

**C5
COMMUNICATION
COUNCIL – June 20, 2023
CW (PM) - Report No. 26, Item 5**

From: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)
To: [Adelina Bellisario](mailto:Adelina.Bellisario@vaughan.ca)
Subject: FW: [External] May 30,2023 Public Meeting- Concen Developments Ltd- OP.22.023 & Z.22.045, Centre St, Thornhill
Date: May-31-23 12:19:29 PM

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

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Tuesday, May 30, 2023 10:26 AM
To: Jacquelyn Gillis <Jacquelyn.Gillis@vaughan.ca>
Subject: FW: [External] May 30,2023 Public Meeting- Concen Developments Ltd- OP.22.023 & Z.22.045, Centre St, Thornhill

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

From: Nives Lio [REDACTED]
Sent: Tuesday, May 30, 2023 10:25 AM
To: Clerks@vaughan.ca
Cc: Nancy Tuckett <Nancy.Tuckett@vaughan.ca>; Christina Ciccone <Christina.Ciccone@vaughan.ca>
Subject: [External] May 30,2023 Public Meeting- Concen Developments Ltd- OP.22.023 & Z.22.045, Centre St, Thornhill

Sir,
Good Day!

My name is Nives Lio, I represent [REDACTED] and [REDACTED] Lawrie Rd., Thornhill

Regarding the above referenced Subject item, there is a Public Meeting on tonight, in the Staff Report, Item 5 of May 30,2023 Agenda, there is no section that shows the Letters sent in by the Residents, In particular two (2) Letters dated Feb 9, 2023 and Mar 4, 2023, earlier this year!

Why is that??

We want all the Residents Letters sent to the City prior to today's meeting, in response to the City's Public Notice sent out on Jan 26, 2023 regarding this Application, ON THE PUBLIC RECORD...!

Myself and 20 other Residents in this area, signed the 2 above Letters!!

WE signed the Letters in Objection to the "serious negligent items of Concern" that are being proposed by the Applicant

These serious Concern items will be identified at tonight's Public Meeting!!

This Concen development Application is disrupting a perfectly "Existing" and thriving neighbourhood

Please confirm the status of the Residents Letters??

Regards,
Concerned Property Owner/Resident

From:

Sent: Thursday, February 9, 2023 3:06 PM

To: mayor@vaughan.ca; Anna Venturo <Anna.Venturo@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; Todd Coles <Todd.Coles@vaughan.ca>; Andrea Buchanan <Andrea.Buchanan@vaughan.ca>; Christina Ciccone <Christina.Ciccone@vaughan.ca>

Cc:

Subject: [External] Fw: Concen Development Limited 1260, 1272, 1282, 1294, 1304 and 1314 Centre Street

Dear Mr Mayor Del Duca and Members of Council,

City Clerk and Senior Planner:

RE: Concen Development Limited

1260, 1272, 1282, 1294, 1304 and 1314 Centre Street

File Numbers: OP.22.023, Z.22.045 and DA.22.077

We are writing to you in response to your Notice to the Public dated January 26, 2023. We are concerned property owners opposing the application from Concen Development Limited taking place on Centre St. at the subject address noted above and **we object to the approval of this development** (file numbers include OP.22.023, Z.22.045 and DA.22.077). As per the email trail below, we have been in correspondence with Vaughan City Council over the last year to express our concerns and objection at a development of this magnitude in our neighbourhood.

Further to our previous letter, our objections are specifically directed to, and not limited to:

- 1) the "**Height and Magnitude**" of the proposed development
- 2) the use of Concord Road as the principal and sole entry and exit to the property
- 3) the increased traffic on Concord Road, Lawrie Road and Vaughan Blvd as a result of this development
- 4) the parking mayhem which will be created by this development for any overflow of required parking
- 5) the reduced green space as a result of this development
- 6) the reduced natural lighting blocking southern exposure sunlight

1) We appreciate that our provincial government is very pro-development and that a transit line was introduced to Centre Street encouraging development. We, as residents are not looking to stop development, however, a development of this height and magnitude will not compliment or harmonize our established infill neighbourhood. With respect to the Secondary Plan for Centre Street, and based on our research, we understand that the 9-storey height/density factor is approved for the Secondary Plan as a whole and not for any one specific property. As the Secondary Plan relates to the subject property, the surrounding residents want to be informed and involved in reducing height, massing, access, traffic etc. issues, before any approvals are issued.

2) Our established infill neighbourhood is a quiet residential area. The use of Concord Road for the principal and sole entry and exit to the proposed development will create significant noise pollution and wear and tear on our residential roads. Any entrance to this proposed development must remain on Centre Street.

3) Traffic will increase on Concord Road, Lawrie Road and Vaughan Blvd because of the proximity to the proposed development. These three streets also become a natural roundabout around the property which will increase traffic.

4) Any parking overflow will spill over to our entire neighbourhood, specifically, Lawrie Road. Any resulting restrictions to manage the parking mayhem will end up negatively affecting the residents of Lawrie Road.

5) Any green space from Bathurst to Dufferin has quickly disappeared in our area over the last 15 years. One of your priorities for Vaughan is "building more housing while respecting both

existing neighbourhoods and our community's need for green space". Numerous trees have been torn down because of this development site already and wildlife has been displaced.

6) Once a concrete jungle of this magnitude is developed, the shadows cast from blocking of southern exposure sunlight will be significant. The effects of a development of this magnitude do not support this priority.

In a fair and equitable process, there should be full transparency, especially for the residents that currently live here, and will have to live with the aftermath of the development. We are adamant that promises made in the past of restricting heights and maintaining sight lines to the infill homes built within a couple of blocks on the north side of Centre St. be respected. The subject land was never zoned for large scale high rises, therefore, large scale development should never be a threat to our neighbourhood.

We also respectfully request that any future information on this project and other development in our area continue to be mailed directly to us and within a broad and far reaching distribution radius as the impact of this development will be felt by all in the area. To this end, we are requesting an increased distribution to include King High Drive.

At the beginning of this process, for whatever reason, we, the residents never received notice and were, somehow, kept out of the municipal process when the Concen Proposal went to a public meeting so we are now trying to catch up and do not find ourselves in a positive position. We are 100% relying on City Staff and Council to protect our neighbourhood as per our above objections! We need the City Staff to act on our behalf and reduce the proposal now so that the proposal blends in with the low density character/nature of the area, and not the size and magnitude of the proposal and its 6 major issues being brought upon our neighbourhood.

We thank you for your time as we await further information on this proposed development. We look forward to working with all members of Council and City Staff to come to an agreement that will benefit all of us.

Regards.

Concerned Residents of Lawrie Road and Concord Road

Christina Ciccone

From:
Sent: Friday, March 10, 2023 10:13 AM
To: mayor@vaughan.ca; Anna Venturo; Linda Jackson; Mario Ferri; Gino Rosati; Mario G. Racco; Adriano Volpentesta; Chris Ainsworth; Gila Martow; Todd Coles; Andrea Buchanan; Christina Ciccone; Rosanna DeFrancesca; Marilyn Iafrate
Cc:
Subject: [External] Fw: Centre Street Development
Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Mayor Del Duca and Members of Council,
City Clerk and Senior Planner:

On March 6, 2023, we had a meeting with our local Councillor, Gila Martow and Regional Councillor, Mario Racco to discuss the concerns noted below. We would like this letter as well as our letter to you of February 9, 2023 to go on public record.

Regards.

Concerned Residents of Thornhill
[Protect Thornhill - A Community United](#)

----- Forwarded Message -----

From:
To: Gila Martow <gila.martow@vaughan.ca>; Rebecca Battat <rebecca.battat@vaughan.ca>; Mario G. Racco <mariog.racco@vaughan.ca>; Anthony Tersigni <anthony.tersigni@vaughan.ca>
Cc:
Sent: Saturday, March 4, 2023 at 03:38:19 p.m. EST
Subject: Fw: Centre Street Development

Hello all. Hope all is well.

RE: Concen Development Limited
1260, 1272, 1282, 1294, 1304 and 1314 Centre Street
File Numbers: OP.22.023, Z.22.045 and DA.22.077

We too, would like the focus of Monday night's meeting to be on the residents' concerns which we have begun to document in our letter of February, 9, 2023. We are now following up with this second letter which we would also like to address on Monday night.

Unfortunately, we the residents of Concord Rd, Lawrie Rd, King High Drive, and Vaughan Blvd. face the reality that, politically and legally, we were "blind sided." The events that have transpired are not democratic, not in the public interest, and feel incredibly negligent.

In June of 2021, the approval granted by the Ontario Land Tribunal was uncontested by the surrounding residents because we were simply unaware of the meeting. There was no notification to our community. This shows that there was a disconnect in the public approval process. The lack of awareness between the City and our community resulted in a lack of local resident participation that ultimately hurt our neighbourhood. Moreover, it would appear decisions were made without proper studies or impact assessments, which puts the safety of all local residents in jeopardy.

At this point in time, we want to regain our legal and political position as residents who will be directly impacted by this failure of public process.

Our concerns stem from the fact that none of the residents from Lawrie Road, Concord Road, King High Drive, and Vaughan Blvd., along with any member from the Beverley Glen Ratepayers' Association were in attendance at the meeting noted above. The reason the residents did not object to the development is because we were unaware of any such meeting/proceeding taking place. Had we known, the other fundamental reason why we would not have been in attendance is because we were in the middle of COVID 19, an unprecedented time where Vaughan City Hall was physically shut down and unavailable to answer any of our questions affording us limited communication abilities. All levels of government forced the public to stay home and the world was upside down and yet local decisions were being facilitated by Vaughan Council and spearheaded by the local Councillor with the Applicant, at the expense of the residents, without proper local public input.

We feel we were manipulated and undermined.

We want the right to object to height and density. Height and density are the root cause of all of the residents' concerns stated in our letter of February 9, 2023.

Today we are faced with the Concen Development Application Proposal and being told the height, size and density cannot be challenged. Since there was no proper public input, this is a miscarriage of the local residents rights and needs to be rectified.

Now that we are properly informed, we have created Protect Thornhill (<https://ProtectThornhill.com>). This is a residents group to ensure the community has proper input, are not bypassed and their voices are heard. To date, hundreds of residents have signed up to this website and are demanding action.

Regards.

Concerned Residents of Thornhill
[Protect Thornhill - A Community United](https://ProtectThornhill.com)