

COMMUNICATION C1**ITEM NO. 5****COMMITTEE OF THE WHOLE
(PUBLIC MEETING)****October 5, 2021**

From: Barry Crystal [REDACTED]
Sent: Saturday, September 18, 2021 3:43 PM
To: Margaret Holyday <Margaret.Holyday@vaughan.ca>
Cc: Carol Birch <Carol.Birch@vaughan.ca>; Andrea Buchanan <Andrea.Buchanan@vaughan.ca>; Clerks@vaughan.ca
Subject: RE: [External] FW: File #Z.21.028 1150 Centre Street

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

Attention: Margaret Holyday, Senior Planner
Re: Committee of the whole, File Z.21.028 – 1150 Centre Street

I received notice to develop the land at 1150 Centre Street, Centre Street and Vaughan Boulevard. I am very concerned that this development density/height of the residential building is significantly too high. A 12 story building that reduces to 5 levels on the north side is too large/tall that is adjacent to existing residential homes.

There is significant congestion in the Bathurst/Centre/Dufferin Street area due to the extensive development of very tall residential buildings at Bathurst/Center/New Westminster. A plan that adds very tall residential buildings in the proposed area will make it worse and the dedicated bus lanes have increased the time to travel in our area. The people that live in the residential buildings and this proposed building for the most part, are less likely to use public transit and it is evident by seeing the lack of people that are on the buses, waiting at transit stops or exiting transit stops in the neighborhood excluding the transit station at the Promenade given it's a regional hub for the buses. As a result, there will be more congestion in the neighborhood. Each time a new building is constructed not only is there more congestion, the neighboring streets are lined with parked cars making it challenging to drive through the neighborhood. Including cars parking on commercial properties being filled with overflow tenant cars as the parking is insufficient in the buildings and neighboring streets. If the tenants were taking public transit our streets would not be clogged with parked cars.

A tall 12 story building will have a negative impact on the visual landscape for the residents to the north and south of this proposed development. We will no longer have an unimpeded view of the sky. It will be blocked by a large building. A tall building will impact our privacy as people will have a clear view into our property, homes and backyards. Tall buildings should not be approved that impact the enjoyment of the existing home owners. I have lived on Macarthur Drive for 25 years and this proposed development will negatively impact us, including a decrease in property value. The closer a home owner is to this property, the more their property value will decrease and affect all the streets in the area and the community.

Several years ago, there was development plan for Centre Street. I attended this meeting, submitted comments and spoke at the meeting. During that meeting it was communicated to us that the City of Vaughan would inform us of any future development of Centre Street. It is my understanding based on the documents for this development that there have been other meetings to discuss the development of Centre Street. Why do we have a new development plan for Centre Street that was not provided to the residents of the area without notice and without an opportunity to address the development plan? The notice to develop 1150 Centre Street is the first notice I have received since the old plan that was not approved. The new development plan is for even higher buildings and more density without notice to the residents.

There was a proposed large redevelopment of the commercial property at Clark and Hilda. The city of Vaughan found a way to make this project go away. If the city council, Mayor and Councillors represent the residents/taxpayers, you should help us with this project and significantly reduce the density, height and negative impact to the residents, just as you did for the residents that lived near the Clark and Hilda property.

We were told that increased density and prevention of urban sprawl was the intention of such redevelopment and appeasing Ontario plans in order for the city to continue to receive funding. Our community has more than done our share of density in this regard. Consider all of the high-rise developments already completed in the vicinity including the North Park, Disera, New Westminster, and Promenade high rises already constructed and under construction with more slated to be added. There are already too many and these additional ones with too many storeys and too many people are a burden on the existing amenities and streets. This effectively converts our community into a concrete jungle changing the feel and appeal of our neighbourhood. This development is unacceptable.

I request the Committee of the Whole, the Mayor and Councillors to reject this development and significantly scale it down to a very low-rise building.

Thank you

Barry Crystal
[REDACTED] Macarthur Drive,
Thornhill, ON [REDACTED]
[REDACTED]

Sent from [Mail](#) for Windows

From: [barry crystal](#)
Sent: August 25, 2021 6:33 AM
Subject: RE: [External] FW: File #Z.21.028 1150 Centre Street

Thanks Margaret, I will follow up and provide additional comments.

Regards
Barry

Sent from my Galaxy

----- Original message -----

From: Margaret Holyday <Margaret.Holyday@vaughan.ca>
Date: 2021-08-24 10:29 p.m. (GMT-05:00)
To: Crystal [REDACTED]
Cc: Carol Birch <Carol.Birch@vaughan.ca>, Andrea Buchanan <Andrea.Buchanan@vaughan.ca>
Subject: RE: [External] FW: File #Z.21.028 1150 Centre Street

Hi Barry,

Thank you for your email and comments. The public meeting is tentatively scheduled for the fall. I have copied Andrea from the Clerks Department to ensure that you receive notice. I encourage you to attend the meeting and also include any additional comments you may have on the file to myself, Carol and Andrea copied above.

Sincerely,

Margaret Holyday, MCIP RPP

Senior Planner

905-832-8585 ext. 8216 | margaret.holyday@vaughan.ca

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



From: Crystal [REDACTED]
Sent: Tuesday, August 24, 2021 9:45 PM
To: Margaret Holyday <Margaret.Holyday@vaughan.ca>
Subject: [External] FW: File #Z.21.028 1150 Centre Street

Hi Margaret,

I sent an email to Carol Birch and received a notification that Carol is on an extended leave. Not knowing how long Carol will be away, I am following up with you in regards to the development of 1150 Centre Street.

I am concerned about this development including the height of the building on Centre Street. The proposed building is too tall and I would not be in favour of this development plan for this site. I would want to attend and provide feedback during the public meeting. Please include me in all updates for this project and advise when the public meeting will be scheduled.

Thanks,

Barry Crystal

■ Macarthur Drive

Thornhill, ON ■

■

■

Sent from [Mail](#) for Windows

From: [Crystal](#)

Sent: August 24, 2021 9:39 PM

To: carol.birch@vaughan.ca

Subject: File #Z.21.028 1150 Centre Street

Hi Carol,

I received the notice for the development of 1150 Centre Street. I am concerned about this development including the height of the building on Centre Street. The proposed building is too tall and I would not be in favour of this development plan for this site. I would want to attend and provide feedback during the public meeting. Please include me in all updates for this project and advise when the public meeting will be scheduled.

Thanks,

Barry Crystal

■ Macarthur Drive

Thornhill, ON ■

■

■

Sent from [Mail](#) for Windows

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.