

COMMUNICATION C8

ITEM NO. 5

**COMMITTEE OF THE WHOLE
(PUBLIC MEETING)**

October 5, 2021

From: Wellness Home Care & Services Inc. [REDACTED]

Sent: Tuesday, September 28, 2021 9:26 AM

To: Clerks@vaughan.ca

Subject: [External] 1150 Center Street GP Inc. development proposal - meeting October 5, at 7pm

Hello, as the directly adjacent neighbor to the proposed construction we would like to address several concerns at the meeting. Please see the following issues we intend to address. We are currently seeking legal advice to ensure our interests are properly represented.

How will the noise level will be addressed, during the working hours and what are the planned working hours? Noise including construction noise, machinery noise, traffic noise and people noise.

Dust from the construction site will be inside the house ventilation system and will cover the backyard garden. We will not be able to open the windows and enjoy the backyard. Our ventilation system will have to be cleaned more often and this will raise the cost of ventilation maintenance and possible repairs. The garden will be covered in dust so any fruits, vegetables, or flowers we have invested in will be unusable. The backyard will effectively be unusable, considerably limiting the use of our property.

Dirt from the construction will inevitably come to our driveway and house. Together, dirt with dust will substantially increase our cleaning costs for inside and outside of the house.

Toxic odors and dust from the construction will have a serious impact to air quality inside and outside of the house. We want to know what toxic materials will be used and how they will be contained and stored. We also need to know how the odors will be contained and what is the emergency plan, in case of accidents.

Because of the immediate proximity to the construction our house structure will most likely be affected by the vibrations coming from digging and drilling on the construction site. Any cracks, bending or sinking resulting from such activity will not be covered by the insurance as they consider this an act of nature such as earthquake. Leaving us with substantial costs for repairs. Because this is an older structure, we have been told that there is a risk of electrical damage and fire as a result, if a crack occurs near electrical lines or outlets. This is posing a serious risk, so we would have to have a professional inspection to ensure we are safe. Adding, more cost to living by a major construction site.

Parking and traffic will be another major issue during the construction. What will be the working hours to bring in the heavy machinery for digging, lifting and trucks with materials? What streets will be blocked for driving and walking? Where will the hundreds of construction personnel park their cars?

Loitering around the house during the construction, will inevitably bring more noise and garbage around the house, how will this be addressed?

These are just a few of the basic issues to start with, our legal representatives will likely have a longer list of detailed questions. We have listed several expenses that we will have to incur as a result of this construction. If it is not addressed by the developers we will be taking this to court.

In addition to construction issues there will be issues once the building is complete. Building of such size will completely block out the sun on our property and strip us from any privacy as anything above 2nd floor will be closely overlooking our property. As such, even when the dust settles, we will not be able to privately enjoy our backyard. What are the plans to ensure privacy from upper floors (2nd and higher floors) looking in our property? What size and kind of fences are planned? Since fences cannot be high enough a screening with mature trees should be provided.

Aside of the personal issues with the construction, we would like to address the effect on the community. Can our fire and police departments provide adequate protection for the proposed development during construction and after? This development will bring major influx of new tenants, visitors, commercial traffic, etc. Do the local authorities have sufficient resources to ensure safety of the community? Was it discussed with them and was an official response provided? How will the influx of new residences effect schools, kindergartens, and hospitals? Now, there no sufficient space for current residences in the community. This will add to school enrollment and healthcare shortage problems in our community. For example, my child who enrolled into Neighborhood high school this year wasn't able to take required subjects as the school is full to maximum capacity. Was this discussed with the local government? Was an official response provided? Will they be expanding funding to local schools kindergartens, and hospitals to account for influx of new residences?

Is there adequate water and sewer infrastructure available to meet the new demand? Are there stormwater impacts that would be realized?

These are just a few issues to discuss, while we formulate a detailed list with our legal team.

On another note, usually there are 3-6 storey buildings were allowed to build in our neighborhood area. If the project was to move forward after the community issues are addressed it should no more then 6 floors, there by addressing some of the issues.

Please note we intend to speak at the meeting, hopefully our lawyers can attend with us at that point.

Sincerely,

Evgeniya Bakshy, RN, MN

Tel: [REDACTED]

Fax: [REDACTED]

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Merci de votre collaboration.