

ALFREDO G. MASTRODICASA
43 Hillside Avenue
Concord, Ontario
L4K 1W9

(905) 856-2530
Fax (905) 856-2532
alfredo@multi-design.ca

November 25, 2013

City of Vaughan

Attention: Members of Council
Policy Planning Department

Dear Sir:

**Re: AMENDMENT TO THE OFFICIAL PLAN PROPOSED CONCORD CO CENTRE
SECONDARY PLAN (File 26.3) and**

**COMMITTEE OF THE WHOLE (PUBLIC MEETING)
OP.07.013 and Z.07.052**

I have been a resident of Vaughan since 1980 and have working in the area since 1972. I have been involved in a number of projects in the City and have seen tremendous growth and development of the City, some good and some bad.

Unfortunately it is the bad that most residents and I get upset about and in most cases our concerns are given lip service but not heard or implemented. Furthermore, the fact that the general public will benefit from such developments is usually the reason for their approval. However in a lot of cases development negatively affects the immediate neighbourhood, with additional noise, runoff, pollution and traffic. These all have a cost factor, which the immediate neighbours end up bearing. Along with this the City as a whole with also have extra continuing costs from these developments such as, additional snow removal, maintenance of lighting, boulevards roadways, sewers, etc. to name a few. The developers profit now, the City gets their development fees but no one accounts for the additional and direct costs that the residents of the City will have to bear in the future.

I must stress I am not against development in itself, as long as the development is not for the benefit of one at the expense of another.

In this case there have been months of discussions and numerous meetings with and without the community input. I have attended a few of these meetings. In some cases the meetings were called by the City but seemed to be held by and for the benefit of the

RE: AMENDMENT TO THE OFFICIAL PLAN PROPOSED CONCORD CO CENTRE SECONDARY PLAN (File 26.3) and COMMITTEE OF THE WHOLE (PUBLIC MEETING) OP.07.013 and Z.07.052

developer and not the community or the City. The additional traffic on Highway 7 will most likely create a bottleneck at the bridge, east of Bowes Road, which will eventually need to be replaced. If this development must go head in some form or other, who will bear the cost of the railway bridge improvements now or in the future? I hope not the citizens of Vaughan. Council should require that the developers place irrevocable financial (cash) guarantees now, that will ensure that the developers who create these problems, pay for their solutions.

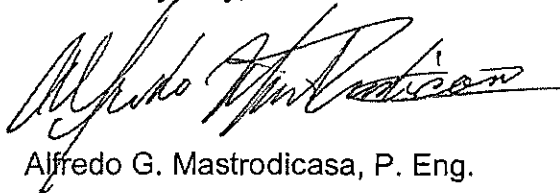
Living in the area I am fully aware of the present day traffic congestion. I cannot fathom what it will be like with this proposed development. I am out of my office and on sites for the greater part of the day so public transit is out of question. Who will pay for my time lost, or extra gasoline costs? Who will pay for the disturbance, damage and costs related to inadequate storm water runoff? Who will pay for any future works that may be needed to relieve the excessive traffic in the area?

It would appear that staff has reviewed and prepared their reports in response to the general policy of the Province. It being a general policy it should not be applied everywhere without proper and due considerations for the specific requirements and needs of the specific area.

I must object to the development proposed by 1834374 Ontario Inc. (Liberty) and any other application that may be associated with these lands. The developers (understandably) are acting in their own interest by asking more and more coverage than that supported by the governing bodies, which in my opinion are already too excessive, considering the sensitive nature of the area.

As we are a small community, with a majority of seniors, it is impossible for us to rise up to combat large developers although as staff and members of Council know we have tried. Consequently we must look to the municipality, the staff and the elected members to look after our interest and protect our community.

Yours very truly,

A handwritten signature in black ink, appearing to read 'Alfredo G. Mastrodicasa', written in a cursive style.

Alfredo G. Mastrodicasa, P. Eng.