



**VILLA ELEGANCE BOARD OF DIRECTORS 雅樂居**  
3088 Kennedy Road, Suite 802, Scarborough, Ontario, Canada M1V 5M4  
(416) 412-3588 (Management) (416) 399-4801 (Board) (416) 412-2130 (fax)

June 4, 2014

Board of Directors, TTC

c.c. Mike Del Grande, Toronto City Council, Ward 39  
Lito Romano, Community Liaison  
*Chi Ma, Bamburggh Manor, President*

Dear TTC:

C-5  
**PRESENTED TO  
THE BOARD**

**JUN 24 2014**

**RE: Concerns from Villa Elegance at 3088 Kennedy Road**

Villa Elegance is a condominium building with seniors with average age of 83. The building has been recognized by the province as a building with high risk seniors and therefore Yee Hong Centre (our contractor) has been onsite and granted Assisted Living Program to serve approved seniors at Villa Elegance and its neighbours since April 2013.

We have drivers constantly in and out the building, traveling mostly on Kennedy Road and McNicoll Avenue East. These drivers include frail seniors, their family members, personal support workers, care and service providers, nurses, doctors, paramedic. We are distressed by the running red-lights at our exit and entrance traffic lights on Kennedy Road. Traffic on Kennedy is a major problem in the community and especially affecting the safety of cars in and out of Villa Elegance. Other than frequent running through red lights outside Villa Elegance on Kennedy, it is also frequent blocking at the junction area just outside Villa Elegance that vehicles from Villa Elegance cannot turn left even we have our green light.

We understand that there is the need to accommodate new buses through construction of bus garage. We did not object strongly before but we have serious concern now after hearing more at the May 27, 2014's presentation.

Our concerns are:

- (1) The proposed McNicoll Bus Garage is too close to a densely populated community with vulnerable seniors, children, students and residents. We also know that in the very near future CareFirst will also has its service headquarter in that strip to serve a lot of seniors including day-care centre for seniors;
- (2) Safety – TTC stated that in case of accident caused by negligence of any TTC staff or contractors, they will be liable and criminally charged. Our



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standing is that nothing can compensate for the mishap, loss and death caused by any possible negligence.

- (3) Pollution – TTC said the existing pollution is already 98%, the new garage will only add 2% more; we feel that TTC should be very alert and not accepting the 2% addition of pollution;
- (4) Traffic – this community has been suffering from serious traffic problems with traffic to Chinese shopping malls in Markham, such as Pacific Mall, Market Village, China's Splendid etc., TTC should not add more traffic headache .

If TTC sold the piece of land in Markham Road and Steeles, the initial site of the garage, that means TTC would be able to change the location of the proposed bus garage.

In consideration of safety, traffic, pollution and proximity to residential areas, TTC should reconsider better location unless there has been very strong evidence that the McNicoll Bus Garage will not create any of the above problems to the community here!

Thanks for your attention!

Sincerely,

May Wong, President  
Villa Elegance