



Marianne Klein
Executive Director
Leisureworld Vaughan
5400 Steeles Ave. west, Woodbridge ON, L4L 9S1
Tel: (905) 856-7200, EXT. 2000
Fax: (909)856-7215

C	1
Item #	4
Report No.	13 (PH)
Council - March 24/15	

Date: March 2, 2015

To: Honorable Vaughan City Council

Re: Development of the Land at Part 1 of Lot 1 Concession 8 City of Vaughan

This letter is in connection with the above development planning application. We have examined the plans and know the site well. We wish to object strongly to the layout particularly street access, off the driveway shared with part 2 of the same lot. (Attached please find the site map).

When assessing the access design of the proposed development, we highly encourage there to be further consideration of the extent to which the development will be well integrated with, and complements, the neighboring buildings in terms of scale and density.

A good design should contribute positively to make places better and safer for the people which it serves. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the quality of the area and the way it functions, should not be accepted.

Therefore respectfully we would like to draw the kind attention of the esteem council to the following:

- 1- Leisureworld Vaughan (part II of the lot) is a long term care community for 224 residents. Leisureworld Vaughan has over 220 staff serving our residents in three shifts 365 days a year. In addition our families visit quiet often we have numerous deliveries by vendors and contractors. Parking space has always been a challenge in this location (52 parking spaces in all). We fear that the already maximized parking may be affected by others from the new development, which would affect the care and services we provide.
- 2- Our utilization of emergency services such as paramedics, police and fire is higher than a normal environment. Emergency services utilize the driveway which is proposed to be shared, and the driveway is directly in the area designated as our fire route and emergency evacuation area.
- 3- With the addition of 50 dwelling units and the shopping strip (west corner of the lot) the traffic in this twenty feet driveway will be to say the least, grievous.

Our objection and concern is mainly focused on the safety of the people we serve.

As mentioned earlier Leisureworld Vaughan is home to 224 residents and at any given time during the day and evening 30-40 family members and about 60-70 staff, volunteers, contractors, etc. are present at the location.

With the existing vehicle traffic and the congestion created by this new development, our fear is for the probability of the possibility in a complete evacuation of the building in case of an emergency. Does the width of this private street really allow for the traffic we are planning?

5400 Steeles Avenue West
Woodbridge, ON
L4L 9S1
tel: (905) 856-7200

Our suggestion for the esteemed council is to review the possibility of the main access to the new development from Kipling Ave. on the east side of the property with a narrow entrance only access or else as the honorable council designates on west.

We are happy to discuss this further with you.

Sincerely yours,



Marianne Klein
Executive Director

5400 Steeles Avenue West
Woodbridge, ON
L4L 9S1
tel: (905) 856-7200
fax: (905) 856-7215
www.leisureworld.ca