

May 30, 2022

Oksana Majaski
[REDACTED] Glen Shields Ave
Vaughan Ontario [REDACTED]

Mayor and Council

Re: Proposed rezoning application - 80 Glen Shields Avenue.

I am speaking of the concerns of numerous members of the community who are strongly opposed to the proposed rezoning changes affecting 80 Glen Shields Avenue.

Residents feel betrayed as there was no community consultation and unclear communications. The only information of proposed changes was through door to door canvassing by members of the Glen Shields Ratepayers Association. This decision has too many negative ramifications for our community and should not be rushed. In light of this, more time is required for further community consultation and information gathering before a final decision for rezoning and redevelopment is made.

While the local community may be unable to prevent development, that in itself will be detrimental to the area, nearly all residents in the Glen Shields neighbourhood are completely opposed to the application to permit the development of a 9 and 7 story mixed used building comprising of 198 rental units with 225 parking spots.

The addition of this rental housing goes against the Vaughan Official Plan 2010 which permits a maximum height of 4 stories and a density of 1.5 times the area of the lot. The proposed parking does not meet

the by-law requirements. In fact, City of Vaughan Transportation Engineering Department did not accept their parking review for the proposed parking reduction. On-street parking cannot be counted towards parking requirements, all the required parking has to be provided on site.

This build will cause traffic and safety problems, create even more problems with schools that are already near capacity, destroy local wildlife habitat and potentially lower the property values of the existing community.

Traffic and safety of pedestrians are major areas of concern. Traffic jams north and south of Glen Shields is routinely blocked by traffic turning onto Dufferin Street during rush hour. The local neighbourhood traffic will disproportionately surge and will negatively impact safety for our seniors and our children, since students walk to and from school, generally accompanied by their elders. In general, the area traffic is continuing to increase as Glen Shields Ave is commonly used as a bypass to avoid Dufferin traffic.

Schools in the area are already near capacity, and the council should not approve these rental units that creates or exacerbates a situation that will cause school concurrency to fail for this proposed plan.

Wildlife has been observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat.

Property values are likely to stagnate or even drop in the area if these rental buildings are built. When rental properties get rundown, the whole neighbourhood suffers. We can see firsthand the state of the existing plaza. The owner simply has neglected the property, and

does not care to upkeep the property. Why would this be any different?

While I appreciate the city's desire to increase the number of residents and affordable housing, disrupting our community by constructing an out of place, high density development where long standing homes are situated is obtrusive. It is not the way to go about this.

Glen Shields is already the home to 136 rental town houses, we do not need another 198 rentals. It will be a hub for criminality and earning the Glen Shields neighbourhood an unsavoury reputation. Does the city really want this?

The Glen Shields community is made up of over 40 different languages, wonderful people, people who actually care about their community and each other, and are hardworking committed citizens.

I strongly urge you to disapprove the proposed rezoning, and from recent meetings and discussions with residents of the Glen Shields community, I know that my opinion is shared by many who have not managed to attend this meeting or write letters or emails.

Respectfully, I suggest that we work together collaboratively in a meaningful way that will enhance the Glen Shields community and benefit all parties.

Thank you.