

October 11, 2021

City of Vaughan, Office of the City Clerk
2141 Major Mackenzie Drive
Vaughan ON L6A 1T1

Communication : C 4
Special Committee of the Whole
October 13, 2021
Agenda Item # 1

To whom it may concern,

RE: CITY OF VAUGHAN OFFICIAL PLAN REVIEW

As residents of the City of Vaughan for 37 years, we would like to provide feedback with respect to the City of Vaughan Official Plan Review.

Consideration for Established Communities

Although the Vaughan Official Plan contains goals, objectives, and policies to guide land use, development, and growth in Vaughan, **consideration must be given to residents who already reside within established, low-density communities along Highway 7**. Our family currently resides in an established community, Seneca Heights, adjacent to Highway 7. Although our community is located within the Wigwoss–Helen MTSA, **the allowed height of 6 storey buildings (Mid-Rise Mixed Use) cannot be applied “carte blanche” to all subject lands along Highway 7**. Improper planning, especially within an in-fill site in an established community, such as the current application of a 14-storey building at 4850 Highway 7 and [REDACTED] Arrowhead Drive, will have serious negative impacts on local residents, including invasion of privacy, increased parking congestion and traffic, increased shade and loss of natural light, and community safety. **Municipalities and residents have a better understanding of appropriate local land use, and developers should not be allowed to delve too deeply into provincial plans in their attempts to maximize profits.**

Traffic and Future Rapidway Extension along Highway 7:

While the City of Vaughan is dedicated to the promotion of growth and sustained prosperity, the Ontario document titled “A Place to Grow: Growth Plan for the GGH” acknowledges that:

“While growth is an important part of vibrant, diversified urban and rural communities and economies, the magnitude of growth that is expected over the coming decades for the GGH presents several challenges:

- Increased demand for major infrastructure ...
- Increased traffic congestion”.

Our community is located on the outer edge of the Highway 7 Wigwoss–Helen BRT Station corridor, which already suffers from traffic congestion as the current rapidway ends at Helen Street. Intensification within established communities must be reined in until proper transit and road infrastructures are in place. Instead, growth should be focused within higher order transit areas, around subway stations such as the VMC.

Mental Well-Being and Good Faith in the Zoning Process:

As long-time residents of [REDACTED] Arrowhead, we have lived in our current home for 25 years, and over that time, our community has seen tremendous change in terms of intensification, including 2 condominiums at Highway 7 and Wigwoss, and over 200 townhomes built on the south side of Highway 7 between Helen and Bruce Streets. Clearly, our neighbourhood and community has done more than its fair share to support intensification along this transit corridor. And as longtime residents, we would like to believe that some faith can be built into the development process in building structures that are appropriate for any given community, and to avoid senseless, profit-driven rezoning.

In particular, we would like to express our opposition to the application of a 14-storey building at 4850 Highway 7 and [REDACTED] Arrowhead Drive, as well as its existing OP of 6 storeys, within our established community. If we were truly looking to respect both the concept of intensification as well as the residents in this established neighbourhood, townhomes would be a proper fit, not the “carte-blanc” approach where a condominium structure is proposed that is clearly incongruous within a long-standing established community.

Appropriate planning respects the physical character of a community. Proper planning is about planning for the **common good**.

We thank you in advance for taking the time to read our concerns about the City of Vaughan Official Plan Review.

Sincerely,

Tino and Carla Malta