

**Communication: C16
Committee of the Whole (PM)**

May 30, 2023

Item #5

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)
Subject: FW: [External] Notice of Public Meeting, Committee of the Whole, Official Plan Amendment File OP.22.023, Zoning By-Law Amendment Plan File Z.22.045, and File No. DA.22.077; Applicant, Concern Development Limited
Date: Monday, May 29, 2023 10:09:06 AM

From: Carl Zeliger <[REDACTED]>

Sent: Monday, May 29, 2023 10:08 AM

To: Clerks@vaughan.ca

Subject: [External] Notice of Public Meeting, Committee of the Whole, Official Plan Amendment File OP.22.023, Zoning By-Law Amendment Plan File Z.22.045, and File No. DA.22.077; Applicant, Concern Development Limited

To the City Of Vaughan, Office of the City Clerk, 2144 Major Mackenzie Drive, Vaughan, ON, L6A 1T1

I received a Notice of Public Meeting returnable on May 30, 2023 at 7 pm. As I will not be able to attend the Meeting, I am providing my Written Comments pertaining to that Notice for your consideration.

I reside on Brownridge Drive, at a distance that is less than a 5 minute walk from the proposed development on Centre Street that is the subject matter of this Public Meeting (the 'Proposed Project'). Our home was purchased from the original land developer and we have continued to reside in our single detached home since 1987. What attracted us and I am certain the other present residents to the area was the planned community of single family detached homes. We have been very pleased with our present situation. We raised 3 children here that attended the local Brownridge Public School. What is striking, is that the Proposed Project is so not in keeping with the present situation.

There are no condominiums, let alone one that is 12 stories high, close to the Proposed Project. You would have to look a number of kilometers to the west along Centre Street before you could find a condominium in that direction. There are condominiums to the east of the Proposed Project but at two relatively long blocks away. The closest condominium and it is 10 stories high, is on the south east side of the intersection of the two main streets of Centre and New Westminister. Please note that New Westminister is a four lane roadway, with two lanes running north and south. Vaughan Boulevard, Concord Road and Carl Tennen Street in the vicinity of the Proposed Project, are by comparison small residential roads with one lane of traffic north and south.

Condominiums are found in the blocks from New Westminister east to Bathurst street both on the north and south sides of Centre Street but in areas distinctly different from the area surrounding the Proposed Project. The Condominiums to the south of Centre are adjacent to the Bus Terminal Hub and/or Promenade Shopping Centre. There are no single detached homes although some town houses are found. Similarly the condominiums to the north of Centre are found close to the Wall Mart Plaza and to the east of the No Frills Plaza where there are also town houses but no (of if there are very few) detached single family homes. In contrast, all along Vaughan Boulevard, Concord Road,

and Carl Tennen Street, are single family detached homes.

The addition of the Proposed Project and more particularly the 12 storey condominium structure is not only not in keeping with the existing situation but will no doubt add congestion, traffic problems, pollution, and reduce direct sunlight to the area. If the Proposed Project is approved, it will no doubt be used to promote further condominium structures along Centre with added congestion, traffic problems, pollution, and reduction of direct sunlight to the area. A series of condominiums of this height along Centre Street will change the area forever.

I do understand the need to find additional solutions to the housing problem. I do not oppose the construction of a condominium per se on Centre Street but do object to a plan that would allow the immediate area to go from no condominium to one as large as a 12 storey structure. An 8 storey condominium or preferably smaller, would be less intrusive for the immediate area, and help address the housing problem. I hope common sense prevails and my concerns are addressed by the City of Vaughan.

Yours truly,

Carl Zeliger

██████████ Brownridge Drive

Vaughan, Ontario, ██████████

██████████ [Mail](#) for Windows