

COMMUNICATION C6

ITEM NO. 2

**COMMITTEE OF THE WHOLE
(PUBLIC MEETING)**

September 13, 2021

From: Shyamaly Vasuthevan [REDACTED]

Sent: Friday, September 10, 2021 10:09 AM

To: Clerks@vaughan.ca

Cc: Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Cindy Furfaro <Cindy.Furfaro@vaughan.ca>

Subject: [External] Written Submission for Committee of the Whole Meeting Sep 13

Dear Members of the Council,

My name is Shyamaly Vasuthevan, and I have been a resident of this neighbourhood for 14 years. I am writing on behalf of myself and several other residents of this neighbourhood about our shared concerns regarding the application to rezone and redesignate the land on McNaughton Road East and Major Mackenzie Drive. I intend to speak at the upcoming Committee of the Whole meeting on Monday September 13th with regards to this matter (Item 2).

My family came to this neighbourhood 14 years ago in search of a safe and quiet space to settle down. My parents were drawn in by the promises of an idyllic suburb where their children could play in the street and visit their friends without a care in the world. This neighbourhood has seen my family through many milestones – from my sister and I learning how to ride our bikes, to our graduations, and even her wedding. Our family has also witnessed the impact that construction and urbanization has had on this neighbourhood. As a young girl I would roll down the windows every time it rained to listen to the gentle shower as I did my homework. Now when I roll down my window, even with the recent heavy showers we've been experiencing, all I hear is screeching tires and honking cars. The sunset that would once stop me in my tracks in awe is now a signal to rush home before it gets dark in fear of my safety. The parks I played in as a child are now littered with takeout bags and cups, cigarette butts, and broken glass. My experience is unfortunately all too common. Many

residents of this neighbourhood have expressed dismay at the neglect our community has faced in response to the increased for-profit developments in our neighbourhood. Over the past few weeks, I have spoken to several members of our community who all share the same sentiment: our neighbourhood does not have the infrastructure to accommodate such a drastic increase in density.

The applicant's supplementary reports argue that traffic and noise levels are already near and in some cases over capacity, and that therefore the increased density that would follow the proposed development would have a relatively small impact. This argument fails to consider the impact of the increased noise and traffic on the residents of this neighbourhood. It also fails to consider the increased likelihood of motor vehicle accidents that follow an increase in traffic, especially in a neighbourhood filled with young children and their schools. The current noise level is over MECP guidelines; therefore, it is recommended that our windows and doors be kept shut. This recommendation is unfortunately ineffective, as the sounds of screeching tires and honking horns can be heard through closed doors, even those made to decrease the movement of sound. The increased noise and traffic, even if small in statistical relativity, would have an effect size that would significantly impact the residents of this neighbourhood quite negatively.

These reports also argue that this development is justified under the provincial affordable housing act, as it would provide greater diversity in the local housing market, however the planned development will inevitably be marketed as luxury living with access to a GO station. Providing a few smaller units to qualify within low to moderate income range betrays the applicant's intention to use the provincial mandate as justification to increase population density far beyond what this neighbourhood can handle, and therefore increase their own profits. Residents of this community believe that affordable housing is an admirable goal, as many of us were once in a position where we relied upon it. The applicant's attempt to exploit the affordable housing act for their own profit is distasteful and disrespectful to those who are in need of affordable homes.

The applicants have also provided a cursory report about the effect the development would have on the species at risk within the subject lands. It identifies the Monarch butterfly as a species at risk that would be disrupted by the development and rationalizes that milkweed and other native plants be introduced to mitigate the impact the development would have on the Monarch population. This adjustment would be insufficient in

preventing the ecological ramifications of disrupting the protected species, for there will inevitably be losses in the Monarch population, which will in turn affect the other flora and fauna in the area. Our neighbourhood is filled with flowering plant and vegetable garden that rely on the pollination activities of Monarch butterflies. The disruption of their primary feeding and breeding grounds would result in a decrease in their population, and as a result destabilize the fragile ecosystem of our community.

The subject lands are currently host to a variety of wildlife that play a vital role in the community biome, as pollinators, pest control, and even fertilization. These animals have existed on these lands for far longer than the residents of this community and have already faced countless disruptions in habitat and resources. The current private open space serves as a valuable source of food and shelter for small mammals. Like Monarchs, they interact with the environment in countless ways to keep our community bright and vibrant, which in turn contributes to cleaner air and lush greenery. Their loss would have devastating results on the ecological health of our community, as they would be forced to find other homes under decks and in backyards, resulting in unsafe conditions for both the human and animal residents of this community.

The reports provided by the applicant also fail to acknowledge the ramifications of building 28-storey buildings in an area that currently has no buildings of such extreme height. The neighbourhood is host to several migratory birds, such as Mallard ducks and the federally protected Canadian Geese. The introduction of several high-rise buildings will increase the likelihood of fatalities and disrupt migratory patterns, as it would introduce large reflective obstructions to their migration route. Furthermore, the smaller bird populations, such as the robins and mourning doves that sit on our rooftops and sing to us every morning will undoubtedly be counted amongst the fatalities brought about by this proposed development.

It is therefore evident that the applicant's proposal to rezone and redesignate the subject lands is driven not by community interest, but by corporate greed. To build such high-density buildings in a neighbourhood that already struggles to accommodate its current density would be irresponsible and cruel to those who came to this neighbourhood in search of a safe haven for their families. Furthermore, the current construction of a 16-storey residential building on Eagle Rock Way is already projected to significantly increase density. We therefore ask that the application to rezone and redesignate the lands for two 12-storey and two 28-storey high

rise buildings be denied, and that the applicant be held to a standard that prioritizes the wellbeing of the residents of this neighbourhood. Furthermore, we ask that the municipality take steps to ensure that any future developments that may occur in this neighbourhood be stringently vetted and regulated to prevent the social and environmental ramifications of high-speed urbanization. Attached is a preliminary petition of residents in the area adjacent to the subject lands.

Regards,

Shyamaly Vasuthevan

■ Peter Rupert Avenue

■

■



**Committee of the Whole (Public Meeting)
September 13, 2021**

Re: Item 2

**YORK MAJOR HOLDINGS INC. OFFICIAL PLAN AMENDMENT FILE
OP.21.010 ZONING BY-LAW AMENDMENT FILE Z.21.014 10,000
DUFFERIN STREET VICINITY OF MCNAUGHTON ROAD EAST AND
EAGLE ROCK WAY**

As an attachment to Communication C6, the Office of the City Clerk has received a petition from Ms. Shyamaly Vasuthevan on behalf herself and other residents in her neighbourhood - Peter Rupert Avenue, Bill Hill Crescent, Black Maple Crescent, Lealinds Road, Kavala Street, and Catalpa Crescent.

The total number of signatures on the petition are 70.

A copy of the entire petition document containing a total of 5 pages is on file in the Office of the City Clerk.