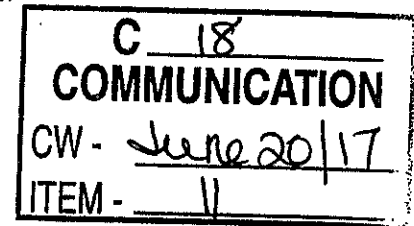


From: JOHN KUCHARCZUK <[REDACTED]>
Sent: June-19-17 3:03 PM
To: Clerks@vaughan.ca
Subject: Committee of the Whole Item #11 June 20,2017

Committee of the Whole – June 20, 2017 Item #11

Official Plan Amendment file OP.16.001
Zoning By-Law Amendment File Z.16.001
Site Development File DA.16.003
Draft Plan of Condominium File 19CDM-16V002
2464879 Ontario Inc. (City Park Homes)
Ward 5 – Vicinity of Dufferin Street and Centre Street



Living in this area for over 26 years I have seen a lot of progress, attended many public meetings that presented models and layouts (before internet) and have seen many things happen in this neighbour and the area of Dufferin and Centre Street.

I propose that the Committee of the Whole either reverse the REFUSAL of items #1,2,3,4 be changed to Accepted or placed On Hold for the following reasons:

- 1). Dufferin Street and Centre Street Intersection Land use study (P2017.9 File 26.6) be placed on HOLD until the MTO / 407 ETR release of the feasibility study due the end of 2017, since this will be effecting the whole area why are we approving this without an approved plan. If these item that is being tabled June 20, 2017 MUST proceed (for reasons unknown to me) then approve the lesser of the two and ACCEPT Attachments #1, #2, and #3, and Plan used Attachments #4, #5, #6, and #7.
- 2). The City of Toronto has not made it known as to if and when the expansion of Dufferin Street south of Steeles to Sheppard will happen along with the expansion of Bathurst and Keele Streets are known, (The priority of these items at the City of Toronto have been lowered and almost off the table). If the item that is being tabled June 20, 2017, MUST proceed (for reasons unknown to me) then approve the lesser of the two and ACCEPT Attachments #1, #2, and #3, and Plan used Attachments #4, #5, #6, and #7.
- 3). Hold until the Approval of the Dufferin Street and Centre Street Intersection Land Use Study has been completed and approved. If the item that is being tabled June 20, 2017, MUST proceed (for reasons unknown to me) then approve the lesser of the two and ACCEPT Attachments #1, #2, and #3, and Plan used Attachments #4, #5, #6, and #7.
- 4). I have not seen any of the following reports (either started, or made available):

a). a traffic study on Dufferin street travelling south in the morning and travelling north in the evening is horrific, the volume is unbelievable. Adding additional density in the form of Mid-Rise or Low-rise Mixed-Use will make it even worst. (2,000+ people will be added – compared to adding only 56 units (families)) when adding the condominiums to the area in question.

The study to include some of the problem are:

- b). at Steeles Ave and Dufferin Street, where six lanes of traffic converse into four lanes
- c). Increased of housing density to the north of 407 in the City of Vaughan and York region
- d). Lack of North South traffic options by automobile, truck and public transit have been remedied.
- e). Not knowing what the MTO/407 ETR will doing with the Dufferin Street – Centre Street interchange
- f). To what level will the Concord GO Centre will affect the 407 ETR and their expansion plans
- g). Until all the studies including the Noise Pollution, Air Pollution, Wind, Weather Analysis and the Fisherville Creek and Channel studies are completed

h). the City of Vaughan and York Region knowing the timeline of when the Expansion of Dufferin Street from four lanes to six lanes south of Steeles Ave will be by the City of Toronto

i). Solving the contradiction of City Council with regards of the MTO / 407 ETR interchange expansion

For the reasons above I recommend either the above item placed on HOLD or if the item that is being tabled June 20, 2017, MUST proceed (for reasons unknown to me) then approve the lesser of the two and ACCEPT Attachments #1, #2, and #3, and Plan used Attachments #4, #5, #6, and #7.

If you have any questions or members of the study committee want to talk to myself please don't hesitate to contact me

At the above email address [REDACTED]

Thank you and looking forward to see the right direction and a solution that the community is in favour of for the Dufferin Street and Centre Street area.

John Kucharczuk