAN OF SUBDIVISION FILE 19T-18V004 October 7th 2019

To Members of Council and the Clerk:

As a resident and President of the Maplewood Ratepayer Association in close vicinity of this application I'd like to pass along our approval for this submission.

These lands have been contentious for the residents of Maplewood Ravines and surrounding area for over 20 years. The leadership of the province and City of Vaughan to bring this to closure for the residents is appreciated.

Some observations worth noting on why this is a good development for the region:

1. **High Taxes:** Low density housing is not sustainable in the region, even though I would have expected over 1000 units on lands of this size the current proposal is acceptable. Municipal taxes in Vaughan are some of the highest in the province and the City of Vaughan identified one of the highest contributors was the financial load of infrastructure cost. Higher the density, lower the cost per unit for infrastructure. We can't afford low density housing in Vaughan moving forward.
2. **Traffic:** This development will enable the extension of Kirby through to Bathurst. This will have a positive effect in lowering congestion on Dufferin with the ability to load balance traffic between Bathurst, Dufferin, and Keele when drivers use navigation apps like Waze. When you compare this benefit to the fact that 500+ homes will be added to the area, the net effect should be lighter traffic.
3. **Environment:** No one will argue that a clean subdivision will have a better effect on the environment than a working yard with heavy equipment. Let's remind the residents of Mackenzie Ridge Ratepayers Association that more forest was destroyed in the development of their subdivision than the development of this development without the benefit of traffic relief for the surrounding area.
4. **Precedent** was set several years back when Vaughan Council approved the destruction of 50-100 acres of some of the most pristine forest in Vaughan near Kleinburg for the extension of a Natural Gas Pipeline to service a new subdivision in Kleinburg. This development is minuscule in comparison for greater benefit to the region.

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-Antony,
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