

Magnifico, Rose

From: D Shulman <dts71@rogers.com>
Sent: Monday, June 15, 2015 12:22 PM
To: Clerks@vaughan.ca
Subject: June 16 committee of the whole meeting, File # DA15010, TDC medical, item # 26

c 10
Communication
CW: June 16/15
Item: 26

To Whom It May Concern,

I would like to state my issues with the current plans for the property on the northeast corner of Vaughan Blvd. and Centre Street.

Firstly, I want to know - Do we need ANOTHER medical building with insufficient parking? What happened to the Centre Street Plan that we worked so hard on and spent so much money on? Isn't this building going to ruin the concept? Is Centre street changing from a walking area with shops and residential to a street lined with medical buildings? Medical Buildings are ugly. Didn't we learn from this mistake? Just look at Bathurst street between Finch Street and Chabbad Gate. There is strip mall after strip mall of medical buildings with tons of cars in parking lots. This doesn't help with the image that the planners for Centre Street want!

Oh yeah the parking issue. You might say there is enough parking spaces by code and Vaughan standard. Well just look at the parking chaos at the medical building on the other side of the street, the west side of Vaughan Blvd, as evidence. Every day there are cars parking on the nearby residential streets. If you are going to mention that in the future the RapidWay will be built and more people will be bussing, then I will challenge you and say, we already have busses and transit servicing the area, so why is there still parking problems?

Secondly, I have problems with light pollution coming from Centre street. The light from street signs and from the existing driveway shine right into my children's bedrooms which face Centre street. In the section titled Site Plan Review, it states that... "Access to the subject lands will be provided by a driveway onto Vaughan Boulevard and an existing mutual driveway onto Centre Street, which also provides access to 1136 Centre Street (lands to the east) through an access easement." As cars exit that driveway, the grading causes cars to go up then down. This causes headlights to beam into my children's bedroom windows. This is a problem when I put my children to bed. For this reason, I would like to reduce the amount of cars exiting from the driveway at 1136 Centre Street, and therefore not allow access to this driveway. As well, with the current VIVA RapidWay Plans, there should be a boulevard that prevents cars from turning left, therefore, I don't think it is a good idea.

The light pollution from storefront signs and Neon light signs further contributes to the light shining into the windows of my daughters bedrooms. As stated in the section titled Site Plan Review, it states that... " Vertical signage is also proposed along the north elevation between

the second and third floors. A pylon sign indicating the list of building tenants is proposed at the Centre Street driveway and a smaller pylon sign showing the building address is proposed at the Vaughan Boulevard driveway, as shown on Attachment #6." I would like to propose or discuss a reasonable solution to this problem. I propose that no Neon lights be allowed along Centre street (Especially in the top portion of the pylon sign) and that all store signs (with the exception of the address) be turned off after the store closes for the evening.

Thirdly, What about the noise pollution. As stated in the proposal pertaining to the loading area "The Owner is not proposing a loading space for the office building as most deliveries will usually occur early in the day before businesses open. " Just remember that the building is still in among residential areas and I don't think anyone in their houses would like to hear trucks breaking and trucks backing up before business hours! Please amend this.

Fourthly, I am also seeking clarification of the "cash-in-lieu of the dedication of parkland equivalent." What is this?

Fifthly, In the section City Departments section c, it says... "The Vaughan Environmental Services Department has not provided approval of the proposed in ground deep waste collection system for this development." If this means that the water isn't being properly diverted or removed from the area, then the proper waste water infrastructure should be installed prior to development. I wouldn't want a flood in my basement because of improper infrastructure.

Thank you for listening to my issues. I hope that we can resolve them together. As was stated before, I wish to be included in all discussions related to the building on the property. And remember that although it is in the correct zone, there is a residential area on the other side of the street.

David Shulman
20 Parsons Place
Vaughan, Ontario
416-988-0246