

Context Location Map

LOCATION:
Part Lots 4 & 5, Concession 2

APPLICANT:
Promenade Limited Partnership



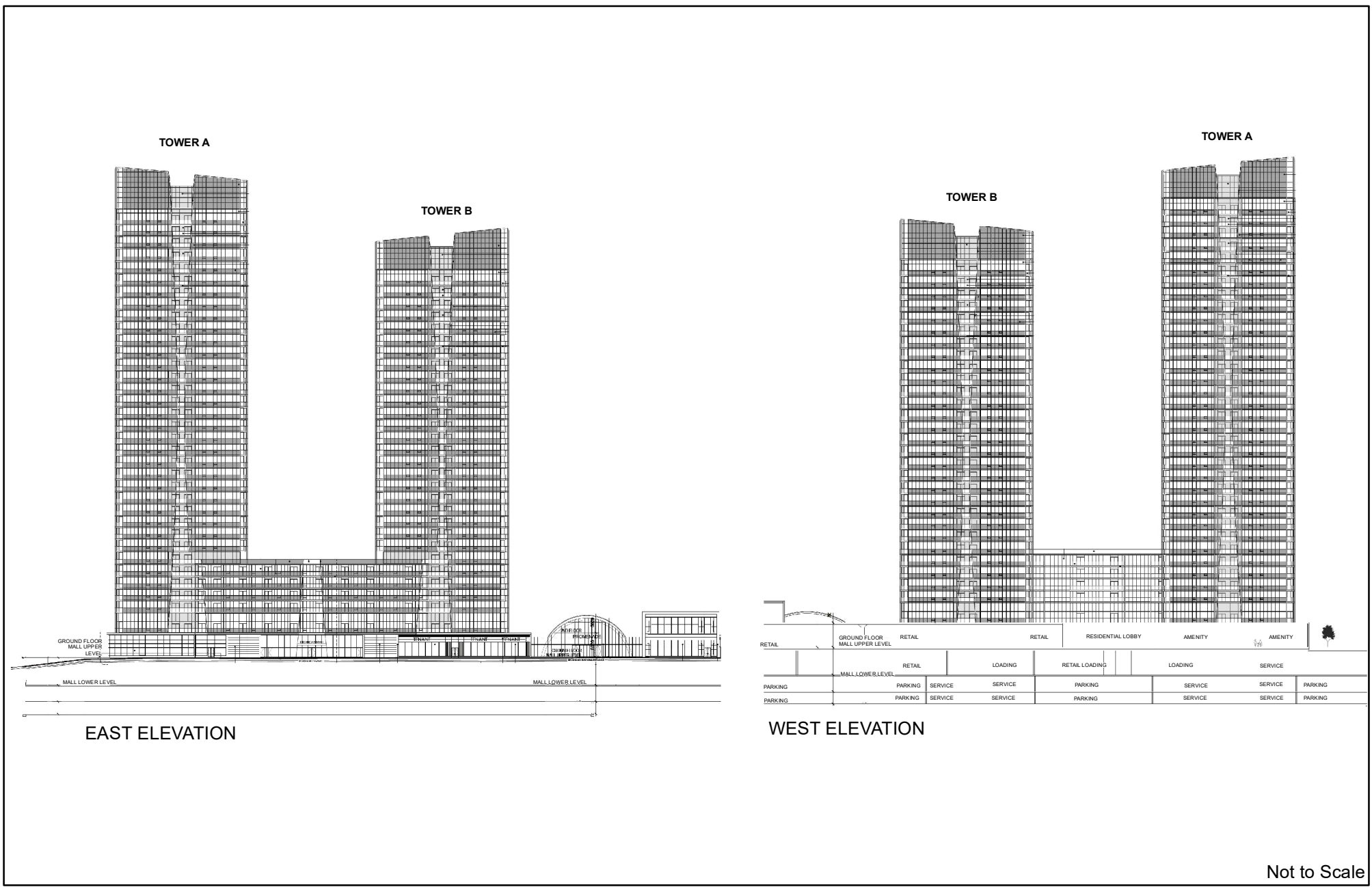
Attachment

FILES:
OP.18.013 & Z.18.020

RELATED FILE:
DA.18.107

DATE:
June 4, 2019

Created on: 5/2/2019



Building Elevations (East & West - Towers A & B)

LOCATION:
Part Lots 4 & 5, Concession 2

APPLICANT:
Promenade Limited Partnership



Attachment

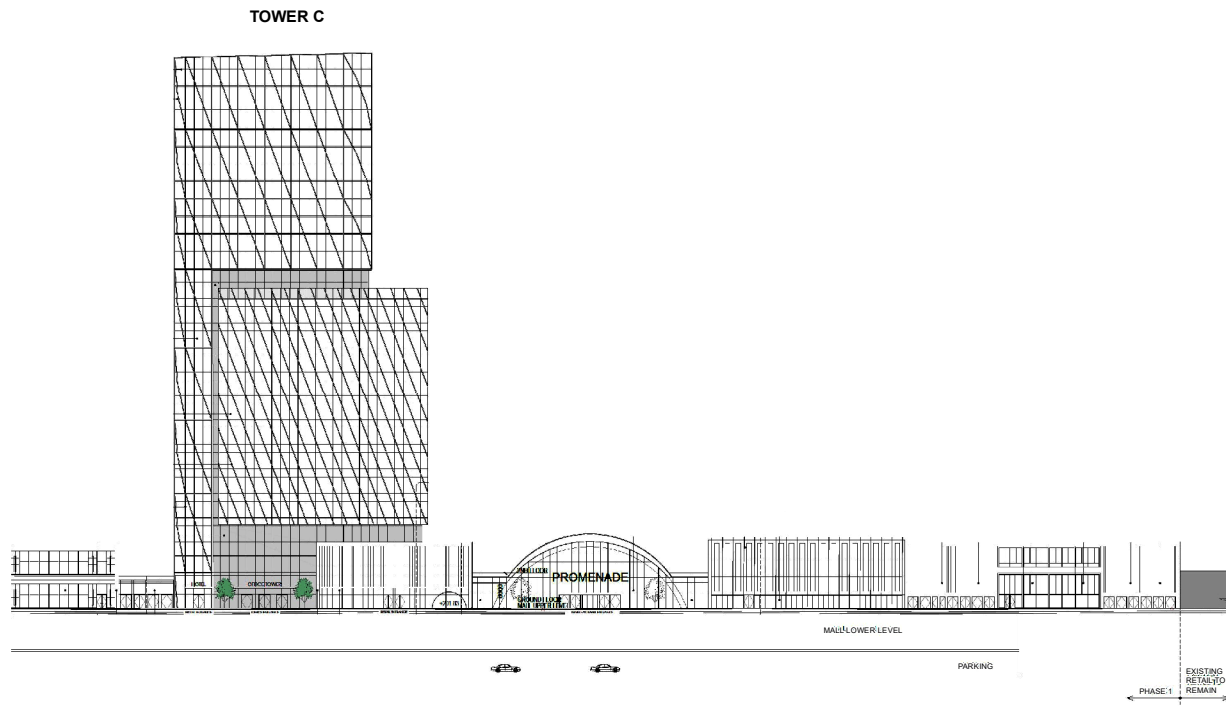
FILES:
OP.18.013 & Z.18.020

RELATED FILE:
DA.18.107

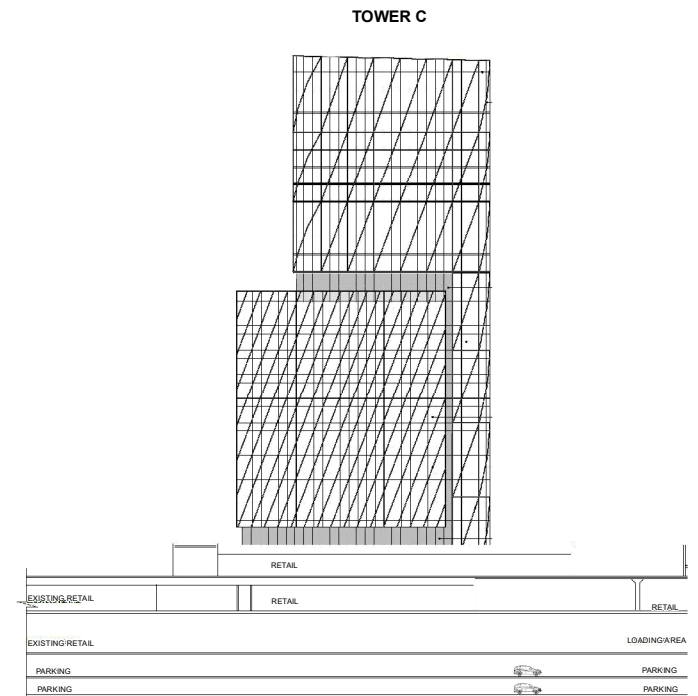
DATE:
June 4, 2019

4

Created on: 4/30/2019



EAST ELEVATION



WEST ELEVATION

Not to Scale

Building Elevations (East & West - Tower C)

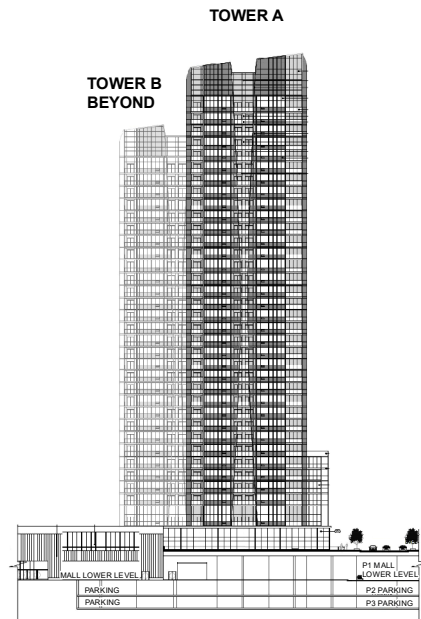
LOCATION:
Part Lots 4 & 5, Concession 2

APPLICANT:
Promenade Limited Partnership

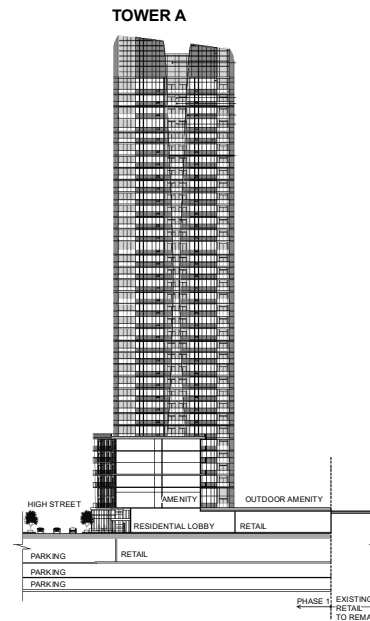


Attachment
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RELATED FILE:
DA.18.107
DATE:
June 4, 2019

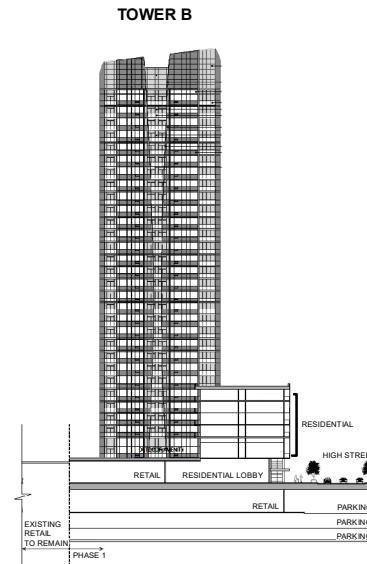
5



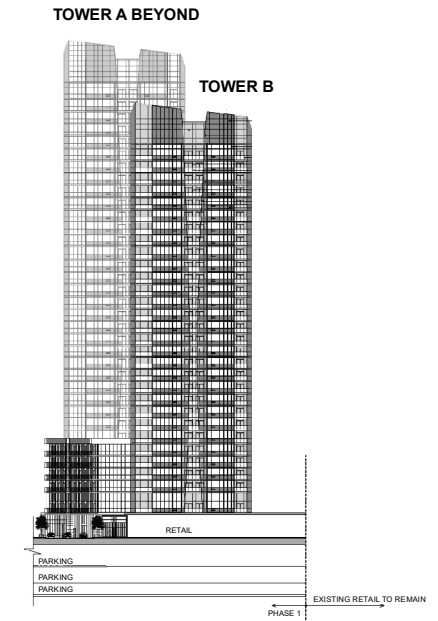
TOWER A - NORTH ELEVATION



TOWER A - SOUTH ELEVATION



TOWER B - NORTH ELEVATION



TOWER B SOUTH ELEVATION

Not to Scale

Building Elevations (North & South - Towers A & B)

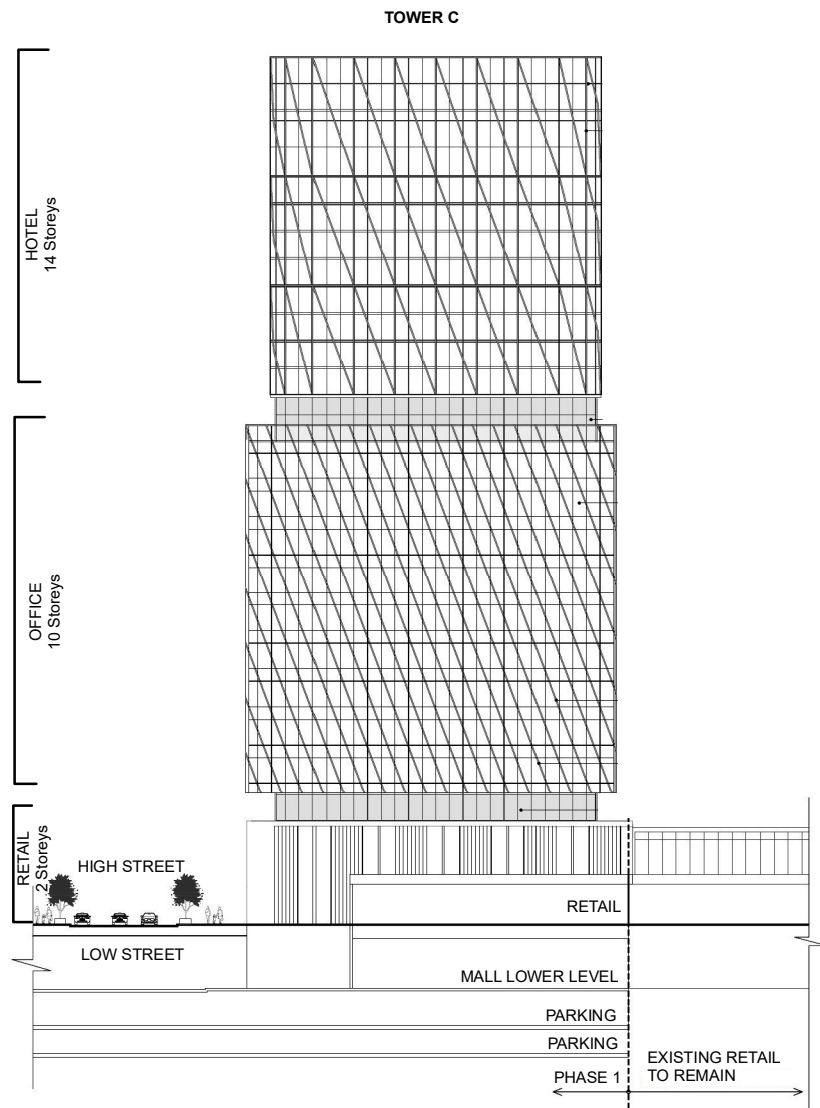
LOCATION:
Part Lots 4 & 5, Concession 2

APPLICANT:
Promenade Limited Partnership

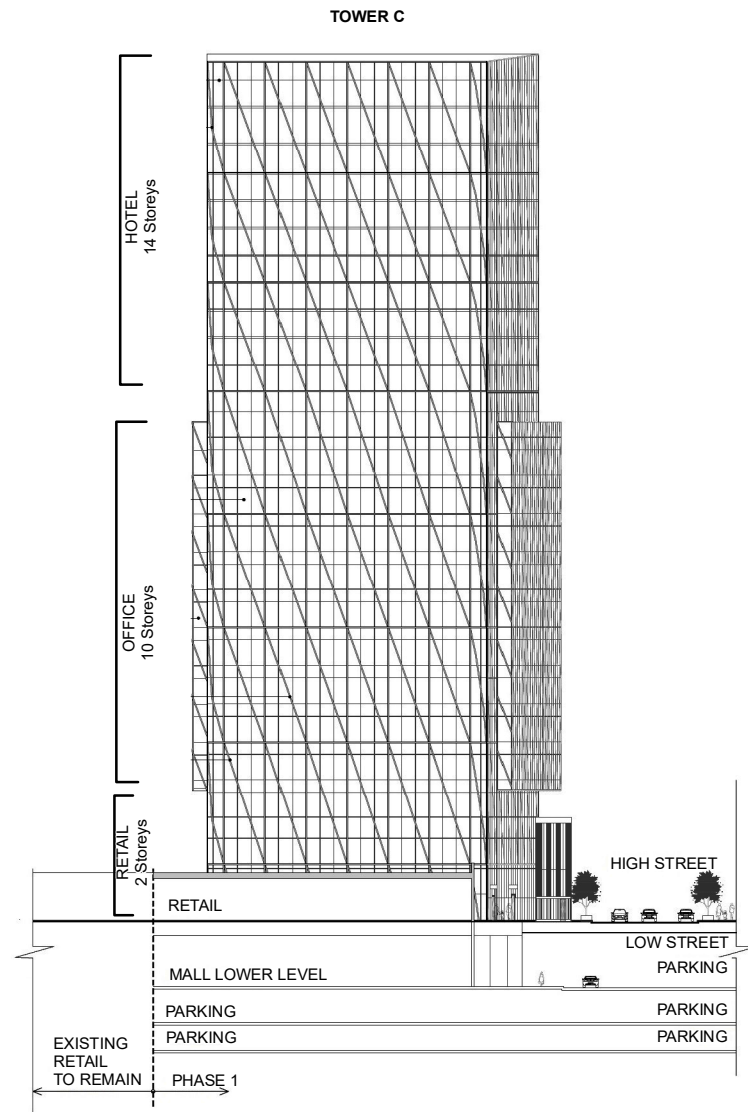


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TOWER C - NORTH ELEVATION



TOWER C - SOUTH ELEVATION

Not to Scale

Building Elevations (North & South - Tower C)

LOCATION:
Part Lots 4 & 5, Concession 2

APPLICANT:
Promenade Limited Partnership



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Created on: 4/30/2019

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Attachment 8

Subject: new development at promenade mall

**PUBLIC HEARING
COMMUNICATION**

Date: Jan 22/19 ITEM NO. 4

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

From: Gdalia Kriger [REDACTED]
Sent: January-02-19 9:14 AM
To: DevelopmentPlanning@vaughan.ca
Subject: new development at promenade mall

Gdalia Kriger

[REDACTED] Patrice Cres.

Thornhill, ON, [REDACTED]
December 31, 2018

Nancy Tuckett

Senior Manager of Development Planning
Development Planning Vaughan
2141 Major Mackenzie Drive
Vaughan, ON, L6A 1T1

RE: Promenade Limited Partnership, File numbers OP.18.013 & Z.18.020 Dear Nancy Tuckett:

I recently received the notice of the above application for the residential apartment buildings as well as the residential podium. I would like to formally oppose said plan for the following reasons:

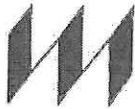
There is already a plan to build townhouses on the South side of Clark adjacent to the fire station. With the addition of the residential units proposed above, the area will be further burdened with traffic. It will affect the flow of traffic in and out of the current condo towers at the Promenade which I have recently purchased.

Furthermore, it will interfere with the ability to walk through existing pathways to reach the Promenade mall and the library which is essential to a senior resident such as my wife and me.

There is already significant backlog during rush hours with traffic on Bathurst leaving Thornhill in the morning to go South and vice-versa in the evening. The current roads are not adequate to handle the increase demanded with the new units.

For the above reasons, I am opposing this initiative. I know other residents in the area feel the same as well.

Sincerely,
Gdalia kriger

**WESTON
CONSULTING**

planning + urban design

**PUBLIC HEARING
COMMUNICATION**

Date: Jan. 22/19 ITEM NO. 4

Development Planning Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

January 18, 2019
File 5803

Attn: Rose Magnifico, Acting Deputy City Clerk**RE: Public Meeting Response Letter
1 & 180 Promenade Circle
OP.18.013 & Z.18.020**

Weston Consulting is the authorized planning consultant for 1529749 Ontario Inc., the registered owners of 7700 Bathurst Street in the City of Vaughan, herein referred to as the Subject Property. The Subject Property is located at the southwest corner of the intersection of Bathurst Street and Centre Street and is currently occupied by three commercial buildings with at grade parking. The Subject Property is located immediately adjacent to and north of 1 and 180 Promenade Circle. The property is the subject of a current Official Plan Amendment application (City File No: OP.16.006) to permit a high-rise mixed-use development.

It is our understanding that applications for Official Plan Amendment and Zoning By-law Amendment have been submitted by Promenade Limited Partnership (the Applicant) for the lands at 1 & 180 Promenade Circle which are identified as Phase One of the Master Plan area. Based on our review of the Public Hearing Staff Report identified as Item 4 on the Committee of the Whole (Public Hearing) Agenda for January 22, 2019, the proposed development consists of three residential towers at 28, 30, and 35 storeys in height and a 28 storey tower comprised of office and hotel uses. On behalf of our clients, we would like to express our general support of the above noted applications and proposed redevelopment including the proposed heights, densities and mixed-use development principles. Given that we are also active in the planning process for the Subject Property, would like to work with the Applicant in a cooperative and collegial manner to coordinate development and infrastructure related matters including a master servicing strategy for the greater Promenade Centre area.

The property owners, along with the Applicant are in the process of discussing the Disera Drive to N Promenade road extension geometry and right-of-way width as well as the appropriateness of a signalized intersection and the interface to existing property lines. Based on the proximity of the Subject Property to the proposed development and nature of ongoing discussions with the Applicant we request the opportunity to participate in the planning process as an active stakeholder and reserve the right to provide further comments throughout the planning process on this matter.

We are also part of and within the Promenade Centre Secondary Plan area which the City is undertaking at this time. It is our understanding that the Secondary Plan process is currently in the RFP stage and we have submitted formal request to be circulated on this process and intend to participate in the Secondary Plan as an active stakeholder. We request that the City expedite the processing of the Secondary Plan as best possible and we are committed to supporting the City in their efforts accordingly.

By submission of this letter, we formally request to continue to be notified of the above noted applications as they proceed through the planning process, including, City File No's.: OP.18.013 and Z.18.020. We ask that we continue to be circulated on all statutory or informal public meetings and notices related to these applications and the redevelopment of these lands. In addition, we reserve the right to provide additional comments on the application throughout the planning process.

Should you require any additional information, please contact the undersigned at extension 241 or Sabrina Sgotto at extension 243.

Yours truly,
Weston Consulting

~~Per:~~


Ryan Quetter, BES, MCIP, RPP
Senior Vice President

- c. Client
Margaret Holyday, City of Vaughan
Promenade Limited Partnership

Deputation to City of Vaughan – Committee of the Whole – January 22, 2019 – 7PM – Item 4

My name is Fred Winegust. I live at Tangreen Circle in Thornhill. I have lived in Thornhill since 1986.

The Promenade Mall redevelopment proposal has significant public input and community support.

The proposal will revitalize a traditional 32-year-old shopping mall by adding more office, retail and residential space. It will also add a significant number of people to the Thornhill City Centre precinct.

Traffic and traffic congestion remains a major concern.

A May 2017 survey of over 1,300 neighbourhood residents, conducted by the Centre Bathurst Committee, established that as many people commute North to the 407 and beyond than commute south of Steeles and beyond, with Bathurst Street their route of preference.

In early 2020, we expect the construction of the Yonge Subway Extension to commence.

Car commuters frustrated with construction will find their way to Bathurst Street as a potential north-south replacement for Yonge Street.

They will be joining commuters from Vaughan, Richmond Hill, King, Aurora and Newmarket, who already use Bathurst Street as their primary route home, or enter/exit the 407.

York Region Transportation staff have confirmed the following to me in writing today.

"Viva has travelled along Bathurst and Centre Streets since 2005 due to its growing importance as a destination.

The population and employment opportunities will continue to increase in the area, so having fast, convenient transit in place is even more important" .. to support "the shift away from a car-dependent culture towards a more urban, transit-supportive way of living."...

"During the Environmental Assessment process, vivaNext staff consulted the public on all aspects of the project, including vivastation locations.

A number of important variables were considered, including population and prospective employment forecasts to 2021, such as the significant high-density residential development near the vivastation at New Westminster/Atkinson.

As a result, the vivastations will continue to be constructed in the determined locations."

We are 2 years from 2021, and even with public transit, you must agree that significant development along the Bathurst Corridor, in Vaughan, Richmond Hill, King, Aurora and Newmarket has taken place since the Promenade Mall opened on August 4, 1986.

Even with the addition of the Busway, now under construction, we will have the same 2 car lanes on Bathurst from Centre to Westmount Avenue after construction as we did in 1986.

Let me be clear, I am a transit advocate, but there needs to be the right balance between cars and public transit on Bathurst Street between Steeles and the 407, not a Bathurst Bottleneck at Atkinson / New Westminster.

(As stated by earlier speakers, Promenade Circle needs to be improved with city owned sidewalks, crosswalks and speed control, to ensure safe pedestrian access, to the mall, as well as amenities around the Circle which include the YRT Promenade Bus Terminal, Pierre Elliott Trudeau Park, St. Elizabeth Catholic High School and the Bathurst Clark Resource Library.

Promenade Circle also needs to be improved to deal with the condominium buildings that connect directly to the ring road at 88, 100, 110 and 120 Promenade Circle.

The focus of this deputation is on how Bathurst Street brings traffic to and takes traffic away from the Promenade Mall.)

Bathurst Street needs to be ready for increasing car commuter traffic that all proposals in the Thornhill City Centre / Promenade Mall precinct are expected to bring.

Having the same 2 car lanes in 2019 as we did in 1986 is already not cutting it.

The 2-lane Bathurst Bottleneck at Atkinson and Bathurst, becomes even narrower after significant snow falls,

This narrow 2-lane Northbound Bathurst Bottleneck further reduces the ability for safe simultaneous turns from New Westminster and Atkinson, both City owned streets to Bathurst Northbound, a Regional Road.

Attachment 8 b)

Construction is already beginning on the second 2-lane Bathurst Bottleneck at New Westminster and Bathurst.

I would ask that our City Council direct Vaughan Staff to raise these concerns and the following recommendations to York Region Transportation staff, and to York Region Council.

Whereas, the revitalization of the Thornhill City Centre / Promenade Mall precinct to include retail, office and residential space, will bring additional shopper, visitor and residential traffic to Bathurst Street;

And Whereas, the projected construction of the Yonge Subway Extension to the Richmond Hill Centre, will see car commuters divert from Yonge Street to Bathurst Street, as they make their way to Vaughan, Richmond Hill, Markham, King, Aurora and Newmarket;

And Whereas, the Viva Orange Bus route will be the exclusive user of the Bathurst New Westminster/Atkinson VivaStations;

And Whereas, the 88-Bathurst and 23-Thornhill Woods are expected to service existing YRT Bus stops on Bathurst, from Worth/Flamingo down to Centre Street without benefit of the York Region standard HOV lane structure or use of the exclusive Busway;

And Whereas, these 2 bus routes will potentially block 1 lane allocated to vehicular traffic when collecting or discharging passengers;

And Whereas, the 2 vehicular lanes at Atkinson and Bathurst, are increasingly narrowed by snow taking some of the road space, and is currently causing safety problems for allowed simultaneous turns from Atkinson and New Westminster to Bathurst Northbound;

And Whereas, the construction of the Atkinson Bathurst Southbound VivaStation will create a permanent 2-lane bottleneck for Bathurst Southbound vehicular traffic, with similar narrower lane snow issues;

And Whereas, Bathurst has already been widened to the EA approved limit allowing for a minimum of 6 lanes of traffic between Highway 7/407 to Centre Street;

And Whereas, the York Region Transportation Plan calls for the widening to six lanes, including HOV lanes for Bathurst Street north of the 407 to Teston Road, starting in 2022

The following recommendations are being made;

Short Term

- Update the Bathurst Street economic impact study from 2021 to 2041,
- Account for proposed Thornhill City Centre/Promenade Mall redevelopment and the expected 2020 start of the Yonge Subway Extension in the revised economic impact study
- Dismantle the Bathurst/Atkinson Northbound VivaStation and relocate salvaged material to another VivaStation
- Remove the Bathurst/Atkinson Northbound VivaStation concrete bus platform and separation lane
- Stop construction of the Bathurst/New Westminster VivaStation
- Repave Bathurst Street to the EA approved width
- Repaint the lines on the street to accommodate HOV lanes from Highway 7 to Centre Street
- Ensure that buses have enough space to pull out of traffic for YRT stops from Highway 7 to Centre Street
- Complete the sidewalk, separated bike lanes and associated landscaping,

Long Term

- Extend the HOV lanes south on Bathurst to Steeles
- Lobby Toronto to;
 - o Put HOV lanes on Steeles from Bathurst to Pioneer Village
 - o Widen Steeles Ave West from Hilda to Bathurst, which would then allow HOV from Bathurst to Yonge, and a connection to either Steeles Station / existing Yonge Street HOV

These Regional Road considerations should be in place before significant construction begins for the redevelopment of the Thornhill Town Centre / Promenade Mall Precinct.

Attachment 8 c)

Item #4

PUBLIC HEARING
COMMUNICATION

C18

Date: *Jan 22/19* ITEM NO. *4*

January 22, 2019

Mr. Mayor and Members of Council

I am not opposed to the redevelopment of the Promenade Mall area subject to a comprehensive study of the infrastructure including the traffic flow on the Promenade Circle a private road (owned by the Mall).

The existing development at certain times of the day on certain days creates an unacceptable level of traffic congestion sufficient to block access to our property. Easy flow of traffic in our area is imperative for emergency access to 110-120 Promenade given the need by many of our residents for immediate aid by the Paramedics. The stop signs and pedestrian walkways do not have the protection of the laws to ensure the safe crossing of Promenade Circle. The number of cars that fail to stop at the stop signs is extremely hazardous and is simply an accident waiting to happen. The general lighting along Promenade Circle is well below the standard required by such a busy street.

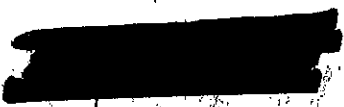
The maintenance of the sidewalk on Promenade Circle in front of the Condos between North Promenade and West Promenade is the responsibility of the condos fronting the areas who are required to maintain the existing sidewalk in a safe manner. This is the result of a 30-year-old site plan agreement submitted by the original developer of the property.

The sidewalk is primarily used by transit riders who exit at the transit area and cross over to the Mall at any location deemed appropriate to them, students going to and from St. Elizabeth School and residents who have homes in the area.

This is an appropriate time as a condition of the Mall development to have Promenade Circle brought up to a Municipal standard and then assumed and regulated by the Municipality. This will then resolve the matter of unsafe pedestrian crosswalks, stop signs and the points of exit from and entry to the development area, as well as the upgrading of street lighting.

Morley Daiter Pres. YRCC#834 (██████████ Promenade Circle)

App # 



Attachment 8 d)

c <u>2</u>
Communication
COUNCIL: <u>January 29, 2019</u>
<u>PH</u> Rpt. No. <u>5</u> Item <u>4</u>

Subject: FW: Ltr of objection re: 1 Promenade Circle, Files: OP 18.013 and Z 18.020
Attachments: A. Joseph ltr re 1 Promenade Circle.docx

From: Tuckett, Nancy
Sent: Wednesday, January 23, 2019 12:32 PM
To: Clerks@vaughan.ca
Cc: Caputo, Mary <Mary.Caputo@vaughan.ca>
Subject: FW: Ltr of objection re: 1 Promenade Circle, Files: OP 18.013 and Z 18.020

Please see the correspondence attached.

Nancy

From: Squadrilla, Dorianne
Sent: January-22-19 2:23 PM
To: Tuckett, Nancy <Nancy.Tuckett@vaughan.ca>
Subject: FW: Ltr of objection re: 1 Promenade Circle, Files: OP 18.013 and Z 18.020

From: A Joseph [REDACTED]
Sent: Tuesday, January 22, 2019 1:49 PM
To: DevelopmentPlanning@vaughan.ca
Subject: Ltr of objection re: 1 Promenade Circle, Files: OP 18.013 and Z 18.020

Dear Mr. Schmidt-Shoukri,

Attached is my letter of objection to the proposed development-Phase 1 of 1 Promenade Circle.

If attaching it to the Planning Department's report or made public-do *not* include my address or email.

I would appreciate to be kept informed about said development proposal and Council's vote on it tonight and the Planning Department's future report on it.

Thank you in advance.

Yours truly,

A. Joseph, M.E.S.
Att.

Attachment 8 d)

Ms. A. Joseph
[REDACTED] Gailcrest Circle
Thornhill, ON [REDACTED]

January 22, 2019

Mr. Schmidt-Shoukri, Deputy City Manager
Development Planning Department
City of Vaughan
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

Dear Mr. Schmidt-Shoukri,

RE: File Numbers OP.18.013 and Z.18.020 for 1 Promenade Circle-Phase 1

I am not in favour of the proposed development at 1 Promenade Circle as I live in close proximity to the affected area and would be impacted most negatively. As a resident and homeowner in the City of Vaughan for 33 years, I am surprised by the proposed development as it is not in sync or in compliance with the existing density at the Promenade. The residential component is for 2 apartment buildings of 35 and 30 stories high to be built close to the Clark Avenue and Bathurst Street corridor. The number of units for the 35 story apartment building is slated to be 319 units and the 30 story apartment building is slated to be 264 units. Together they would total 583 units. Taking the low figure of 2.5 persons per unit (and this is a low estimate) a total of 1,457 (almost 1500 people) will be brought to live in this immediate area if this development is approved and the impacts of such a large influx would be negative.

Granting an Official Plan Amendment and a Zoning By-Law Amendment to allow this proposed development to go through is unfair to the existing residents and homeowners in the affected area as it is going to change the character of the neighbourhood in so many negative ways. So many additional people will result in greater traffic congestion on our already congested streets which will result in many more accidents. There will be a major impact on the strained public transportation system that we presently have on Clark Avenue. With the influx of so many apartment dwellers into our midst many more buses will be needed which we will pay for in our increased property taxes. All the services will be impacted from such a large influx of people-library, longer lineups at the grocery stores, daycares, etc. The hard services will also be impacted. What about the environment- the air pollution from so many cars, additional recycling/garbage issues which are already a problem at the Promenade condos some of which have rats in the area?

Attachment 8 d)

Page 2 – Ltr from Alisa Joseph re: Phase 1 of Proposed Development at 1 Promenade Circle

The City of Vaughan will likely cite that there is a need for affordable housing in the municipality and with the increased density may even get a social housing component. Where in Thornhill are there 30 and 35 story apartments? Why set such a precedent? And the mixed use hotel tower at 26 stories-how does a hotel belong at the Promenade? This is a quiet area surrounded by residential areas-how does a hotel fit in? What activities are going to result –crime is already on the increase in this area? A much more appropriate location for such high density buildings and the hotel tower would be along the Hwy 7 corridor where a large influx of people can be accommodated and where such large structures will fit in more easily. The Hwy 7 corridor with its new transportation infrastructure, other hotels is a much better location –not at the Promenade mall. The whole character of the mall and the area will be changed trying to make it a “RA5 High Density Town Centre Zone”.

Part of the appeal of the Promenade is that it is not a Town Centre environment. It is difficult enough if one wants to walk to the Promenade to cross through the parking lot at peak times. What will happen with so many additional people living there? What is needed instead is to make the Promenade parking lot greener with some proper landscaping and hold community friendly activities such as farmers markets in the summer(as your neighbour Hillcrest Mall in Richmond Hill has done). People may be drawn to it and then go shop at the stores afterwards. The City of Vaughan should be looking to better the quality of life of its existing residents and all change should be for the better of its residents and the environment .

There is no precedent that I can think of in a similar area in Thornhill where such a high density and a 4.23 times floor space index exists. Both an Official Plan amendment and a Zoning bylaw amendment would be required. The 26 story mixed use development is too high as well- the density of the existing Promenade condominiums need to be considered-they are 14 or 15 stories high. They would be dwarfed by these proposed structures and for what end.

The whole peaceful, quiet suburban environment would change with such a proposal. **At minimum** it needs to be scaled back to conform with the surrounding area, existing condominiums and in conformity with the existing Official plan and Zoning bylaws . Existing residents are entitled to the quality of life that we presently have. To burden our services from transportation, library, daycares, to name a few to our hard services and such a huge influx of people in one area is not to the benefit of the residents. Did Council and the Planning Department forget that across the street luxury townhouses are being built-how can another 1500 be added to this immediate area as well? In order to serve the best interest of the residents of Thornhill, this proposal should not be approved or with a much lower density to fit in.

Please note that I do NOT give my consent for my address to be shown with this letter for the public .

Respectfully Submitted,

A. Joseph, M.E.S.

Attachment 8 e)

c <u>5</u>
Communication
COUNCIL: <u>January 29, 2019</u>
<u>PH</u> Rpt. No. <u>5</u> Item <u>4</u>

Subject:

FW: Promenade Limited Partnership files op.18.013andZ.18.020

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

From: Panaro, Doris

Sent: Wednesday, January 23, 2019 10:49 AM

To: 'Sudha Ghelani' [REDACTED]; DevelopmentPlanning@vaughan.ca

Cc: Clerks@vaughan.ca; Caputo, Mary <Mary.Caputo@vaughan.ca>; Tuckett, Nancy <Nancy.Tuckett@vaughan.ca>

Subject: RE: Promenade Limited Partnership files op.18.013andZ.18.020

Sudha, following up on your objections for the Promenade Ltd. Partnership file noted above. I have copied the Manager of Development Planning, Nancy Tuckett and Senior Planner, Mary Caputo for their review.

I have also forward your comments to the Clerks Department to be included as a communication to the Committee of the Whole (Public Hearing) Agenda.

Regards,

Doris Panaro

Clerical Assistant

905-832-8585, ext. 8208 | doris.panaro@vaughan.ca

City of Vaughan | Development Planning Department

2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1 vaughan.ca

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

From: Sudha Ghelani [REDACTED]

Sent: January-22-19 5:52 PM

To: DevelopmentPlanning@vaughan.ca

Subject: Promenade Limited Partnership files op.18.013andZ.18.020

To: Jason Schmidt-Shoukri, Deputy City Manager, planning and Growth Management TODD

My name is Sudha Ghelani. I live at [REDACTED] Cantertrot Court since 1991. When we moved in 1991 there was nothing in promenade mall except one condo of New Westminster and three condo on the corner of Bathurst and Clark. Over the years you allowed to Build four more condo and town houses in Promenade mall of New Westminster plus more condos were build near Walmart and more condo are coming north of Centre street.

We are facing very high density and lot of traffic on New Westminster. We already lost sunshine that we used to have.

We as resident oppose no more condo to build in Promenade. It is very very unfair to the resident who are living in the area , who has to face traffic jam, noise, loosing good air quality.

We really hope that our elected Mayor and Councillors should not approve these project keeping in mind that we already are suffering enough over the last twenty years with all the condos that are build off New Westminster.

Yours truly

Sudha Ghelani and family
Sent from my iPad

Attachment 8 f)

c 6		
Communication		
COUNCIL: January 29, 2019		
PH	Rpt. No. 5	Item 4

Subject: FW: Promenade Official Plan and Zoning By-law Amendments Files OP.18.013 and Z.18.020

From: Panaro, Doris

Sent: Wednesday, January 23, 2019 9:59 AM

To: 'Carol Szymkowicz' [REDACTED] DevelopmentPlanning@vaughan.ca

Cc: Clerks@vaughan.ca; Tuckett, Nancy <Nancy.Tuckett@vaughan.ca>; Caputo, Mary <Mary.Caputo@vaughan.ca>

Subject: RE: Promenade Official Plan and Zoning By-law Amendments Files OP.18.013 and Z.18.020

Carol, following up on your objections to the proposed development for OP.18.013 & Z.18.020. I have forward them to Nancy Tuckett, Manager of Development Planning and Mary Caputo, Senior Planner for their review.

I have also forward your comments to the Clerks Department to be included as a communication for this development.

Regards,

Doris Panaro

Clerical Assistant

905-832-8585, ext. 8208 | doris.panaro@vaughan.ca

City of Vaughan | Development Planning Department

2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1

vaughan.ca



From: Carol Szymkowicz [REDACTED]

Sent: January-22-19 5:18 PM

To: DevelopmentPlanning@vaughan.ca

Subject: Promenade Official Plan and Zoning By-law Amendments Files OP.18.013 and Z.18.020

The Notice of Public Hearing in the Liberal newspaper shows the public meeting on MONDAY JANUARY 22, 2019 at 7 PM. I hope it is not too late to state my concerns about this proposal.

I strongly object to this proposed development for these reasons:

1. The traffic congestion in the area is horrible and nothing has been done to alleviate this problem. More development will worsen this problem. Drivers in Thornhill are high on the list of worst drivers in Ontario. They have no respect for pedestrians or red lights (which mean "go" to some drivers). More traffic means more impatient and aggressive drivers and more accidents.
2. The density in the area is plenty high already. Do we need an ugly city?
3. The height of these buildings will overshadow existing buildings casting shadows and impacting the quality of life for those in the area.

Attachment 8 f)

4. Emergency services will be slower.

5. The density in the Bathurst corridor has already resulted in over development. All other areas in Vaughan should be at the same density before more is added to the Bathurst corridor. This includes the backyards of Vaughan politicians.

6. Thornhill has become a conglomerate of ugly condos with no architectural appeal--just cheap box-like buildings like mausoleums. Some developments are on very small footprints and this is likely to be the case for the proposed development.

7. There will be more pressure on community services like swimming pools and libraries. Garnett Williams is over capacity for many activities. It is doubtful services will be improved to accommodate more condo residents.

Carol Szymkowicz

Attachment 8 g)

Subject: PUBLIC HEARING Jan22nd RE: PLANNING APPLICATION 1 PROMENADE CIRCLE

From: KAREN LASKY [REDACTED]
Sent: Tuesday, January 29, 2019 11:01 AM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Cc: Traub, Debi <Debi.Traub@vaughan.ca>
Subject: PUBLIC HEARING Jan22nd RE: PLANNING APPLICATION 1 PROMENADE CIRCLE

C13	
Communication	
COUNCIL:	Jan 29/19
PH Rpt. No.	5 Item 4

Please take this as formal notice of my objection with respect to the above proposed development by Promenade Limited Partnership related to the following proposals:

1. With regard to amending the Official Plan File OP.18.013 to allow increase of building height and maximum density beyond 4 times greater than the allowable in this area - For the below reasons:

Note: I do not oppose the Upgrades planned for the retail "Mall area" nor the revision of the existing commercial zone to that of a more "Medium Density Residential" classification:

The High Density RA5 zone proposed would allow buildings almost twice the height of the existing 7 - 8 promenade area towers. This would bring some 750 additional Units plus hotel & office units (in the first phase alone) to an area where the infrastructure, roadways is not there to support this kind of massive increase, strain on existing services etc.

Congestion will be far greater than what we have been already subjected to for the last two years causing during transportation upgrades - causing personal stress, inconvenience, disruption, noise levels and the list goes on. Additionally, more of the area residents in Thornhill are drivers, and may not use public transit, so I personally feel that the transportation upgrades may be under utilized for many years yet.

With the greatest of respect to Committee, Staff and other residents - I suggest a modified allowable height restriction and number of units be considered to a more Medium Density scale

[REDACTED] Concerned Resident

Please do not publish my name or address publicly. ThankYou