

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)  
**Subject:** FW: [External] RioCan Proposed Development at Highway 7 & Weston  
**Date:** Thursday, December 1, 2022 9:19:42 AM

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**From:** Mike M [REDACTED] >  
**Sent:** Wednesday, November 30, 2022 8:52 PM  
**To:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca;  
DevelopmentPlanning@vaughan.ca  
**Subject:** [External] RioCan Proposed Development at Highway 7 & Weston

To whom this may concern,

My name is Michael Mendes, as resident of Vaughan for several years, specifically of the highway 7 and Weston Rd region. Like many of the Vaughan residents, my wife and I received notification about the developmental plans being proposed by RioCan and a rush of thoughts came.

As residents of the neighbourhood, we wanted to voice our concerns of the proposed developments.

To be completely honest, what has been brought forth is at best, an outrageous suggestion to make money at the cost of the surrounding community.

Firstly we can examine the sheer density of what is being proposed. At 4 times the allotted amount, 32 condominiums ranging from 22-55 storeys and one reaching heights of 68 are planning on being built. This will bring in a incredible amount of population in such a small area with only 5 road outlets for traffic. With only two condos currently occupying Weston and Highway, traffic is already a nightmare and difficult to navigate. If you haven't experienced it for yourself, I encourage you to try to make a left turn from Weston onto Highway 7 or see how long it takes you to reach Jane st from Pine Valley. On the best of days, what should be 5 minute commute from Hwy 400 has elongated to 15 minutes, even 20 minutes to get home. Local residents are now being forced to navigate through Edgeley and commercial area, where the traffic lights are so chaotic that you are stuck more times waiting then actually diving; or forced to get off at Langstaff, just to waste more time and to go south. The intersection itself is already a danger where more often cars are stopped in the middle of the intersection because they could not make it on the green light, now impeding more traffic. Putting this many individuals being into one single location is not only a logistical nightmare but a heavy burden on an already taxed infrastructure. Even on the best of days, it is already difficult to get around.

I'd like to note the lack of facilities. A handful of parks and one community centre is not going to cover for the amount of store fronts, activity centres and jobs that are being taken away. We are losing one major cinema (two if you include AMC), banks, cafes and restaurant and overall, a large source of income for many people. What has been convience and source of constant revenue is

being removed. The area is constantly filled with individuals. On the weekends, people from all over come looking for a bite to eat, watch a sports game or enjoying a night out with the family. This central hub that gives so much enjoyment will be gone. Those employed lose their source of income and those students who needed a part time job, are left with limited options. With these merchants leaving, a ripple effect provided services occurs. Look at the Walmart on Applewood for the nearest example. They shut down their original location for condos to be built and built a much smaller one to replace it, very well knowing a larger one would have served the community to a greater degree. Since then, the quality of goods provided and sold has dropped considerably. They carry but a fraction of what they once did. This drop in goods and service is a direct effect of what was built

Lastly, we are concerned about the rise in crime. It would be irresponsible to not acknowledge the increase in criminal activities that have plagued our neighbourhoods as we watched condo after condo be built. Just three years ago our home was broken into, something rarely even heard of until those two towers on Weston and 7 went up. Most recently there were shootings at those very condos. The condos at Jane and Highway 7 haven't fared much better either, with criminal activities such as prostitution occurring in some of the rented homes. The Walmart that I mentioned earlier, because of a rise in theft, have installed quarter machines onto their shopping carts in order to deter thefts. Questionable people are constantly walking around, causing a sense of unease and worry. Most of the community has grown together since the mid 1980s. Neighbours have known one another for many years, a generation or two have grown together. Not only does a massive immigration of new individuals cause a ripple in safety and commonality but you are bringing in unknown factors that can only lead to unknown consequences.

Before I finish I want to remind everyone of what is occurring right across Highway 400, another development already starting with condominiums and town homes being built. And that is only going to compound the issues we already have. We have seen how troubling dense buildings have been. Our neighbouring city, to the south, Toronto, has given prime examples of what over density can cause. Liberty Village, Yonge and Eglinton, Sheppard and Yonge; are just a few examples of how overcrowding and poor development management has effected the surrounding communities.

We ask that you see what is being proposed truly for what it is. How it will impact those that have lived here for so many years, those that have contributed to making the community what it is and what future generations will be impacted by this decision.

Thank you,