

## Concord West Ratepayers Association

September 13, 2022

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

RE: OP.22.008; Z.22.015 AND 19T-22V002

To Members of the Committee of the Whole

The Concord West Ratepayers Association is in receipt of the Notice of Public Meeting regarding the above noted properties and wishes to submit written comments.

While we understand that the development of these properties is inevitable, we do have some concerns and questions we wish to address:

- We are concerned with the overall quantity of units. Adding 3,000 residential units and only 1,810 parking spaces could result in visitors and/or patrons parking along the residential streets in the Concord West community. Is there an opportunity to either reduce the number of units or to increase the parking spaces?
- We are concerned about the overall impact this large development may have on our community, specifically our water, sewage, flooding issues and traffic. We would appreciate specific clarification on each.
- We are concerned about the overall height of each of the buildings, specifically those that will be built along Keele Street and at the corner of Keele and Hwy 7. Our concerns are for the potential shadowing and lack of privacy to the residents of Concord West.
- We wonder if there is an opportunity for the residents of this development to access the intersection at Keele and Doney so as to allow safe passage and lessen the traffic congestion along Keele Street.

- We wonder if the developer would be open to allowing Concord West residential community members use of the development's community spaces.
- We understand that all developments are subject to development charges and that these funds are used to fund community improvements throughout the City of Vaughan.

We are asking that the City of Vaughan allot a specific portion of the development charges of this project and other future projects in the Concord West area be set aside specifically for the betterment and beautification of the Concord West community.

We also ask that the City of Vaughan establish the Concord West Improvement Committee for the purpose of determining areas of improvement, timelines, etc. We ask that at least 3 members of the Board of Directors of the Concord West Ratepayers Association be appointed as members of this committee.

While the Committee of the Whole may not be the appropriate platform for discussing all the points noted above, we wish to go on record that the concerns, issues and suggestions need to be addressed by the developer, City Staff, City Council and our Local Councillor in a timely fashion.

Respectfully submitted,

Cathy Ferlisi  
CWRA President