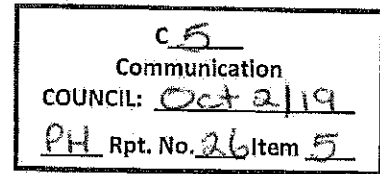


Subject:

FW: Velmar Centre Property Limited Proposal



From: DAVID SHAW <[REDACTED]>
Sent: September-18-19 5:40 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>
Cc: DevelopmentPlanning@vaughan.ca; westondownsra@gmail.com
Subject: Velmar Centre Property Limited Proposal

My name is David Shaw and live at [REDACTED] Village Green Drive in Weston Downs. I attended the council meeting last night where the proposal to redevelop property at the corner of Rutherford road and Velmar was discussed and OPPOSED. I would like to make some additional points that I did not hear voiced at the meeting.

Many residents of Weston Downs came to the meeting to tell you that the proposed 7 story building SHOULD NOT BE BUILT.

In my opinion, the proposed building CANNOT BE BUILT.

It cannot be built without creating a chaotic NIGHTMARE for residents during the 18 to 36 months of CONSTRUCTION.

- 1) DEMOLITION will require heavy equipment and multiple heavy dump trucks to remove debris.
- 2) EXCAVATION for a 3 story underground parking lot going down 30 or 40 feet to all EDGES of the property line will again require extremely heavy equipment, and probably hundreds of TRUCKLOADS of earth to be removed. How will these trucks access the site? Will they exit Velmar onto Rutherford or will they tear up the pavement on other roads in the subdivision? How will they turn? Where will they park as they wait their turn to be filled? How is the earth to be removed from the edges of the property? Will cranes be needed, if so where will they be situated?
- Traffic on Velmar is already at unacceptable levels as I will show later in this e-mail. Even these early stages of construction will be an incredible inconvenience and safety hazard for residents.
- 4) The proposed parking garage will need piles or caissons to shore up the walls during excavation. The NOISE during the installation of these devices will be extremely irritating for days or weeks.
- 5) Multiple CEMENT TRUCKS will be needed over many weeks to build a multilevel parking structure as time will be needed for concrete to cure between levels. This will further aggravate traffic disruption during this phase of any development.
- 5) The building contemplated takes up almost the entire plot. There will be absolutely no room on the site for construction vehicles. Workers will be parking tens of trucks and vans on both sides of Velmar for the duration of the construction. I have no idea how people on Velmar will get their vehicles in or out of their driveways. Crossing the road with children to use the park will be extremely dangerous.
- 6) What compensation is the developer offering residents for the destruction in quality of life and property values for residents of Weston Downs?
- 7) And finally, I had a quick look at the developer's traffic study. First of all, it confirms the ridiculous traffic situation that we already endure. Using data in the study:

Traffic volumes :

VGD	East bound on Rutherford	South on Velmar	East on
	from	from	from

Date	Time	Velmar to Weston Rd	Rutherford to Village Green Drive(VGD)	Velmar to Weston
Nov 2 /18	7 to 9 a.m.	1274 (100%)	359 (28%)	
Dec 5 /18	7 to 9 a.m.		319 (100%)	223
	(70%)			

VG D		West bound on Rutherford	North on Velmar	West on
Date	Time	from Velmar	from VGD to Rutherford	from Weston to
Nov 2 /18	4 to 6 p.m.	1436 (100%)	659 (46%)	
Dec 5 /18	4 to 6 p.m.		579 (100%)	242
	(42%)			

Velmar and Village Green Drive are supposed to dedicated to traffic calmed local residential traffic only with Rutherford available for high volume commuter traffic. The numbers cutting through Weston Downs in the morning and afternoon rush hours for the two inspection days are pretty consistent and a significant fraction of traffic on Rutherford!

We already have a traffic crisis. For the study to claim that adding 139 units with 237 parking spaces will have no impact on traffic flows is ridiculous.

In summary, I hope that our urban planners will seriously consider the damage to our quality of life during any construction phase in addition to the subsequent deleterious effects.

Sincerely,
David Shaw.