

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] September 10 2024 by law meeting New Letter sent to clerks opposing by law and PMTSA expansion
Date: Monday, September 9, 2024 10:18:44 AM

From: Enzo Luongo <eluongo@rentexrealty.com>
Sent: Monday, September 09, 2024 10:18 AM
To: Clerks@vaughan.ca
Cc: Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>
Subject: [External] September 10 2024 by law meeting New Letter sent to clerks opposing by law and PMTSA expansion

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Attention: Clerks@vaughan.ca and Marilyn.Iafrate@vaughan.ca

Dear City of Vaughan Council Members

Re: Item No 4-2-COW – Public Meeting September 10th, 2024 more specifically Item 4 – 2 (City Wide Zoning By-Law Amendments Comprehensive Zoning By-Law 001-2021 Zoning By Law 1-88.

I am writing on behalf of my family and the Sherwood Park Community to express our strong opposition to the proposed zoning amendment by-laws being proposed and the expansion of our community into the high-density residential transit core PMTSA. Specifically, we request that our community, including the property at 9222 Keele Street, be entirely removed from the transit station high-density zoning area PMTSA, as it never was part of and never should have been included in the first place, being on the West side of Keele Street.

We understand the importance of increasing housing density and improving transit access. However, we believe that the proposed expansion would have significant negative impacts on our tiny, narrow road community, including:

- **Increased Traffic Congestion:** The additional population density would lead to more traffic and strain our existing infrastructure, that cannot support our small community and surrounding area currently.
- **Loss of Community Character:** The high-density development would disrupt the peaceful and quiet enjoyment nature of our neighborhood which we are all entitled to.

- **Reduced Property Values:** The proximity to high-density development could negatively impact property values in our community.
- **Increased Noise and Pollution:** The higher concentration of people and vehicles would contribute to noise and pollution. The proposed expansion into the high-density residential transit core would create unsafe conditions on our small, narrow roads, which are already congested during peak hours. The increased traffic volume would pose a serious risk to pedestrians, children, existing school zones cyclists, and local motorists alike.

The assumption that building additional condos in the area will promote the use of transit in my opinion and those of many is not correct and not proven. As you may observe when driving around Vaughan, many residents already own multiple vehicles, and this trend is likely to continue. The convenience and affordability of personal transportation will continue to outweigh the perceived benefits of public transit for many residents and regardless of being near a Transit Hub, (*WE LIVE IN THE CITY OF VAUGHAN ,NOT THE CITY OF TORONTO WHERE YOU CAN WALK TO EVERYTHING INCLUDING, GROCERY STORES, CONVENIENCE STORES, MALLS, RESTAURANTS, THEATRES, SCHOOLS ETC...) in Vaughan you still need a vehicle or two to commute around the city – regardless if you use public transportation and live in a condo..

Additionally, I want to highlight the concerns of my children regarding the safety and reliability of public transportation, particularly the subway and GO trains. They have expressed a strong preference for using personal transportation, and I believe that for their personal safety and reliability they use their cars rather than using the GO, YRT and or the TTC Subway. They will NOT use the subway lines at Jane Street and Highway 7 as many of their friends and work colleagues refuse to use public transportation for the reasons above.

The trend of eliminating community commercial centers and industrial warehouses in favor of high-rise condos is deeply concerning. While I understand the need for increased housing density, it is essential to maintain a balanced approach that addresses the needs of all residents. Our community requires places to shop, access medical services, and utilize other essential services. These proposed expansions into the transit corridors and in existing Industrial and Commercial Business Parks, could lead to a significant reduction in these vital amenities, creating inconvenience and hardship for residents and the small business owner looking to make a living. Furthermore, the presence of industrial and commercial buildings is crucial for economic development and job creation. By supporting the expansion of businesses and industries in our community, we can provide opportunities for individuals and families who are moving into these STILL OVERPRICED EXPENSIVE SHOE BOXES proposed high-rise condos.

In closing, I would like to summarize the key concerns raised in the above regarding the proposed zoning by-law amendment and adding our community and 9222 Keele Street into the PMTSA zone; (*Which we all our totally opposed to both)

- **Safety and Traffic:** The proposed expansion into the high-density residential transit core would create unsafe conditions on our small, narrow roads and increase traffic congestion, in the area and an already disastrous Keele St and Rutherford Rd core.
- **Quality of Life:** The development would limit the quiet enjoyment that residents

currently experience, due to increased noise, pollution, safety concerns and congestion.

- **Community Amenities:** The elimination of community commercial centers and industrial warehouses to replace with these high rise condos , would negatively impact the availability of essential services and job opportunities. We need jobs and available facilities in order for people to work and pay and support these condos they are buying.

- **Safety and Well-being:**

The proposed development of high-rise condos would pose a significant risk to the safety of residents and children in our community. We are a small community already struggling to navigate through heavy cut thru traffic, heavy trucks using our streets (where there are signs everywhere saying NO HEAVY TRUCKS ALLOWED, cut thru traffic speeding down the roads and running thru both Stop Signs we have, and where both SCHOOL BUS ZONES are, we have no police presence helping to control these unsafe conditions that we have been brought out community now , without the future condo developments the City of Vaughan is proposing in this area. The increased population density would lead to more traffic congestion, creating unsafe conditions on our small, narrow streets.

- **Traffic Congestion:**

The proposed development would exacerbate existing traffic congestion in our community, especially on Sherwood Park Drive and surrounding areas, not to mention the already totally congested and chaos intersection of Keele Street and Rutherford Road

The lack of sufficient parking in this type of high rise developments would force residents and visitors to park on nearby streets, creating further congestion and inconveniencing local residents.

Allowing for these type High Rise Developments without proper facilities for families and their children:

- Already these condo developments are to bring affordable housing to Individuals and families. Unfortunately, we are not building large enough suites for a family to raise their 1,2 or more children if. They are too small, they do not have the proper facilities available for children, they do not provide any green spaces and r park areas where the kids can go out and play and get out of their homes for health management, developers do not build larger units because of the costs and high development charges the cities are imposing on larger suite sizes. We need to build affordable housing for families to raise their children in and that are large enough to accommodate an actual family, not just 1 maybe 2 residents inside. The other major concern with all thee high rise condos being built there is no regard and or plan when it comes to the kids going to school and school bus pick-ups, I see kids being picked up by school buses on MAJOR ROADWAYS, like Highway 7 with major traffic – how is this a proper and safe for the kids.

Parking and Traffic Management:

- The proposed by – law amendment not allowing for adequate homeowner and visitor parking is totally reckless as each homeowner will have a vehicle and or a visitor with vehicles at some point and Failure to provide adequate parking would create chaos on our streets and surrounding neighborhoods. Where do you think these people and their visitors will park, all along our small, tiny narrow roads and surrounding neighbourhoods and create even more hazard conditions to our residents and children.

At this time, ***we urge All of the Vaughan Council to reject*** the By-Law amendment stated herein and the expansion of the PMTSA that includes our Sherwood Park community and the subject property at 9222 Keele Street. As a long time resident our entire family and community **STRONGLY OPPOSE** any by-law amendments, including this zoning by-law Amendment expanding the boundaries (PMTSA) to allow for high density residential development located at 9222 Keele Street

Sincerely,

Thanks Kindly – The Luongo Family – ■ Sherwood Park Drive