

Communication : C 17
Committee of the Whole (Public Meeting)
May 30, 2022
Agenda Item # 4

From: Ralph Anstey <ralphanstey@gmail.com>

Sent: Thursday, May 26, 2022 9:58 AM

To: Clerks@vaughan.ca

Cc: Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Alan Shefman <Alan.Shefman@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>

Subject: [External] 80 Glenshields Avenue, Official Plan Amendment File OP.21.030 and Zoning By-law Amendment File Z.21.058

Dear Sir

Please find attached our written comments and concerns with respect to the subject matter.

Regards

Ralph and Gail Anstey

May 26, 2022

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

Dear Sir

Re: Official Plan Amendment File OP.21.030 - Zoning By-law Amendment File Z.21.058

We are writing to express our concerns with respect to the subject Official Plan Amendment and the Zoning By-law Amendment related to the proposed development on the site of the Glen Shields Plaza. We are the original owners and have been residents on Glen Shields Avenue for 41 years. Our subdivision consists solely of bungalow and two storey single family homes.

The proposed development of a 7 and 9 storey mixed use residential building is a concern for the following reasons:

1. A 7 and 9 storey apartment building does not fit in with the character of our subdivision of single-family homes and should be situated on a major artery like Dufferin or Bathurst Street and not in the middle of a subdivision like Glen Shields.
2. The existing homeowners around the proposed development will no longer have privacy as tenants in these high buildings will be able to look into the backyards and into the homes of the existing home owners.
3. The beauty of the Glen Shields Park will be impacted as these two tall buildings will back onto the park and obstruct natural amenities such as sunlight.
4. Adding 200 dwelling units along with a day nursery and retail uses will significantly increase traffic along Glen Shields Avenue. This avenue which circles the subdivision (and is the only entry/exit access for the entire subdivision) is already a busy street with which children have to cross to get to schools, on and off buses and to enter the park. We do not need any additional traffic on Glen Shields Avenue.
5. Based on the proposed development plan there appears to be limited surface parking for the retail and daycare activities, which will likely increase parking along Glen Shields Avenue creating additional safety concerns for children who have to cross the street.

6. This major construction project will have significant safety and inconvenience issues for all our residents during the construction period which will likely last several years. We do not want our subdivision to be subject to all the heavy construction equipment, dust/debris, construction worker parking issues, related noise and loss of existing retail services especially the pharmacy and doctors office that are essential for many residents especially seniors who do not have vehicles.

We are sharing these concerns with you and hoping that you will not support the subject official Plan and Zoning Amendment applications.

Thank you for your consideration.

Regards

Ralph and Gail Anstey
120 Glen Shields Avenue

cc. City of Vaughan Council