

COMMUNICATION C14

ITEM NO. 5

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

October 5, 2021

From: [REDACTED]
Sent: Friday, October 01, 2021 12:05 PM
To: Carol Birch <Carol.Birch@vaughan.ca>; Margaret Holyday <Margaret.Holyday@vaughan.ca>; Clerks@vaughan.ca
Cc: [REDACTED]
Subject: [External] Community Objection to multi-storey condo at Vaughan blvd and Centre st

Hello Carol and Margaret,

We, a big group of home owners, residents of Vaughan blvd/Lawrie Rd/King High Rd, are turning to you for help! At the beginning of September 2021 a Notice of Public Hearing was mailed out by the city of Vaughan regarding permits/zoning for a 12 -storey condo construction at the corner of Vaughan blvd and Centre street. We are strongly opposing this plan/decision. The reasons for our strong position are stated in the attached letter signed by 52 households. We have no doubt that having had more time and not dealing with the virus concerns we would have had EVERY SINGLE HOUSE OWNER in the area signed.

We are keeping our hopes very high that our voices will be heard and will help common sense and the well-being of a big group of tax-payers will prevail!

Thank you in advance!

Marina Nezhinsky
[REDACTED] Lawrie Rd. Thornhill ON [REDACTED]
[REDACTED]

To: Margaret Holyday and Carol Birch,

Re 1150 Centre Street

File Number: Z.21.028

Dear Carol and Margaret and the Planning team at the City of Vaughan,

Thank you for the notification of the application for the proposed development at 1150 Centre Street.

Having reviewed the related documents as made available I would like to express many of my concerns and those of the affected neighbors that I had the opportunity to consult with.

While understanding the importance of developing vacant land, both for economic development and curb appeal, I strongly believe that priority should be given to safety, limits of existing infrastructure and well-being of high number of the city tax paying residents over potential profits and financial gain of a corporation.

Over the years, this piece of land was destined for low rise (detached, semi or townhome development) which fits the character of the area and will allow maintaining its character. We do not object development, but we strongly object high-rise / high-density development for the following reasons:

- 1) **Neighborhood character:** We are proud of our neighborhood and want to protect what makes it special. It is that character of quiet, matured treed, family residential that attracted and retained its current resident mix. What is being proposed will change the culture of our very suburban neighborhood.
- 2) **Insufficient infrastructure:**
 - a. Increased traffic and congestion. The two main arteries in the area are Dufferin Street and Center Street. In order to access them, traffic flows either via Center, or via Vaughan Blvd and later King High Street to access Dufferin. Or from Dufferin into the neighborhoods.
 - b. Both King High and Vaughan Blvd are designated ^{quiet} quite streets with reduced traffic— pls see signage at the entrance to Vaughan Blvd from Center Street. The proposed development suggests the use of Vaughan Blvd to act as the entrance / exit to the whole complex. The street is a single lane in each direction, regulated by a single traffic light on one end and multiple stop signs on the other. Traffic is slow as is and does not have the infrastructure for incremental high density use as it cannot be properly regulated without congesting the limited outlets.
These single lane streets, lined up with stop signs cannot support the increased flow. The residents of the neighborhood had extensive experience of out of balance traffic during the years of Centre street reconstruction when local residents had difficulties getting off their driveways due to endless flow of cars driving through the neighborhood.
 - c. **Pedestrian Safety:** Vaughan Blvd (from Lawrie Street) and northward, King High Street (throughout) and adjacent streets like Lawrie and Concord do not have pedestrian

sidewalks. This was acceptable so far as the streets are quiet streets with limited traffic. Introduction of a high density project will create significant hazard. Putting increased traffic, on streets with no sidewalks and limited street lighting is an invitation for accidents.

Paving side-walks is not an option either.

- d. **Child Safety:** These streets are located near multiple elementary schools. Given their proximity to the schools, there is no bus service offered. As such, kids, from very young age, either walk with their parents or walk to school alone.

Considering there are no sidewalks, kids walk on streets. Others ride bikes on the streets.

Introducing increased number of rush hour commuters trying to zoom through these streets on the way to work and back while elementary school kids are walking to schools is an invitation for accidents that will sadly happen, sooner or later.

We have seen what happened in Thornhill Woods earlier this year with the devastating fatal accident involving a 10-yearold child.

I appeal to the planning committee not to support and not to allow similar accidents to happen at the expense of a profit gain. These streets are not built and don't have the infrastructure to have both kids and multiple cars sharing single lane streets with no sidewalks.

Is the developer or planning committee members willing to face the consequences and God forbid look a grieving family in the eyes and deliver an apology that a few extra floors of real-estate development were more important than someone's life?

- 3) **Development Height:** Building construction height By-law requires not to exceed the height of nearby properties. It's too much. It's way too big. It's way outside the look, the feel, the height, and density of a relaxed neighborhood. It's way too outside the character of the neighborhood. Sewage systems and other infrastructure have also reached their limit. Residential houses water pressure is at its limit.
- 4) **Schools:** the impact that hundreds of new living units and residents would have on the suburb's infrastructure, traffic and parking, as well as local schools that are already at capacity.

We encourage you to balance the views of residents who live day-in and day-out in the neighborhood and make it the great neighborhood that it is against the profit driven ambitions of a developer that develops multiple sites across the province and moves from site to site with no long-term ramifications while the residents are the ones who being impacted in the longer term leaving the local stable residential neighborhood with **properties hugely devalued due to all the above-mentioned points**. Our voice should matter, the best interest of the community should drive decisions, not who has deeper pockets and a more sophisticated legal team.

Believing in being constructive, some ideas that the committee may find helpful in elevating some of the concerns.

- Keeping development site to low rise only
- Unless low rise, not allowing Vaughan Blvd to act as the access road into the development.
Consider use of entrance through the RBC Plaza or direct access to Center Street.
 - Vaughan Blvd has less infrastructure than Center Street to handle the traffic, so do not make it the escape goat.
 - If you think interrupting a bike lane or adding traffic to Center Street is not a good idea, well, doing the same to Vaughan Blvd is twice as bad of an idea (single lane, no side walk, stop signs, no outlet to the traffic)

While the points above are based on multiple conversation with a large number of neighbors, given time constraints, we were able to collect fewer signatures than the number of neighbors objecting to the current development as proposed.

We look forward to the committee seriously taking the above points into considerations and will make decisions to ensure that the best interests and well-being of this neighborhood are protected.

Even if the numbers are well within the required density for the development it is the City obligation to consider Residents' concerns ranging from safety due to increased traffic to decreased property values, as well as the loss of mature trees, and the change this development could bring to the surrounding residential neighborhood - the impact that hundreds of new living units and residents would have on the suburb's infrastructure, traffic and parking, as well as local schools that are already at capacity.



**Committee of the Whole (Public Meeting)
October 5, 2021**

RE: Item 5

**1150 CENTER STREET GP INC. ZONING BY-LAW AMENDMENT FILE
Z.21.028 - 1150 CENTRE STREET VICINITY OF CENTRE STREET AND
VAUGHAN BOULEVARD**

The Office of the City Clerk has received a petition from Marina Nezhinsky, on behalf of Thornhill community residents – Vaughan Boulevard, Lawrie Road, and King High Drive.

The total number of signatures on the petition are: 51

Their concerns are outlined in the preceding letter.

A copy of the entire petition document containing a total of 5 pages is on file in the Office of the City Clerk.