

**COMMUNICATION – C11
ITEM 1
Committee of the Whole (Public Meeting)
October 29, 2020**

October 25, 2020

To: Vaughan city clerk

Via email: clerks@vaughan.ca

Public hearing agenda, October 29, 2020- 7 PM.

**Zoning bylaw review, third draft. Comments specific to MAP 163 with section 14 exception
No 985 and FILE Z.08.039 -19T-14V001 (Old Cicchino holdings - 3812 Major Mackenzie Drive)**

The zoning for the subject property should be RT1 alone or RT1 (985) and OS1(985) rather than RM2 (985)and OS1(985). This is more appropriate for the following reasons:

- 1 Many current residents , affected by the proposed RM2 (985), and the new developer/owner of FILE Z.08.039 -19T-14V001, had full knowledge of exceptions 985 and made decisions in the past based on these exceptions. The change in ownership of the development land should not be used as an excuse for asking for higher densities or inflate the land prices.

Current real estate data is beginning to show the oversupply of higher density housing while lower density housing is very seldom oversupplied. Increasing the lower density supply of housing will improve people's life styles and also their motivation to increase their changes for equal opportunity. High density housing has a tendency to become labeled with names that are detrimental in promoting equal opportunity and a fair life style.

COVID-19 has provided the opportunity to rethink the appropriateness of higher density due to the effects on peoples' life styles and well being. The benefit developers receive via higher densities come at a cost to the residents affected by the new developments. This makes equal opportunity more difficult to achieve.

These exceptions (985) on MAP 163 ,FILE Z.08.039 -19T-14V001. should not, in the future, be subject to higher density requests for the convenience of the developer. This area is currently zoned for an FSI 1.57. The developer already sought an increase of FSI via the committee of adjustment on December 12, 2019 file A151-19. The designation of the subject area, file Z.08.039/19T-14V001, to RM2(985) might provide the developer with higher density opportunities at a cost to the affected residents.

- 2 Zoning this area RT1 with or without exception, 985 is more appropriate for file Z.08.039/19T-14V001 because it better integrates with the existing abutting neighborhood and provides a climate where younger people can raise children. RT1 zone permits 7.5 m backyards, a condition more appropriate for younger families and less risky in term of public health and crime issues.

- 3 FILE Z.08.039 -19T-14V001 in Map 163 is not in the VMC corridor and higher density in this area would increase traffic congestion to intolerable levels. The requested densities near Major Mackenzie and Weston road such FILE Z.08.039 -19T-14V001 in Map 163 plus the new application Z.20.016-DA.0.20 plus 19T-17V004 plus 19T 14-V001 plus 19T-19-V005 plus 19T 18-V002 plus future development in the nearby plus traffic generated external to the neighborhood to reach by Canada Wonderland and the new Cortelucci Vaughan Hospital would make the whole area very congested which is not appropriate for a suburban area like this one (Map 163).

We are directly affected by this rezoning. The current zoning proposal for RM2 (985) and OS1 (985) is not acceptable for FILE Z.08.039 /19T-14V001 in MAP 163.



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for

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