

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](#)
Subject: FW: [External] 1260,1272,1282,1294,1304 and 1314 Centre St development in question
Date: Monday, May 29, 2023 9:14:45 AM
Importance: High

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From: Dmitri Rogojanski [REDACTED]
Sent: Saturday, May 27, 2023 1:46 PM
To: Clerks@vaughan.ca
Subject: [External] 1260,1272,1282,1294,1304 and 1314 Centre St development in question
Importance: High

To Whom It May Concern:

We would like to express our deep concerns about the impact that the above proposed development will have on our community and neighbourhood.

1. Historically, our neighbourhood has been an established, quiet and safe single-family dwelling residential community. The scale of the proposed development in question will be extremely disruptive to the many households that have populated this community over the years.

We are appalled that despite the fact that we were assured by the city at hearings years ago that the maximum height/density of any future multiunit development permitted on the above site will not exceed four stories, we have suddenly learned that, without any of our consent, these developers have already been approved by the city to build a nine story dwelling. Astonishingly, even the nine approved stories are not enough for these developers, and the city is undertaking consideration of granting them 12 floors. Buildings of this height on the proposed piece of land will create undue burden for a multitude of property owners in the area. They will drive down property values of tax paying residents' homes who have been committed to this community, reduce our privacy and ability to have full use and enjoyment of our properties, and create safety and traffic issues that will negatively impact the desirability of our neighbourhood.

We are a mature community and for many of our residents the equity accrued in our homes makes up a significant portion of our family's savings and retirement planning. As such, we are furious with the fact that the city's decision to capitulate to the unreasonable requests of these developers/corporations will ultimately result in the loss of savings of hardworking residents who have been committed to this community for years. In order for this development to move forward in a way that can be supported by our community members, we demand a decrease to the maximum allowable height and density of this and future buildings.

2. Another significant concern is that the underground parking of the proposed development currently goes right to the edge of our lot line, which we have been informed could negatively affect the stability of the foundation of our house. As such, we demand the timely release of environmental/soil testing reports that has been completed to date for our review, and would like a presentation of technical solutions proposed by the developer's architects to ensure us that the construction of their proposed project will not negatively affect the safety or structure of our home in any way.

3. It has also been brought to our attention that the air intake in the current plan for the proposed development is located right next to our house. This placement will disrupt our ability to have safe and peaceful enjoyment and use of our property in the manner that we have been accustomed over the nearly 20 years that we have resided here. We request that this air intake be relocated to Centre Street, given that this is a much more central road that will be better able to sustain the disruption caused by said air intake.

4. The entrance to the proposed development is located off of Concord Road, right next to our single-family home. We are strongly opposed to this and demand that the entrance be relocated to Centre Street. Additionally, we

formally request to see the conducted traffic study from city planning and want to understand how you would substantiate the decision to create an entrance for a development with over 700 units on such a small street as Concord Road, the street that was never designed for such a heavy traffic load.

Even at present without this development, our residential streets are often very congested with cars. During high peak travel times, it can take us long time to make a left turn from Concord Road onto Centre Street. Any additional traffic brought into our neighbourhood by this development will contribute to even more significant traffic jams during morning and afternoon/evening peak hours. In addition, many of our residential streets, including parts of Concord Road, do not have sidewalks. Approval of such a massive development and the increase in traffic and congestion that will result from it will definitely contribute to life threatening accidents for our neighbours and children.

5. It is our understanding that the proposed development will have a ratio of 0.67 parking spaces per unit. This will result in future residents and their guests parking their vehicles along our residential streets, disrupting the calm community we have been accustomed to enjoying.

We strictly oppose this - our quiet streets are not designed for excessive parked cars.

The decision to approve this development at the proposed density will surely create traffic congestion and safety risks for our established community and residents. To avoid this, the ratio of parking spaces per unit must be increased so that there is ample resident and visitor parking without necessitating disruption to our streets and existing community.

We understand that some development on the above land is inevitable.

However, the proposed plan is overly ambitious and does not take the needs of the existing community into account.

Approving this plan without addressing the above stated concerns would be negligent on the part of the city and will lead to significant challenges for the existing residential owners.

For us to support this development, we would need the density to be reduced and for the plans to reflect the suggested changes described above.

We would also like to believe that the city will come up with responsible decision that will serve the whole community rather than interests of individual developers.

With regards,

Dmitri, Elena and Daniel Rogojanski

■ Concord Road