

Dear Council of Planning, Building and Economic Development,

We are writing this letter to express our strong opposition to City File: OZS-2021-0007, the proposed application to amend the official plan and zoning by-law and for a draft plan of subdivision (to permit a 261 residential dwellings , a mixed-use medium density residential/commercial block, walkway blocks and a natural heritage and buffer blocks) at 11687 Chinguacousy Rd.

While speaking with many of our neighbours since receiving the notice of the proposed amendment to the official plan, it is quite clear that there are several reasons of opposition to the above referenced file number. As you are well aware, the community in which we live is new and presently still under development. Like many other residents of this community, prior to moving to our home, we looked for amenities in the neighbourhood that would make life more convenient and ultimately help us make that final decision of purchasing a house in this neighbourhood. One of the amenities we were sold on prior to making that final decision was the proposed future commercial property to be built on the entire lot (8.06 acres of land) on the southeast corner of Chinguacousy Road and Mayfield Road. We were looking forward, to say the least, to such a large commercial property within walking distance of our home for the ease and convenience of shopping. There are currently already many houses and families in this newly developed area with many more to come, and as you can imagine, those with limited access to transportation are also looking forward to the convenience of a large shopping plaza within walking distance of their homes. To substitute 8.06 acres of commercial property with 8.06 acres of *additional* residential dwellings does not seem wise, especially since there are currently no nearby shopping plazas or even a grocery store in this newly developed community.

The addition of 261 residential dwellings and a mixed-use medium density residential/commercial block will undoubtedly cause an influx of the currently growing traffic concerns in this neighbourhood. Currently, this neighbourhood only sees one lane of traffic on Chinguacousy Road and Mayfield Road. One can only imagine, even if the mentioned roads are widened to two lanes, that with an addition of 261 residential dwellings (261+ families) *and* a mixed-use *medium* density block, traffic will definitely be an issue. This traffic will ultimately cause a disproportionate surge during morning and evening rush hours, causing traffic issues during critical times for the neighbourhood. The traffic surge during morning and afternoon rush hours will also negatively impact safety for children. There are already many young children in this neighbourhood and most will be going back to school in September. With many young children walking to school, an increase of traffic would be a major concern for the safety of those children. The increased traffic in this neighbourhood should be a major concern to the council as well and a reason to reconsider the proposed amendment to the official plan.

Schools in this neighbourhood may also be over capacity with the influx of children in this neighbourhood. With an addition of 261 residential dwellings (261+ families), many more children will be added to the school system in this neighbourhood, especially since no new schools have been built yet. We believe the council should not approve the addition of such a large amount of residential dwellings that would exacerbate a situation that will cause school concurrency to fail.

We urge the council to disapprove the proposed application to amend the official plan and zoning by-law and for a draft plan of subdivision. From recent discussions with our neighbours, we know our opinions are shared by many who are not able to provide comments and/or videos and who are not able to attend the virtual meeting.

We thank you for your continued service and support of our communities.

Best regards,  
Savitri Looknauth and Ariff Jailall