

May 30, 2023

Item #5

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](#)  
**Subject:** FW: [External] 1260,1272,1282,1294,1304,1314 Centre St.  
**Date:** Monday, May 29, 2023 9:26:27 AM

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**From:** Berk, Aaron [REDACTED] >  
**Sent:** Monday, May 29, 2023 8:18 AM  
**To:** Clerks@vaughan.ca  
**Cc:** [REDACTED]  
**Subject:** [External] 1260,1272,1282,1294,1304,1314 Centre St.

To Whom It May Concern:

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

For background, we moved into our house at [REDACTED] Concord Road in April 2022. Not only are we one of the households impacted by falling housing prices and high interest rates, but when I purchased my home, this type of development was not expected based on zoning requirements at the time. To be clear, I am not opposed to some level of development, but what is proposed is deeply concerning. Our concerns are outlined below and we will be at the meeting on May 30<sup>th</sup> to voice them in-person.

- Traffic and Safety Concerns for entrance/exit:** As a resident living at the end of Concord Road closer to Centre Street, I can say that there is already significant traffic build up during rush hour times in particular. Allowing building access to/from Concord Road would create back up and congestion that would be a safety burden. I do not support access points to Concord Road and demand the City require any entrance/exit from Centre Street directly. Not to mention that there are small children who walk and play in the neighborhood. Creating more congestion will only create more risk for accidents. I would also like to formally request a traffic study be undertaken to ensure decisions are made concerning the safety of our community.
- Impact of underground parking:** This type of construction will be substantial and so close to existing homes creating risk to the integrity of our foundations. Please share with us all testing that has been done and I ask that the developers architects present their plan such that there is no impact to the structures of our adjacent properties.
- Ventilation:** Our backyard is very close to the new development. We are the second house in from the development on Concord Road. I understand that ventilation is intended to go to the rear instead of directly onto Centre Street. I strongly object to any ventilation or garbage or noise from any utilities at the rear of the development. You have a choice to reduce this burden to neighbours like us by incorporating these elements in the front.
- Impact of parking:** Our understanding is that underground parking will be built at 0.67 spaces per unit. This level of parking is likely inadequate and Concord Road, Lawrie and Vaughan Road are all likely to create spillover. I formally request additional parking provisions be required to reduce risk of street parking congestion on adjacent roads.

5. **Financial impact on property values:** While we do not object to development of some type on this land, the height and density of the proposed development will make our property less desirable and ultimately decrease property values. This has a significant burden on our family.

**Our initial understanding when we moved in was that 3-4 stories were the zoning requirements. Not only do we not feel that the planned nine stories is too high, but we understand the city is contemplating more floors, which we cannot support. Of note, we understand that some development on the property noted above is inevitable, however, this proposed plan is overly ambitious. In order to support this development plan, we formally request the City act to create a better compromise that works for existing residents who want to preserve the community that we have invested in. We object to the height of the building, we object to the entrance/exit to/from Concord Road, we object to ventilation of exhausts to the rear of the building, and we object to how parking is being planned. I have been a resident of Vaughan for 20 years. I am hopeful that the City can take a responsible decision to serve the whole community and not just the interest of individual developers.**

Thank you for your consideration.

Regards,

Aaron and Samantha Berk (and children Zale, Billie and Izzy Berk)

■ Concord Road

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