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From: Dora Ciofani [REDACTED]
Sent: Friday, August 28, 2020 9:28 PM
To: Clerks@vaughan.ca
Subject: [External] Official Plan and Zoning By-law Amendment Files OP.012 & Z.19036 / OP.015 & Z.19039

Dear Sir or Madam:

RE: (A) Official Plan Amendment file OP.19.012 and Zoning By-law Amendment File Z.19.036 - by Calloway REIT (400 and 7) Inc.

and

(B) Official Plan Amendment File OP.19015 and Zoning By-Law File Z.19.039 - by Wedgewood Columbus Limited

We wish to oppose the above stated applications to:

(A) amend City of Vaughan Official Plan 2010 ('VOP 2010') to redesignate the Subject lands from "Community Commercial Mixed-Use" and "High-Rise Mixed-Use" to "High-Rise Mixed-Use" with a maximum building height of 45 storeys, etc., and to amend Zoning By-law 1-88 to maintain the "C10 Corporate District Zone" together with site-specific exceptions to facilitate the development, and

(B) amend City of Vaughan Official Plan 2010 ('VOP' 2010') to redesignate the Subject lands from "Mid-Rise Mixed-Use" to "High-Rise Mixed-Use", with a maximum building height of 49-storeys, etc., consisting of 4 mixed-use buildings divided into 2 development blocks with 2 residential towers in the north block (Towers A and B, 40- and 44-storeys) and 2 residential towers in the south block (Towers C and D, 44- and 49-storeys) each on a 5-storey podium and separated by a courtyard, etc., and to amend Zoning By-law 1-88 to rezone the Subject lands from C7 Service Commercial Zone, subject to site-specific Exception 9(754B) by Zoning Bi-law 1-88 to RA3 Apartment Residential Zone with site-specific exceptions to permit the development.

Our reason for opposing these applications are as follows:

1) This will increase the density of population, causing more than normal through traffic at the intersections of Weston Rd. & Northview Blvd. and Weston Rd. and Chrislea Rd., (which is already heavy due to the 2 high-rise towers at 7777 Weston Rd. and the Fieldstone Dr., where vehicles exit the Piazza Del Sole to get to Weston Rd.) Currently the traffic is lighter due to COVID-19, but will be a mess if this permit is approved, impacting local residents and those employed in the area who need access to Hwy 7 and Hwy 400.

2) The number of high-rise buildings are mentioned in **(B)** ie. 4

mixed-use buildings etc., in section C7 - which is a smaller area than section C10 in **(A)** - but in **(A)** there is no mention of how many high-rise buildings are involved, only stating, "consisting of buildings ranging in height from 8 to 45 storeys". Will existing infrastructure be enough to handle the huge increase in residents? There will be a need for more police, fire and transportation services, schools, day cares, social services, snow removal, etc. Property taxes will increase, and of course crime! Pollution as well due to increase number of vehicles. When car accidents increase in an area - so will car insurance - which affects everyone!

3) If Council approves these applications (there are pros - job creation, ie construction, management & maintenance of the buildings, real estate, advertising, other services and a source of property tax income for the City of Vaughan) perhaps they would consider making the maximum number of storeys half as many as stated in **(A)** & **(B)**.

Please send us a **Notice of Council Decision** re both **(A)** and **(B)** applications. It would be greatly appreciated.

Dora & Giacinto Ciofani