

Communication : C 14
Committee of the Whole (Public Meeting)
May 30, 2022
Agenda Item # 4

From: Linda A Yearwood [REDACTED]
Sent: Wednesday, May 25, 2022 4:53 PM
To: Clerks@vaughan.ca
Cc: Alan Shefman <Alan.Shefman@vaughan.ca>
Subject: [External] Re-zoning 80 Glen Shields Ave. Files OP.21.030 and Z.21.058
Importance: High

Good afternoon,

Please find attached my opposition to allowing the re-zoning of 80 Glen Shields Ave. I have lived in the area for over 23 years and believe this will NOT increase property value of our home. The proposed buildings are too large for the site and an increase in vehicular traffic will cause more chaos for morning commuters and residents. We do not need this monstrosity in our neighbourhood!

Linda Yearwood
Cog Hill Resident

May 19, 2022

LETTER OF OPPOSITION

to Proposed Rezoning and Development at 80 Glen Shields Avenue

To: Vaughan Office of the City Clerk

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

To Whom It May Concern,

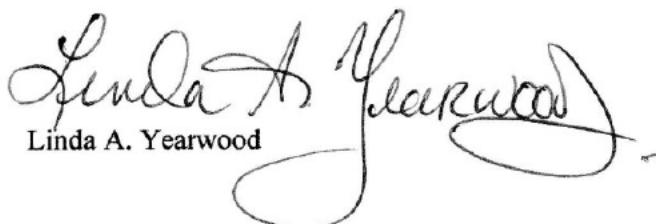
My name is Linda Yearwood and I reside at [REDACTED] Cog Hill Drive which is close to the proposed development site. I am writing to express my opposition regarding the applications to develop and re-zone the property at 80 Glen Shields Avenue. The above requests for changes are not consistent the current residential area.

Please do NOT re-zone or accept the above proposed development application. I support my opposition to this development based on the following potential/probable negative effects:

- Developing 7 and 9 storey structures on the specific location will be visually offending to local residents and said structures will have an adverse impact on the community as a whole
- Increased traffic from the addition of 198 residential units with equivalent parking will bear heavily on the current traffic problem faced in the neighbourhood. Many southbound and northbound drivers use Glen Shields Avenue as a bypass street to avoid traffic congestion on Dufferin Street during both the AM and PM rush hours
- It is a concern on how the transit service will impacted by this new development and whether or not ridership will go up. It is a known fact that crowded buses are not appreciated.
- The proposed development is not a suitable fit in a predominantly single family dwelling neighbourhood
- The two elementary schools in our area already have children bussed in from other locations and the addition of more children will probably place additional strain on these institutions. Teachers already have issues with class sizes and they will feel the burden of additional attendees.
- Over-sized structures that displace the look and feel of our neighbourhood are potentially a great concern for what negative impact they will have on the value of homes in the area.

In closing, the proposed area cannot bear this kind of development that will lead to increased disruption to the local community as a whole. Our neighbourhood and community is a quiet and family oriented and should remain as is.

A Concerned Resident,


Linda A. Yearwood