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COMMUNICATION
COUNCIL – June 28, 2022
CW (PM) - Report No. 26, Item 4

From: [Dmitri Radtchenko](#)
To: Clerks@vaughan.ca; [Alan Shefman](#)
Subject: [External] 80 Glen Shields Ave. (File OP.21.030; Z.21.058; DA.21.072)
Date: May-30-22 12:06:30 PM

To: The Honorable Alan Shefman and the Office of the City Clerk
Vaughan City Hall
2141 Major MacKenzie Dr.
Vaughan, ON L6A 1T1

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

Dear Alan Shefman and the Office of the City Clerk,

Our family has been residing right across 80 Glen Shields Ave plaza for about 17 years now and we are opposed to the zoning by-law amendments and the proposed development in its current form.

Please allow me to voice some of the concerns that we have regarding the proposal to redevelop the plaza at 80 Glen Shields Ave:

(1) The height of the proposed buildings and how it will be difficult for them to blend in with the surrounding neighborhood. The entire Glen Shields Ave neighborhood consists of low-rise, two-story family dwellings. This new development, if built as proposed, will stand out uncharacteristically given its surroundings, with no possibility of future development to smooth out its impact and appearance. Even the buildings standing at or near the major Dufferin and Steeles intersection are lower than the proposed, and those buildings don't stand in isolation, have other similarly-sized buildings beside them, have no low-rise housing anywhere near them, and have plenty of other land around the intersection that could be developed and intensified in the future.

(2) Amount of available parking for the businesses, residents and guests of the proposed future development. Currently, the businesses of the Glen Shields Ave plaza have sufficient parking to offer their clients and those parking spots are well utilized, especially during peak hours like when kids are being dropped off or picked up to/from the childcare center. Proposed parking of the new development will not be able to sufficiently accommodate future businesses and residents' guests during peak times, resulting in potential road-safety issues, as well as overflow of parked cars into the adjacent community streets, which do not have many spots to park without blocking driveways.

(3) Traffic and pedestrian safety at the Glen Shields Ave and Dufferin St intersection. There have been several traffic accidents at the Glen Shields and Dufferin intersection over the years, most notably the one on June 29 2015 that killed a cyclist. It is a busy intersection,

with cars often speeding unimpeded down the three-lane Dufferin Street towards Steeles, often trying to squeeze late through that yellow light at the Glen Shields intersection, while other cars are trying to make a left turn into Glen Shields Ave. That's how most accidents happen at that intersection. Increasing the amount of traffic turning left at that intersection, without making any other changes to it, is a recipe for more serious accidents to happen in the future.

Thank you very much for your representation and attention to this matter.

Sincerely,

Dmitri Radtchenko and the Radtchenko family
■ Capilano Crt