

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] RioCan Development Weston and Hwy 7  
**Date:** Monday, January 16, 2023 12:26:48 PM

---

-----Original Message-----

From: Rosanna DeFrancesca <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>  
Sent: Monday, January 16, 2023 12:19 PM  
To: [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
Subject: FW: [External] RioCan Development Weston and Hwy 7

-----Original Message-----

From: Pauline Giancroce <[REDACTED]>  
Sent: Sunday, January 8, 2023 6:29 PM  
To: Rosanna DeFrancesca <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>  
Cc: [francesco.sorbara@parl.gc.ca](mailto:francesco.sorbara@parl.gc.ca); Adriano Volpentesta <[Adriano.Volpentesta@vaughan.ca](mailto:Adriano.Volpentesta@vaughan.ca)>  
Subject: [External] RioCan Development Weston and Hwy 7

Hi Rosanna,

I'm seeing the plans for the RioCan Development at Hwy 7 and Weston Road.

I'm gravely concerned about the following;

1. There is already huge concern that Ontario is way behind and hasn't planned for the electric fueling of cars in cities. It's not as simple as plugging into an installed outlet at your home. The whole area's grid needs to be updated to accommodate for it in the future especially areas with condos. Plans to put 25 towers with 13,000 residential units and likely at least 13,000 vehicles in a small area will require an enormous electric pull. Has the city required that not only they put in plugs for all the vehicle spaces in these towers but also put in all the funds in for the development of the area's grid update to support the increased demand in this highly dense area?
2. Right now people in the area depend on shopping at Costco and going to the theatre. Even if they still exist in this complex, with 13,000 cars and likely more than 20,000 people living there, they will be inaccessible for those currently using them as it will take an unreasonable amount of time to get in and out. Needless to say, like most developments they always underestimate the amount of parking. It is likely that people that live there will buy one parking space but often end up with a second car which they will park in the parking lots in the area. Where will their guests park?? Of course, in the area parking lots for Costco, Colossus etc. This will result in these places being inaccessible to those coming from outside the complex. Can you imagine the lines??
3. For years, when I worked at Bathurst just south of Hwy 401, it would take me just as long to get from there all the way to Hwy 7 and Pine Valley as it did to go from Pine Valley to just Bainbridge. It's only gotten worse. They need to open up Hwy 7 to 3 lanes in either direction between Islington and Martin Grove. Yes, there is a railway but the city needs to figure something out as it is ridiculous and it's no longer just at rush hour.

Can you imagine when the homes are built on the current grounds of the Board of Trade Golf Course??

And now, as our voice on council, we need you to speak up and oppose such density that will further add another at least 13,000 vehicles to the area. Many of those vehicles leaving the complex will travel west through Woodbridge along Hwy 7 as far as Brampton. There isn't the space for what we have now. Don't add development without the commitment to add lanes. I would also suggest that Hwy 7 and Islington be made an overpass, underpass to avoid

the lights altogether. Expensive yes, but think of the future. Think of the safety in the winter without as steep a hill.

4. At the very least, developers need to fund the expensive upgrades required to our infrastructure rather than giving them the green light and the citizens having to suffer the consequences because it's too expensive to fix later. For those living in this block and going to work via Hwy 400 toward Toronto, how will they get there in the already congested streets??

Weston is already very congested.

Even if you just want to go north on Hwy 400 and take the road by Costco, it is often 3-4 long lights to get through that short distance now. Add 13,000 cars???

I see that an overpass will be built to the VMC but shouldn't that include a vehicle lane off ramp directly onto Hwy 400 south?? Also, from Hwy 400 north directly into the development?

Please confirm that the current road from Hwy 400 north directly into Costco will remain so they can get directly into the complex rather than further adding to the congestion in the area.

5. Some of the challenges are that the citizens don't have a lot of options to get around. Many times, you consider running out to get something but realize with the traffic congestion, it's not worth the hour it will take. Langstaff doesn't go west of Islington. Kipling doesn't go up to Rutherford. Travelling north on Pine Valley towards Hwy 7 there is no route through a subdivision to get around the congestion. Woodbridge avenue is only one lane in either direction. Hwy 427 still doesn't reach Hwy 9.

6. This says nothing of where will these children will go to school. No school will be within walking distance.

Where is the future planning??? Projects like these just seem to create more problems.

Should we not identify undeveloped land in the Jane and Teston or Kirby area for such a development??

If we bring up the Subway right into the development with underground tunnels and moving sidewalks so residents don't need to go outside, it will be faster to take it to work than to drive (they will take what is faster).

While people will still have cars, they are less likely to use them for work and entertainment and a 2 car couple might be just a 1 car couple.

In addition, part of the development should include dedicated lanes with electronic readers (like those used on Hwy 407) from Hwy 400 right into a Transit multi-level parking complex so people from the north go right into park, get on a moving sidewalk and onto the subway in a few minutes. That would remove the many cars that are in the VMC / Weston/ Hwy 7 area to get to the subway now.

As our counsellor, please consider the added pressures this development will place on the area already challenged and not seeing any solutions.

If you can do nothing but support it, please ensure that the developers are required to fund the expensive infrastructure solutions required to make the area work in the future.

Thank you

Pauline Giancroce