

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](#)
Subject: FW: [External] Notice of Public Meeting - Zoning By-law Amendment File Z.22.027
Date: Tuesday, November 22, 2022 1:51:08 PM

From: Michael Mikhail [REDACTED] >
Sent: Tuesday, November 22, 2022 1:46 PM
To: Clerks@vaughan.ca
Subject: [External] Notice of Public Meeting - Zoning By-law Amendment File Z.22.027

Hello,

I'm emailing regarding the Zoning By-Law Amendment File Z.22.027 for the Subject Lands to permit an 8,315 m2 commercial retail development consisting of five (5) buildings. I am a municipal engineer and I have the necessary background to comment on such matters.

While I'm very excited about the development and I believe it will be a great thing for the community, I believe there are some nuances to the site plan that need to be reconfigured.

I do not wish to speak at the public meeting, but I hope my written comments will be brought forth at the meeting for action.

My comments for the proposed site plan is that the drive-throughs for Building's 'C' and 'E' are located too close to the principal driveway entrances to Barons Street. Drive-throughs for establishments such as Tim Hortons or McDonalds typically create a gross backlog of vehicles in the parking lot. Barons Street traffic is already extremely congested as it is, and there are significantly more units being developed in the area, which will only exacerbate the problem.

Saying that, the backlog of the drive-through parking will evidently cause unmitigated congestion near and in the driveway entrance to the commercial lands. This congestion will then propagate into Barons Street, ultimately affecting through traffic for cars waiting to turn into the development.

It is of my professional opinion that the drive-through establishments must be relocated away from site entrance/exits to facilitate through traffic.

Lastly, there is a designated portion of the lands that is demarcated as "future development". Can the City and/or developer confirm what this land is to be developed as in the future?

Thanks in advance.

Michael