

**COMMUNICATION C29**

**ITEM NO. 1**

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

**September 14, 2021**

**From:** Nadia [REDACTED]

**Sent:** Monday, September 13, 2021 2:40 PM

**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

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**Subject:** [External] Application file OP.21.001, z 21.002, 19T-21V001 +DA 21.001

To All Parties:

I am writing to you in regards to the application submitted in the area of Fossil Hill Road and Major Mackenzie Drive. I received the Notice of Complete Application which proposes a 12-storey mixed use building at the Southwest Corner of Major Mackenzie and Fossil Hill (application files OP.21.001, Z.21.002, 19T-21V001 + DA.21.001)

I am very disturbed by the thought of such a building in our community and I am very concerned that this is even being considered.

When I purchased my home it was understood that this land was set for commercial use. This is an idea that I was prepared for, with the hope that the land would be developed to match the aesthetics of other commercial plazas in the area that fit seamlessly in our community. In the original site plan there was no mention of high rise residential units being built on this land. In addition, there is no 12 storey building anywhere on Major Mackenzie in the Vaughan region, including the hospital .

I understand that this land needs to be developed however I reject the idea of a building this high. There are no buildings anywhere in our community that are even close to the height being proposed for this building. Not only will it be an eyesore, it will be a major hindrance to the natural light that shines on many of the surrounding properties and it will result in much higher levels of traffic that our already extremely narrow streets cannot sustain.

This leads to the following questions about the Notice we received:

- What is the current zoning for this area?
- What is the proposed height of the section of the building that is parallel to the backyards of the residents on Alexie Way?
- Has a traffic study been done directly on Sibella Way? (an already extremely narrow and busy street)
- Why is the driveway (entrance and exit) for this building directly on Sibella Way and not on Major Mackenzie (similar to the Courtyards of Maple building on Major Mackenzie).

When this notice was first sent back in March and meeting was rescheduled than canceled it was understood possible changes were to come and that update would be provided in the fall here we now and the application looks the exact same as it did back in March.

This really needs to be reviewed and changed as there is no way this type of traffic can be tolerated in this area.

Why isn't the option to build additional towns a possibility so it matches Sibella Way

Please consider all points here made in this letter.

Best Regards,

Nadia Migliano