

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](#)
Subject: FW: [External] Plan OP.22.023 / By-law Z.22.045 1260-1314 Centre Street NE corner of Centre St. and Concord Rd.
Date: Thursday, May 11, 2023 4:28:46 PM

From: Gary Benjamin [REDACTED]
Sent: Thursday, May 11, 2023 3:00 PM
To: Clerks@vaughan.ca
Subject: [External] Plan OP.22.023 / By-law Z.22.045 1260-1314 Centre Street NE corner of Centre St. and Concord Rd.

Dear Sir,

Unfortunately I cannot attend the public meeting on May 30 due to a prior commitment. I would like to submit my feedback to the proposal that was recently mailed to me.

From my address you can see that I live on the South East corner of Concord and King High Drive. My driveway exits onto the Southbound lane of Concord Road just south of the junction with King High Drive. At present I usually have to wait for about 3 cars to pass before I can exit from my driveway onto the road. During busy times I might have to wait for about 6 cars to pass. Most of the cars travel south from Beverly Glen, but several travel East on King High and turn South at Concord. A few also travel North on Concord. Although there is a stop sign for cars going South and going East turning South, most drivers do not wait for me to exit my driveway. Being so close to the intersection I risk being hit if I back out while a car is rolling through the stop sign, especially by drivers turning South from King High Drive since they won't have seen a car preceding them in the intersection and therefore aren't expecting a car in their path.

My first concern with the proposed project is that it appears from the plan that the sole entrance and exit for the project is the driveway exiting onto Concord road half way between Centre Street and Lawrie Road. As you know, you can't make a left turn on Centre Street when you are going Eastbound, therefore there will be an increase in traffic from drivers going North on Dufferin who will then turn East on King High Drive and then South on Concord to reach the entrance of the complex. Those travelling South on Dufferin will go East on Beverly Glen and then South on Concord. Those exiting the complex to travel North, to Highway 407 for example, will go North on Concord. My feedback is to ask the planning department to consider the increase in traffic on Concord and to find a way to alter the plan to direct more of the traffic onto Centre Street, which is a major road designed to handle traffic. This could be done, for example, by putting the sole entrance to the project on Centre Street, and adding a lane to Centre Street in front of the project so cars slowing down to turn into the complex won't hamper the flow on the street. Cars heading East on Centre would make a U-turn at Centre and Vaughan, as anticipated by the recent design of this street.

My second concern is to ensure that the complex has adequate underground and surface parking given the size and use of the complex. Since this complex will have commercial use on the ground

floor, if there isn't convenient surface parking near the commercial units then drivers will want to park on Concord and Lawrie Roads. Using the recently built building on the South West corner of Vaughan and Centre Street as an example, that building has inadequate parking and this causes tenants and their clients to park on Vaughan, restricting traffic at that intersection, and reducing the availability of parking for the guests of residents on Vaughan near Centre. We should learn from this mistake and not repeat it in this building. My feedback is to insist that the complex has 100% of the required parking for this kind of land use, so that there will be no need for any of the building's users to park on the road. Although the developers should be motivated to provide adequate and easily accessible surface parking for their commercial tenants, this should be a design requirement.

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