

**Communication : C 10**  
**Committee of the Whole (Public Meeting)**  
**May 30, 2022**  
**Agenda Item # 4**

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**From:** Andy Iori [REDACTED]  
**Sent:** Thursday, May 19, 2022 10:30 PM  
**To:** Clerks@vaughan.ca  
**Cc:** Kemi Apanisile <Kemi.Apanisile@vaughan.ca>  
**Subject:** [External] Files OP.21.030. Z.21.058 and DA21.072

To the "In Charge " of this proposed project

I have attempted to call the city on this above subject a number of times only to get passed around and held on hold.

In any case I would like to express my concerns on this subject

I am not a town planner or have any experience in this area, however I see some obvious concerns to this proposal.

The development seems to come right up to the sidewalk with little or no set back, not in keeping with the remaining structures on Glen Shields

There is only one access to the rear of the project, is this in line with the fire code, has the fire department signed off on this?

The access road way to the underground parking appears to be very narrow and again that roadway appears to be very close or at the property line.

The % coverage of the property appears to be very high. When we look to other developments in the area here the coverage is much lower. Rather there is much more open space given to parking space etc.. Under ground parking, although providing the city's requirement is not convenient to shoppers. Example the plaza on the north corner of Rutherford and Bathurst, even in rain and snow the underground parking is well underused.

Proposed package asks for two buildings much higher than any other structure in this area.

All of the above would require special approval from the planning / engineering people, this seems to suggest that almost anyone can come with a development proposal and the city will put it out there for consideration. Is there any line that your people would consider a line too far?

This project proposes buildings that are higher than those currently on the north east side of Steeles and Dufferin, this is a major intersection, Glen Shields is only a small gate way into our subdivision.

Our subdivision is comprised of homes and schools, relatively low traffic volumes. The area around Dufferin / Steeles is mostly commercial

Last winter I noticed equipment installed at / near the proposed development site. What was the conclusion of that study? Were the two nearby schools taken into consideration in this study?

We have been residents here for over 40 years. I used to golf at the Glen Shields Golf club. When learning of this development, we purchased our home here. We paid a premium to live in a "park setting". Along with my neighbours, we would rather not have our views spoiled by new very large buildings.

I understand that developers invest and create added value / profit, however it is not their right. Community and the impact on community / tax payers should always come first.

It is obvious that the existing neighbourhood plaza is well below financial expectations, and I suggest the proposed commercial in the new offering will also end up the same. This is a very diverse neighbourhood that is too small to support a business that would cater to our community. The drug store is likely doing well and could manage the higher rents of the proposed space. The rest would find it a hardship to be viable.

I would strongly suggest alternative projects be considered, perhaps town homes that would be inline with the current building heights and the existing residential.

Looking forward to your comments

Andrew Iori

