

**Communication : C 29
Committee of the Whole (Public Meeting)
May 30, 2022
Agenda Item # 4**

From: Renato Favret <renato@directunderground.ca>
Sent: Friday, May 27, 2022 11:13 AM
To: Clerks@vaughan.ca
Cc: Tania <renatof@rogers.com>
Subject: [External] 80 Glen Shields Ave. 1494096 Ontario Inc. Application DA.21.072

Hello my wife Tania and I have been residents in the Glen Shields community since 1979 / 1980 both as teens, residents, parents and retiree's in the near future. Having lived in the immediate vicinity of the proposed development we have serious concerns and would like to express strong opposition prior to the public meeting deadline of today at noon.

The following is a summary of our concerns regarding the redevelopment and rezoning:

- Traffic, traffic, traffic! Glen Shields and Dufferin street is and always has been congested during peak time.
- This proposal does not allow for any surface parking or sizable drop off zones, the public does not utilize underground parking for services. This will make Glen Shields impassable.
- The residential component of the proposal is excessive.
- Regarding the "Senior" component, how will this be managed, and how can the we be assured that it remains senior.
- The rental component is totally unacceptable as it will promote a transient population whereby both the number of people and vehicles cannot be controlled.
- The property is currently zoned commercial (C3) which has worked with the overall plan of the development.
- The plaza currently provides multiple services which people of all ages rely on some of us for decades which will cause great inconvenience and stress should they close as a result of this development.
- We have endured over a decade of dust, mud, noise... Being original residents which is one reason why we chose to reside here as it was a fully developed neighborhood where we would not endure the aforementioned nuisances of a new subdivision.
- Being a mature area, residents have enjoyed the privacy and value of their back yards within site of proposed development which will now be lost.
- Does the sanitary have enough capacity? If not will the existing sewer on Glen Shields have to be upsized to the outfall which I assume would be at the Dufferin St. trunk? This will cause havoc to the community!
- What about costs, will all improvement or upsizing costs be borne by the Developer and not our taxes?

We understand that the existing plaza both structurally and the parking lot is in a state of disrepair,

however permitting high density residential as proposed is not acceptable. The reconstruction of the plaza with a similar block coverage along with 3 or 4 stories of properly managed senior units will be an asset to this community, given our aging population.

In closing we are strongly against the current proposal and hope our opposition will help with the rejection or revision accordingly.

Regards,

Renato Favret, C.E.T.

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