

**Communication: C5**  
**Committee of the Whole (PM)**  
**January 17, 2023**  
**Item #7**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](#)  
**Subject:** FW: [External] Comments: plan amendment files OP.22.002/.005 (riocan real estate inv trust)  
**Date:** Tuesday, January 3, 2023 9:48:22 AM

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**From:** Elaine Lieu <[REDACTED]>  
**Sent:** Wednesday, December 28, 2022 4:49 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Comments: plan amendment files OP.22.002/.005 (riocan real estate inv trust)

To whom it may concern,

The proposed master plan should not be approved. It fails to look at the city of Vaughan as a whole: they are proposing to destroy what makes our city one of the best in the GTA due to its convenience. The northern and southern precinct will be destroying the only movie theater in the city of Vaughan, restaurants where there are no other locations in Vaughan, and shops that are convenient for the residents around the highway 7 to Weston/Pine Valley Drive area. The next nearest theater would be in Richmond Hill (yonge and highway 7) and is only driving business away from our city and creating more traffic in an already crazy busy and gridlocked intersections.

The plan has many flaws, if we allow them to bulldoze all of the shops in those 2 precincts, why will residents be more inclined to move to downtown Vaughan? People are moving here for the convenience but if we allow them to proceed with this plan, we are taking away all convenience of life for the residents of Vaughan. I have lived here since 1999 and for the past 23 years I have said I want to live in the city of Vaughan forever. But all of these high rises being proposed is making life here almost unbearable and inconvenient due to more foot traffic and less restaurants and businesses.

Another flaw of the proposed plan: there are too many traffic lights planned too close to each other and we have already learned how bad of a decision that is with these example intersections: Chrislea Road from Applewood Pkwy to Jevlan Dr and Weston Rd from Northview Blvd to Collossus Dr. Before approving this plan, how about we first propose to fix up and align all of the traffic lights to fix the traffic in the supposed future downtown of Vaughan? Approving this plan without fixing the traffic and traffic lights will only be making our city more unliveable and drive the people who have lived here since the very beginning of the formation of Vaughan away!

If more condos need to be built, find a way to build it without destroying the businesses and restaurants that have already made Vaughan their home! Why would anyone want to move and live here if riocan is destroying the shops and movie theaters that are making Vaughan a prime city in the first place? People want to move here to start a family and for the convenience of everything nearby, we should not approve the northern and southern precincts as they will be bulldozing all of the convenience of Vaughan!