

COMMITTEE OF THE WHOLE (PUBLIC HEARING) – JULY 13, 2020

COMMUNICATIONS

Item

Distributed July 10, 2020

C1	Mr. Vladimir Raff, dated July 7, 2020	4 and 5
C2	Kailah Rubin, Christine Court, Thornhill dated July 7, 2020	4 and 5
C3	Mr. David Dercole, Sutton West Realty Inc. dated July 7, 2020	4 and 5
C4	Mr. Martin Rosen, North Meadow Crescent, Thornhill dated July 7, 2020	4 and 5
C5	Mr. Charlie (Yu) Bai, dated July 7, 2020	4 and 5
C6	Esther Zeisler, Campbell Avenue, Thornhill dated July 7, 2020	4 and 5
C7	Mr. Brian Gerstein, Glenmanor Way, Thornhill dated June 26, 2020	5
C8	Tracy Ding, dated June 29, 2020	4 and 5
C9	Ms. Elizabeth DiGregorio, Crestwood Road, Thornhill dated June 29, 2020	4 and 5
C10	Ms. Raina Hodgin, Brownstone Circle, Thornhill dated June 29, 2020	4 and 5
C11	Ms. Isobel Kaplan, Clerk Avenue West, Thornhill dated June 29, 2020	4 and 5
C12	Alberta D., Pinewood Drive, Thornhill dated June 29, 2020	4 and 5
C13	Ms. Teresa Bacinello, Crestwood Road, Thornhill dated June 29, 2020	5
C14	Tracy Ding dated June 29, 2020	4 and 5
C15	Ms. Nora Rothschild dated June 29, 2020	4 and 5
C16	Mr. William Pearson, Bradbeer Crescent, Thornhill dated July 9, 2020	4
C17	Ms. Mira Giovenazzo, Binscarth Circle, Thornhill dated June 29, 2020	4 and 5
C18	Rabbi Lazer Danzinger, dated July 10, 2020	4 and 5
C19	Mr. Michael Graf, Thornhill dated June 29, 2020	4 and 5
C20	Mr. Michael Maglietta, Pinewood Drive, Thornhill dated June 29, 2020	4 and 5
C21	Mr. Harland Staviss, Clark Avenue, Thornhill dated June 29, 2020	4 and 5

Disclaimer Respecting External Communications

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Please note there may be further Communications.

COMMITTEE OF THE WHOLE (PUBLIC HEARING) – JULY 13, 2020

COMMUNICATIONS

		<u>Item</u>
C22	Ms. Adele Weinstein, Thornhill dated June 29, 2020	4 and 5
C23	Ms. Debbie Taller dated June 29, 2020	4 and 5
C24	Ms. Alyssa Zobary, North Meadow Crescent, Thornhill dated June 29, 2020	4 and 5
C25	Ms. Esther Freedman, Campbell Avenue, Thornhill dated June 29, 2020	4 and 5
C26	Mr. Michael Bernstein, Franmore Circle, Thornhill dated June 29, 2020	4 and 5
C27	Ms. Pamela Taraday-Levy, Brownstone Circle, Thornhill dated June 29, 2020	4 and 5
C28	Ms. Judy Holland dated June 29, 2020	4 and 5
C29	Shmuel Cohen, Sylvester Court, Thornhill dated June 29, 2020	4 and 5
C30	Ms. Beverley Golden, York Hill Boulevard, Thornhill dated June 29, 2020	4 and 5
C31	Rella Margolis, Mortimer Court, Thornhill dated June 29, 2020	4 and 5
C32	Ms. Nadia Pellegrino, Pinewood Drive dated June 29, 2020	4 and 5
C33	Ms. Carol Poplak, Greenbush Circle, Thornhill dated June 29, 2020	4 and 5
C34	Mr. Michael Gordon, York Hill Boulevard, Thornhill dated June 29, 2020	4 and 5
C35	Mr. Michael Feinberg, Michael Court, Thornhill dated June 29, 2020	4 and 5
C36	Michelle and Elliot Spiegel, Lisa Crescent, Thornhill dated June 29, 2020	4 and 5
C37	Ms. Heather Aaron, Carnegie Crescent, Thornhill, dated July 10, 2020	4 and 5
C38	Tzivyah Starr, Calvin Chambers Road, Thornhill dated June 29, 2020	4 and 5
C39	Mr. Peter Woo, Pinewood Drive, Vaughan dated June 30, 2020	4 and 5
C40	Fran Caine, Clark Avenue West, Thornhill dated June 30, 2020	4 and 5
C41	Ms. Brenda Reubeni dated June 30, 2020	4 and 5
C42	Ms. Sharon Kohl dated June 30, 2020	4 and 5
C43	Mr. Paul Pijawka dated June 30, 2020	4 and 5

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COMMUNICATIONS

		<u>Item</u>
C44	Ms. Anne Jacob, Spring Gate Boulevard, Thornhill dated June 30, 2020	4 and 5
C45	Ileen Tobe, Janesville Road, Thornhill dated June 30, 2020	4 and 5
C46	Mr. Joe Jacob, Spring Gate Boulevard, Thornhill dated June 30, 2020	4 and 5
C47	Mr. Murray Bloomfield, Heatherton Way, Thornhill dated June 30, 2020	4 and 5
C48	Tamar Kuperstein dated June 30, 2020	4 and 5
C49	Ms. Evy Eisenberg dated June 30, 2020	4 and 5
C50	Ms. Irina Voronov, Pinewood Drive, Thornhill dated June 30, 2020	4 and 5
C51	Ruthie Zaionz, Yonge Street, Thornhill dated June 30, 2020	4 and 5
C52	Ilana Keyes, Green Bush Crescent, Thornhill dated June 30, 2020	4 and 5
C53	Ms. Barbara Israel dated June 30, 2020	4 and 5
C54	Iole Bada, Calvin Chambers Road, Thornhill dated June 30, 2020	4 and 5
C55	Mr. Mark Leibel, Green Bush Crescent, Thornhill dated July 1, 2020	4 and 5
C56	Mrs. Sonda Gregor, Winding Lane, Thornhill dated July 1, 2020	4 and 5
C57	Alex and Rise Glasenberg, Markwood Lane, Thornhill dated July 1, 2020	4 and 5
C58	Shirley Porjes and Atul Gupta, Elizabeth Street, Thornhill dated July 1, 2020	4 and 5
C59	Mr. Jeffrey Leifer, York Hill Boulevard, Thornhill dated July 3, 2020	4 and 5
C60	Mr. Keith Taller dated July 4, 2020	4 and 5
C61	Shep WM Trebkin, Crestwood Road, Thornhill dated July 4, 2020	4 and 5
C62	Ms. Joanne Gottheil, Spring Gate Boulevard, Thornhill dated July 4, 2020	4 and 5
C63	Audrey and Peter Diamant dated July 4, 2020	4 and 5
C64	Eugene Voronov, Pinewood Drive, Thornhill dated July 4, 2020	4 and 5
C65	Shep WM Trebkin, Crestwood Road, Thornhill dated July 4, 2020	4 and 5

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COMMITTEE OF THE WHOLE (PUBLIC HEARING) – JULY 13, 2020

COMMUNICATIONS

		<u>Item</u>
C66	Mr. Norman Just, Helena Gardens, Thornhill dated July 6, 2020	4 and 5
C67	Petition submitted by Ms. Teresa Bacinello containing 5 (five) residents of Crestwood Road, Thornhill.	4 and 5
C68	Ms. Victoria Blond dated July 6, 2020	4 and 5
C69	Mr. Fred Cain, Heatherton Way, Thornhill dated July 6, 2020	4 and 5
C70	Mr. Harry Zarek, Arnold Avenue, Thornhill dated July 6, 2020	4 and 5
C71	Raheleh Niati and Shahab Mirbhageri, Riverside Drive, Woodbridge dated July 7, 2020	2
C72	Ms. Shirley Just, Helena Gardens, Thornhill dated July 7, 2020	4 and 5
C73	Ms. Pamela Taraday-Levy	4
C74	Ms. Pamela Taraday-Levy	5
C75	Ms. Helen Chirnomas, Clark Avenue West, Thornhill dated July 7, 2020	4 and 5
C76	Ms. Janet Chow dated July 7, 2020	5
C77	Mr. Rick Dokurno, Thornhill dated July 7, 2020	4 and 5
C78	Mr. David Gargaro dated July 8, 2020	4 and 5
C79	Mr. Harold Medjuck dated July 8, 2020	4 and 5
C80	Mr. Mike Sepe, Crestwood Road, Vaughan dated July 8, 2020	4 and 5
C81	Ms. Rochelle Frydrych dated July 8, 2020	4 and 5
C82	Ms. Rhonda Lampert dated July 8, 2020	4 and 5
C83	Mr. Mark Lewkowicz, Glenmanor Way, Thornhill dated July 8, 2020	4 and 5
C84	Diana and Steven Liu, Thornhill dated July 8, 2020	4 and 5

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COMMITTEE OF THE WHOLE (PUBLIC HEARING) – JULY 13, 2020

COMMUNICATIONS

	<u>Item</u>
C85 A. Milliken Heisey, Papazian Heisey Myers Barristers & Solicitors, King Street West, Toronto, on behalf of 1163919 Ontario Limited, 1888836 Ontario Limited and 1211612 Ontario Limited (Awin), dated July 8, 2020	4
C86 A. Milliken Heisey, Papazian Heisey Myers Barristers & Solicitors, King Street West, Toronto, on behalf of 1163919 Ontario Limited, 1888836 Ontario Limited and 1211612 Ontario Limited (Awin), dated July 8, 2020	5
C87 A. Milliken Heisey, Papazian Heisey Myers Barristers & Solicitors, King Street West, Toronto, on behalf of 1973280 Ontario Limited and 1219414 Ontario Limited (Awin West), dated July 8, 2020	4
C88 A. Milliken Heisey, Papazian Heisey Myers Barristers & Solicitors, King Street West, Toronto, on behalf of 1973280 Ontario Limited and 1219414 Ontario Limited (Awin West), dated July 8, 2020	5
C89 Mr. Ali Zad, Riverside Drive, Woodbine dated July 8, 2020	2
C90 Ms. Stella Kvaterman, Broker, Forest Hill Real Estate Inc. dated July 9, 2020	4
C91 Mr. Stephen Clodman, Tangreen Court, Toronto	4 and 5
C92 Mr. John Andreevski, Acting Director, Community Planning, North York District, North York Civic Centre, City of Toronto, dated July 8, 2020	4
C93 Mr. John Andreevski, Acting Director, Community Planning, North York District, North York Civic Centre, City of Toronto, dated July 8, 2020	5
C94 Ms. Esther Bobet, Thornhill	5
C95 Ms. Esther Bobet, Thornhill	4
C96 Mr. William Pearson, Bradbeer Crescent, Thornhill dated July 9, 2020	5
C97 Mr. Bruce James Weinert, Swinton Crescent, Thornhill dated July 9, 2020	4
C98 Mr. Brian Gerstein, Glenmanor Way, Thornhill dated July 9, 2020	4
C99 Lesia and Alex Morozov, Riverside Drive, Thornhill dated July 9, 2020	2

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COMMITTEE OF THE WHOLE (PUBLIC HEARING) – JULY 13, 2020

COMMUNICATIONS

	<u>Item</u>
C100 Mr. Brian Gerstein, Glenmanor Way, Thornhill dated July 9, 2020	5
C101 Ms. Annie Dew, Pinewood Drive, Thornhill dated July 9, 2020	4 and 5
C102 Mr. Diego Muzzatti, Riverside Drive, Woodbridge dated July 9, 2020	2
C103 Ara Movsessian, Crestwood Road, Thornhill dated July 9, 2020	4
C104 Ara Movsessian, Crestwood Road, Thornhill dated July 9, 2020	5
C105 William and Dominica Pasquale, Islington Avenue dated July 9, 2020	2
C106 M. Heather Martin and William M. Cleary, Bradbeer Crescent, Thornhill dated July 10, 2020	4 and 5
C107 Mr. Jordan Max, Vice President, Springfarm Ratepayers Association dated July 10, 2020	4
C108 Mr. Jordan Max, Vice President, Springfarm Ratepayers Association dated July 10, 2020	5
C109 Ms. Valerie Burke, Thornhill dated July 10, 2020	4 and 5
C110 Qui Ruan, Heatherton Way, Thornhill dated July 10, 2020	4 and 5
C111 Jun Wang, Heatherton Way, Thornhill dated July 10, 2020	4 and 5
C112 Mr. Martin Rosen, North Meadow Crescent, Thornhill dated July 10, 2020	4
C113 Mr. Stephen Tsui dated July 10, 2020	2
C114 Mr. Martin Rosen, North Meadow Crescent, Thornhill dated July 10, 2020	5
C115 Mr. Victor Manoharan, Crestwood Road, Thornhill dated July 8, 2020	4
C116 Mr. Victor Manoharan, Crestwood Road, Thornhill dated July 8, 2020	5
C117 Mr. Ryan Guetter, Weston Consulting – presentation material	5
C118 Mr. Keith MacKinnon, KLM Planning – presentation material	1

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COMMITTEE OF THE WHOLE (PUBLIC HEARING) – JULY 13, 2020**COMMUNICATIONS****Item****Distributed July 13, 2020**

C119	Ms. Sabrina Sgotto, Weston Consulting, Presentation Material	3
C120	Mr. Michael Bissett, Bousfields Inc., Church Street, Toronto, dated July 10, 2020	4
C121	Mr. Ara Movsessian, Presentation Material	4 and 5
C122	Mr. Kevin Bechard, Weston Consulting, Millway Avenue, Vaughan, Presentation Material	2

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Please note there may be further Communications.

From: Clerks@vaughan.ca
To: [Britto, John](#)
Subject: FW: New condo development at Yonge and Steeles
Date: Tuesday, July 7, 2020 6:38:55 PM

COMMUNICATION - C1
C W (PH) - July 13, 2020
ITEM # 4 and 5

From: Vladimir Raff [REDACTED]
Sent: Tuesday, July 7, 2020 3:49 PM
To: Clerks@vaughan.ca; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>;
allan.shefman@vaughan.ca; springfarmra@gmail.com
Subject: [External] New condo development at Yonge and Steeles

I am against this development with my both arms and legs!!! Since my arrival to Toronto more than 40 years ago this side of Steeles at Yonge has been redeveloped / intensified twice already, but the roads did not get any wider!
It's already too congested. This proposal must be denied!

From: Clerks@vaughan.ca
To: [Britto, John](#)
Subject: FW: [External] Proposed development at Yonge & Steeles
Date: Tuesday, July 7, 2020 6:40:36 PM

COMMUNICATION - C2
C W (PH) - July 13, 2020
ITEMS # 4 AND 5

From: kailah rubin [REDACTED]
Sent: Tuesday, July 7, 2020 4:23 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; springfarmra@gmail.com
Subject: [External] Proposed development at Yonge & Steeles

Dear Mr. Coles,

Please register my objection to the proposed development plans at the Yonge & Steeles neighbourhood because

1. The proposed density and height is between double and triple that allowed in the Secondary Plan
2. The proposals do not enhance the existing neighbourhood
3. We are just emerging from a "pandemic". Living through this has been very challenging for everyone especially those who live in high-rises and depend on elevators. People need more space/smaller sized buildings and much more green space. Building high density/high height buildings will only benefit the builders. The existing facilities/infrastructure cannot support this large an increase in population and 1,000 more cars.

Please keep me informed of any actions Council may take on these proposals.

K. Rubin
[REDACTED] Christine Court, Thornhill
[REDACTED]

From: Clerks@vaughan.ca
To: [Britto, John](#)
Subject: FW: Non Support
Date: Tuesday, July 7, 2020 6:41:51 PM

COMMUNICATION - C 3
C W (PH) - JULY 13, 2020
ITEMS # 4 AND 5

From: DAVID DERCOLE <[REDACTED]>
Sent: Tuesday, July 7, 2020 5:21 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Non Support

Regarding the controversial developments at Yonge and Steeles, I am totally against the present proposal.

As a realtor, I can appreciate the need for development and the need for housing, however the present proposal is too dense.

The council should scale it down considerably. Present day traffic, pre Covid-19, at Yonge and Steeles was very congested. By increasing the density in the area to the proposed application would be detrimental to the area.

In the morning, it took quite a while trying to get out onto Steeles East from Hilda or onto Southbound Yonge from Crestwood Ave. With the proposed development and increased density this would make this early morning difficult task even more challenging.

Traffic studies in the area should be done not now when traffic is light (summer and Covid-19 times) but when things return to "normal".

Please take this and the many other concerned constituents' emails into consideration.

Regards

David D'Ercole
An area resident for over 20 years!

David D'Ercole B.A., / Sales Representative
(In business since 1983)
SUTTON WEST REALTY INC. Brokerage
Direct: (647)-300-1316 Email: david@homesinthecity.com

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From: Clerks@vaughan.ca
To: [Britto, John](#)
Subject: FW: [External] Steeles Yonge Development Proposals
Date: Tuesday, July 7, 2020 7:11:48 PM

COMMUNICATION - C4
C W (PH) - JULY 13, 2020
ITEMS # 4 AND 5

From: Martin Rosen <[REDACTED]>
Sent: Tuesday, July 7, 2020 5:33 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Steeles Yonge Development Proposals

Dear Mr. Coles,

I am all for good development and appropriate densification. For instance, the condos going up in our Ward at the Promenade. Well planned and appropriate development is inevitable and can provide badly needed housing and many other benefits to the community. In that case, the developer contributes back to the community by providing refreshed retail spaces, an amphitheatre, and employment opportunities.

Similarly with VMC. There is already an **operational** subway terminal, a new library, YMCA, lots of parklands, trails, bike paths, office towers, retail, arts, entertainment, education, etc. That's a great place to put up tall condos. A true self-contained downtown with many amenities within walking or biking distance for residents of those condos. The Vaughan planners and Council did a wonderful job making sure this will evolve into a sustainable mixed development.

But, Yonge and Steeles? Where are all those 20,000 new residents going to walk to? Not to their offices or college or a pond. What amenities have the developers offered up? At City Place in Toronto, developers provided extensive public green spaces, performing arts space, community space, library, even schools.

But the Yonge Steeles developments, are only a place for thousands of people to sleep and no outsiders allowed. These thousands would overwhelm already strained roads, buses, stores and services. Existing facilities like Bathurst Clark Library and Garnett Williams Community Centre will burst.

The carefully crafted Secondary Plan allows for reasonably high densities that provide ample intensification for the area, more than enough to justify the subway extension. Along with a good mix of uses and public amenities, this could become a world-class model of how to do excellent sustainable infill development, just as VMC is a model of greenfield development of a new downtown. A new gateway to Vaughan consisting of innovative sustainable unique mixed development at a reasonable scale should be the goal.

Please do not allow Steeles/Yonge to become an urban blight of excessively tall towers built for sleeping. It is time to provide the community with great leadership in asserting control over developers who trample all good planning principles to maximize their profits while destroying the neighborhood. Vaughan deserves a world-class gateway development that we can all be truly proud of.

Martin Rosen
[REDACTED] North Meadow Cres.
Thornhill
[REDACTED]


CC Mayor Maurizio Bevilacqua

Ward 5 Councillor Alan Shefman

From: Clerks@vaughan.ca
To: [Britto, John](#)
Subject: FW: [External] Regarding notice of public hearing
Date: Tuesday, July 7, 2020 7:13:44 PM

COMMUNICATION - C5
C W (PH) - JULY 13, 2020
ITEMS 4 AND 5

-----Original Message-----

From: Charlie Bai <>
Sent: Tuesday, July 7, 2020 3:59 PM
To: Clerks@vaughan.ca
Subject: [External] Regarding notice of public hearing

Hi, I am writing with regard to the official plan amendment file OP20.002 and zoning bylaw file Z.20.005

While I can't attend the hearing I would like to know the process to object this plan proposal.

I live at 115 Crestwood and the planned proposal intrudes does not fit the community and has negative impact to the privacy of my residence.

Thanks

Yu Bai

From: Clerks@vaughan.ca
To: [Britto, John](#)
Subject: FW: [External] AN OBJECTION
Date: Tuesday, July 7, 2020 7:40:17 PM

COMMUNICATION - C6
C W (PH) - JULY 13, 2020
ITEMS 4 AND 5

From: Esther Zeisler <[REDACTED]>
Sent: Tuesday, July 7, 2020 7:16 PM
To: Clerks@vaughan.ca
Cc: aurizio.bevilacqua@vaughan.ca; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] AN OBJECTION

Dear Mr. Coles,

Please register my objection to the proposed development plans at the Yonge & Steeles neighbourhood because:

The proposed density is between double and triple that allowed in the Secondary Plan.

The **existing facilities/infrastructure cannot support this large an increase in population**

Please keep me informed of any actions Council may take on these proposals.

Esther Zeisler

[REDACTED] Campbell Ave, Thornhill, ON [REDACTED]

[REDACTED]

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] Mizrahi 180 Steeles Ave. W. Traffic/Congestion Proposal Concerns
Date: Wednesday, July 8, 2020 9:08:18 AM

COMMUNICATION - C7
C W (PH) - JULY 13, 2020
ITEM # 5

PH

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Friday, June 26, 2020 3:46 PM
To: DevelopmentPlanning@vaughan.ca
Cc: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] Mizrahi 180 Steeles Ave. W. Traffic/Congestion Proposal Concerns

From: Brian Gerstein <[REDACTED]>
Sent: Friday, June 26, 2020 3:24 PM
To: Clerks@vaughan.ca
Cc: Brian Gerstein <[REDACTED]>
Subject: [External] Mizrahi 180 Steeles Ave. W. Traffic/Congestion Proposal Concerns

Hi there,

I live at [REDACTED] Glenmanor Way, backing onto the North side of Clark, close to Charles Street. My main concern since I often travel south via Hilda or Yonge since I live in between is the already congested traffic area at Yonge and Steeles, and how the redevelopment has proposed height and densities that are double what is allowed by the Yonge-Steeles Corridor Secondary Plan, which council approved in 2010. Even the

presumed subway station at Yonge and Steeles at minimum a decade away, and we know realistically it will be much longer, is too far away for all of the increased density in-between, which would be a nightmare to navigate through.

Best Regards,

Brian Gerstein



From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] Please register our objection to the proposed development plans at the Yonge & Steeles neighborhood
Date: Wednesday, July 8, 2020 9:09:08 AM

PH

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

COMMUNICATION - C8
C W (PH) - JULY 13, 2020
ITEMS 4 AND 5

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, June 29, 2020 11:02 AM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] Please register our objection to the proposed development plans at the Yonge & Steeles neighborhood

From: Tracy Ding <[REDACTED]>
Sent: Monday, June 29, 2020 10:49 AM
To: Clerks@vaughan.ca; maurizio.bevelacqua@vaughan.ca; alan.shelfma@vaughan.ca
Subject: [External] Please register our objection to the proposed development plans at the Yonge & Steeles neighborhood

Dear Mr. Coles, Please register our objection to the proposed development plans at the Yonge & Steeles neighbourhood because: 1. The proposed density is between double and triple that allowed in the Secondary Plan. The proposed height is more than double what is currently allowed in the Secondary Plan. The City of Markham and other existing buildings were only developed for 32 stories, but the city of Vaughan is planning lots of 50s to 65 stories. 2. The proposals do not enhance the existing neighbourhood, during the pandemic, the plan only can destroy the entire community. As lots of public health professionals foresee, the virus will be existing in the world for many years. 3. The facilities being proposed are only for the benefit of the residents who live in the proposed developments. And the existing facilities/infrastructure cannot support this large an increase in population. There is no park, not enough parking space, not enough public services, especially hospitals, schools, public services, groceries, banking services, flood and criminal prevention, electricity service to be developed at the same time. Please keep me informed of any actions Council may take on these proposals. YuYu Ding and BeiJun Hu [REDACTED]
Pinewood Drive
[REDACTED]

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] Yonge/Steeles Development
Date: Wednesday, July 8, 2020 9:09:26 AM

PH

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

**COMMUNICATION - C9
C W (PH) - JULY 13, 2020
ITEMS 4 AND 5**

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, June 29, 2020 12:17 PM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] Yonge/Steeles Development

From: Libby DiGregorio <[REDACTED]>
Sent: Monday, June 29, 2020 12:08 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Yonge/Steeles Development

Dear Mr. Coles,

Please register my objection to the proposed development plans at the Yonge & Steeles neighbourhood because:

The proposals do not enhance the existing neighbourhood.



The facilities being proposed are only for the benefit of the residents who live in the proposed developments.

There has been little to no consultation with the community. I have not received one piece of information on this proposed development. Can you tell me why????

The existing facilities/infrastructure cannot support this large an increase in population. I hope you all take a serious look at this situation.

Please keep me informed of any actions Council may take on these proposals. Thank you.

Elizabeth DiGregorio

 Crestwood Road Thornhill, Ontario


Elizabeth DiGregorio

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] Proposed development plans at Yonge & Steeles
Date: Wednesday, July 8, 2020 9:09:49 AM

PH

**COMMUNICATION - C10
C W (PH) - JULY 13, 2020
ITEMS 4 AND 5**

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, June 29, 2020 12:39 PM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] Proposed development plans at Yonge & Steeles

From: Raina Hodgin <[REDACTED]>
Sent: Monday, June 29, 2020 12:21 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Proposed development plans at Yonge & Steeles

Dear Mr. Coles,

Please register my objection to the proposed development plans at the Yonge & Steeles neighbourhood because:

1. The proposed height is more than double what is currently allowed in the Secondary Plan.
2. There has been little to no consultation with the community.

3. The existing facilities/infrastructure cannot support this large an increase in population.

Please keep me informed of any actions Council may take on these proposals.

Raina Hodgins

██████████ Brownstone Cir, Thornhill, ON ██████████

██



Virus-free. www.avast.com

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] Proposed developments (180 Steele's Ave West and 100 Steele's Ave West)
Date: Wednesday, July 8, 2020 9:10:16 AM

PH

**COMMUNICATION - C11
C W (PH) - JULY 13, 2020
ITEMS 4 AND 5**


Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 | rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca

-----Original Message-----

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, June 29, 2020 1:56 PM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] Proposed developments (180 Steele's Ave West and 100 Steele's Ave West)

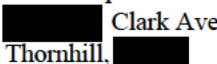

-----Original Message-----

From: KAPLAN <>
Sent: Monday, June 29, 2020 1:53 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Proposed developments (180 Steele's Ave West and 100 Steele's Ave West)

Dear Mr Coles

Please register my objection to the above developments at the Yonge and Steele's area because the proposed density and height is more than double that allowed in the Secondary Plan. The existing facilities/infrastructure cannot support this large an increase in the population.

Please keep me informed of any actions Council may take On these proposals.

Sincerely
Isobel Kaplan
 Clark Avenue West
Thornhill, 

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: Proposed Developments (180 Steeles Ave. West and 100 Steeles Ave. West)
Date: Wednesday, July 8, 2020 9:10:31 AM

PH

**COMMUNICATION - C12
C W (PH) - JULY 13, 2020
ITEMS 4 AND 5**

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, June 29, 2020 2:01 PM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: Proposed Developments (180 Steeles Ave. West and 100 Steeles Ave. West)

From: Alberta D <[REDACTED]>
Sent: Monday, June 29, 2020 1:59 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Re: Proposed Developments (180 Steeles Ave. West and 100 Steeles Ave. West)

Dear Mr. Coles,

Please register my objection to the proposed development plans at the Yonge & Steeles neighbourhood because:

1. The proposals do not enhance the existing neighbourhood
2. The existing facilities/infrastructure cannot support this large an increase in population

Please keep me informed of any actions Council may take on these proposals.

Regards,

Albert

Pinewood Drive
Thornhill, Ontario



From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] re: Committee of the Whole's Public Hearing re 180 Steeles Ave W
Date: Wednesday, July 8, 2020 9:10:44 AM

PH

**COMMUNICATION - C13
C W (PH) - JULY 13, 2020
ITEM # 5**

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, June 29, 2020 2:24 PM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] re: Committee of the Whole's Public Hearing re 180 Steeles Ave W

From: Teresa <[REDACTED]>
Sent: Monday, June 29, 2020 2:22 PM
To: Clerks@vaughan.ca
Subject: [External] re: Committee of the Whole's Public Hearing re 180 Steeles Ave W

To: City Clerk
From: Teresa Bacinello
[REDACTED] Crestwood Rd
Thornhill, Ont
L4J1A4
[REDACTED]

I would like to register my concerns regarding the proposed development along the Yonge/Steeles corridor and in particular 180 Steeles Ave W.

I have a great deal of concerns regarding these development and the impact they will have on our community.

1. Traffic Congestion

The traffic in this neighbourhood is already very bad. It's difficult to get out of your driveway and even more difficult to get onto Yonge street.

The residents of Crestwood Rd. Have had to deal with congestion for many years now and this

development will only make the situation much worse.

There doesn't appear to be any consideration given to the need for more roads and more public transportation. The timing of these developments does not seem to be coordinated with the timing of the proposed subway.

2. Densification

The current secondary plan was developed with consultation with all interested parties including the residents of Vaughan. At the time the densification was approved taking into consideration the proposed subway. Since then not much has changed. The subway is still not constructed and will probably be years before it is constructed. The infrastructure has not changed and amenities have not improved. There doesn't appear to be any justification for the Developers wanting to double the capacity from what it is currently set at in the secondary plan.

This is purely meant to increase profits for the developers at the expense of our neighbourhood. With the current Pandemic crisis world wide I think it is unwise to increase densification to such an extent. Such densely packed neighbourhoods are much more problematic. They are not as healthy for residents, and they will create much more criminal activity. It is very short sighted to pack people tightly into small areas for the sake of increased profits. The long term costs in terms of quality of life outweigh the short term gains of the developers and taxes for city hall.

3. Amenities

The proposal doesn't provide for any benefits to the communities in terms of amenities, parks, new roads etc.. What little open air space

outlined in the proposal appears to be for the benefit of the development's residents and not the public at large.

4. Wind, Shadows and Noise

These developments will create a great deal of wind as a result of the heights of the buildings.

They will cast very large and unwanted

shadows on the neighbourhood and my backyard. And the noise level is bound to become much worse.

5. Royal Palm Extension

The extension of Royal Palm Rd from Hilda to Yonge doesn't appear to be planned within each of these proposals and they individually have Col de Sacs in their plans. The extension must be a priority for any of these developments to go through. Without the extension to alleviate some of the traffic, living on Crestwood will become much more unpleasant.

6. Lack of Coordination

There is a lack of coordination among the developers with regards to the impact the entire Yonge/Steeles redevelopment will have. Each developer addresses (to some extent) the impact their own development will have but there isn't any thought to what the cumulative impact will be. This must be addressed before any plans can go forward.

7. Lack of transparency

Given the extent of the proposed redevelopment to the Yonge/Steeles corridor and the major changes been asked for by these develops I am greatly concerned by the lack of time being given to the community to express their views and concerns.

These changes to the secondary plan and the developments themselves will affect everyone in the community as such I wonder why there is such A LACK OF TRANSPARENCY AND REASONABLE TIME FOR COMMUNITY RESPONSE?

Regards,

Teresa Bacinello

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] Fwd: Please register our objection to the proposed development plans at the Yonge & Steeles neighborhood
Date: Wednesday, July 8, 2020 9:11:38 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

PH

**COMMUNICATION - C14
C W (PH) - JULY 13, 2020
ITEMS 4 AND 5**

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, June 29, 2020 3:12 PM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] Fwd: Please register our objection to the proposed development plans at the Yonge & Steeles neighborhood

From: Tracy Ding <[REDACTED]>
Sent: Monday, June 29, 2020 2:58 PM
To: Ciafardoni, Joy <Joy.Ciafardoni@vaughan.ca>
Cc: Clerks@vaughan.ca; Mayor Support Staff <SupportStaff.Mayor@vaughan.ca>; Cavalluzzo, Fabrizio <Fabrizio.Cavalluzzo@vaughan.ca>; Tullo, Julia <Julia.Tullo@vaughan.ca>; Traub, Debi <Debi.Traub@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: Re: [External] Fwd: Please register our objection to the proposed development plans at the Yonge & Steeles neighborhood

Hi, all:

If you combine all of the development proposals are Yonge/Steeles at Vaughan side: 22 high rise buildings which will be 36 floor to 65 floors, totally 46 buildings will be developed at North West of Yonge/Steeles Corridor at Vaughan side. If plus the development at east North of Yonge/Steeles Markham side, there will be much more. So far, all of the ratepayers never have a whole picture which combines all of the development plan or proposal near Yonge/Steeles. The highest buildings at Markham side is the world on Yonge building. In the future, the City of Markham has no plan to allow the buildings to be higher than this height according to the website of the city of Markham for the Yonge/Steeles corridor. However, we keep seeing more and more

proposals are put on the table to discuss at the city of Vaughan side.

I heard the original meeting was set up in September which will allow more people to join and prepare the speaking at the hearing. Now suddenly changed to July.

Please note, there are lots of Seniors living in this area. They might have no idea how to access computers, they might never or rarely use email or any electronic device to access the Internet before, obviously this meeting will exclude them out of the public hearing. I feel very sad for those elder ratepayers who lived in Vaughan for many many years and contributed a lot to the communities nearby.

Sincerely,
Tracy

On Mon, Jun 29, 2020 at 2:38 PM Ciafardoni, Joy <Joy.Ciafardoni@vaughan.ca> wrote:

Dear Tracy,

On behalf of Mayor Bevilacqua, I am acknowledging receipt of your email. The Mayor appreciates the time you have taken to contact our office and share your views. It has been shared with our Clerk's department.

Stay safe and healthy.

Kind regards,

Joy Ciafardoni

Executive Assistant to Hon. Maurizio Bevilacqua, P.C.
905-832-8585, ext. 8787 | joy.ciafardoni@vaughan.ca

City of Vaughan | Office of the Mayor

2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1

vaughan.ca    



From: Tracy Ding <[REDACTED]>

Sent: Monday, June 29, 2020 11:02 AM

To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>

Subject: [External] Fwd: Please register our objection to the proposed development plans at the Yonge & Steeles neighborhood

Dear Mr. Mayor, Please register our objection to the proposed development plans at the Yonge & Steeles neighbourhood because: 1. The proposed density is between double and triple that allowed in the Secondary Plan. The proposed height is more than double what is currently allowed in the Secondary Plan. The City of Markham and other existing buildings were only developed for 32 stories, but the city of Vaughan is planning lots of 50s to 65 stories. 2. The proposals do not enhance the existing neighbourhood, during the pandemic, the plan only can destroy the entire community. As lots of public health professionals foresee, the virus will be existing in the world for many years. 3. The facilities being proposed are only for the benefit of the residents who live in the proposed developments. And the existing facilities/infrastructure cannot support this large an increase in population. There is no park, not enough parking space, not enough public services, especially hospitals, schools, public services, groceries, banking services, flood and criminal prevention, electricity service to be developed at the same time. Please keep me informed of any actions Council may take on these proposals. YuYu Ding and BeiJun Hu [REDACTED]
[REDACTED]

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From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] Objections to Yonge Steeles development plans...
Date: Wednesday, July 8, 2020 9:11:50 AM

PH

**COMMUNICATION - C15
C W (PH) - JULY 13, 2020
ITEMS 4 AND 5**

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, June 29, 2020 8:47 PM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] Objections to Yonge Steeles development plans...

From: Nora Rothschild <[REDACTED]>
Sent: Monday, June 29, 2020 3:27 PM
To: Clerks@vaughan.ca
Cc: Shefman, Alan <Alan.Shefman@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>
Subject: [External] Objections to Yonge Steeles development plans...

Dear Mr. Coles,

Please register my strong objections to the proposed development plans at the Yonge & Steeles neighbourhood. I believe that the proposed height is more than double what is currently allowed in the Secondary Plan. As well I don't see how these proposals can possibly enhance our existing neighbourhood.

I'm especially concerned that the existing infrastructure cannot support this large an increase in population. It will be gridlock every day!

Please keep me informed of any actions Council may take on these proposals as I have grave concerns,

Nora Rothschild
[REDACTED]

[REDACTED]

--

Nora

Sent from my iphone...excuse any typos

From: Clerks@vaughan.ca
To: [Britto, John](#)
Subject: FW: [External] Comments on Public Hearing - Proposed Official Plan Amendment File OP.20.001
Date: Thursday, July 9, 2020 5:43:32 PM

From: [REDACTED] <[REDACTED]>
Sent: Thursday, July 9, 2020 5:41 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Comments on Public Hearing - Proposed Official Plan Amendment File OP.20.001

COMMUNICATION - C16
CW (PH) - July 13, 2020
ITEM # 4

Dear Mr. Coles,

Re: Notice of Public Hearing

Official Plan Amendment File OP.20.001

Zoning By-Law Amendment Z.20.004

Please register my strong objection to the proposed development plans at the Yonge & Steeles neighbourhood.

The proposed density is between double and triple that allowed in the Secondary Plan and the proposed height is more than double. I attended the public meetings on the Secondary Plan when it was being prepared and I felt that the City planners had done a very good job balancing the desire for potential future development with the needs of the community.

The present proposal however completely ignores the Secondary Plan and does not enhance the existing neighbourhood. There is a lack of any facilities that would benefit the community. Furthermore it is proposed to bring an enormous number of new residents in the Yonge-Steeles area which already has major traffic problems. The major increase in residents proposed will also putting a significant strain on existing facilities/infrastructure.

I am also bothered by the fact that there has been little or no consultation with the community on this proposal and there seems to be a rush to move this through the approval process this summer.

Council needs to send the developer back to the drawing board and develop a plan that is consistent with the existing Secondary Plan. I am not opposed to redevelopment of the site but I want to see a plan that adds positively to our great community of Thornhill which this proposed plan certainly does not.

Sincerely,

William Pearson

■ Bradbeer Crescent

Thornhill, ON L4J 5N6

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] City Planning
Date: Wednesday, July 8, 2020 9:12:07 AM

PH

**COMMUNICATION - C17
C W (PH) - JULY 13, 2020
ITEMS 4 AND 5**

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, June 29, 2020 8:50 PM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] City Planning

From: Mira Giovenazzo <[REDACTED]>
Sent: Monday, June 29, 2020 3:32 PM
To: Clerks@vaughan.ca; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; springfarmra@gmail.com
Subject: [External] City Planning

Dear Mr. Coles, Please register my objection to the proposed development plans at the Yonge & Steeles neighbourhood because (pick one or two reasons to include in your email): 1. The proposed density is between double and triple that allowed in the Secondary Plan 2. The proposed height is more than double what is currently allowed in the Secondary Plan 3. The proposals do not enhance the existing neighbourhood 4. The facilities being proposed are only for the benefit of the residents who live in the proposed developments 5. There has been little to no consultation with the community 6. The existing facilities/infrastructure cannot support this large an increase in population Please keep me informed of any actions Council may take on these proposals.

Mira Giovenazzo

[REDACTED]
[REDACTED] Binscarth Cr. Thornhill
[REDACTED]

From: Lazer Danzinger [REDACTED] >
Sent: Friday, July 10, 2020 3:07 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; springfarmra@gmail.com
Subject: [External] This is not right

Dear Mr. Coles,

As a resident of Thornhill ([REDACTED] Yorkhill Blvd), I ask you to please register my strong objection to the proposed development plans at the Yonge & Steeles neighbourhood because:

- a. The proposals do in no way enhance the existing neighbourhood;
- b. The existing facilities/infrastructure (roads, parks, shopping centres, etc) cannot support the ensuing large increase in population.

Please keep me informed of any actions Council may take on these proposals.

Rabbi Lazer Danzinger
Captain (ret'd)
[REDACTED]

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] Objection to YONGE-STEELES DEVELOPMENT
Date: Wednesday, July 8, 2020 9:13:02 AM

PH

**COMMUNICATION - C19
C W (PH) - JULY 13, 2020
ITEMS 4 AND 5**

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, June 29, 2020 8:54 PM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] Objection to YONGE-STEELES DEVELOPMENT

From: Yahoo Mail <[REDACTED]>
Sent: Monday, June 29, 2020 4:02 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; springfarmra@gmail.com
Subject: [External] Objection to YONGE-STEELES DEVELOPMENT

Dear Mr. Coles,

Please register my objection to the proposed development plans at the Yonge & Steeles neighbourhood because:

- a. The proposed density is between double and triple that allowed in the Secondary Plan
- b. The facilities being proposed are only for the benefit of the residents who live in the proposed developments.

Sincerely,

Michael Graf CPA, CGA

Thornhill Ontario

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] Yonge-Steeles Development Proposals
Date: Wednesday, July 8, 2020 9:13:15 AM

PH

**COMMUNICATION - C20
C W (PH) - JULY 13, 2020
ITEMS 4 AND 5**

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, June 29, 2020 8:54 PM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] Yonge-Steeles Development Proposals

From: Michael Maglietta <[REDACTED]>
Sent: Monday, June 29, 2020 4:16 PM
To: Clerks@vaughan.ca; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Yonge-Steeles Development Proposals

Dear Mr. Coles,

Please register my objection to the proposed development plans at the Yonge & Steeles neighbourhood because:

- 1) The proposed density is between double and triple that allowed in the Secondary Plan
- 2) The proposed height is more than double what is currently allowed in the Secondary Plan
- 3) The existing facilities/infrastructure cannot support this large an increase in population

I have consulted with many of my neighbours, and all share the same and other concerns. In particular, increased auto and pedestrian traffic congestion in an already volatile locale. These factors may also contribute to more pedestrian injuries and automobile collisions.

Thank you,

Michael Maglietta

Pinewood Drive, Thornhill

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] 100 Steeles Avenue West and 180 Steeles Avenue West.
Date: Wednesday, July 8, 2020 9:13:29 AM

PH

**COMMUNICATION - C21
C W (PH) - JULY 13, 2020
ITEMS 4 AND 5**

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, June 29, 2020 8:59 PM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] 100 Steeles Avenue West and 180 Steeles Avenue West.

From: Harland Staviss <[REDACTED]>
Sent: Monday, June 29, 2020 4:30 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] 100 Steeles Avenue West and 180 Steeles Avenue West.

Dear Mr. Coles,

Please register my objection to the proposed development plans at the Yonge & Steeles neighbourhood because;

The proposed height is more than double what is currently allowed in the Secondary Plan, the facilities being proposed are only for the benefit of the residents who live in the proposed developments, and the existing facilities/infrastructure cannot support this large an increase in population.

Please keep me informed of any actions Council may take on these proposals.

Harland Staviss

 Clark Avenue West

Thornhill Ontario

L4J7Y6

Sent from my mobile device.

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] Yonge/Steeles Corridor
Date: Wednesday, July 8, 2020 9:13:43 AM

PH

**COMMUNICATION - C22
C W (PH) - JULY 13, 2020
ITEMS 4 AND 5**

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, June 29, 2020 9:00 PM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] Yonge/Steeles Corridor

From: Adele Weinstein <[REDACTED]>
Sent: Monday, June 29, 2020 4:31 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Yonge/Steeles Corridor

Dear Mr. Coles,

Please register my objection to the proposed development plans at the Yonge & Steeles neighbourhood because of the following reasons:

1. There has been little to no consultation with the community
2. The existing facilities/infrastructure cannot support this large an increase in population

Thank you,

Adele Weinstein

Thornhill Ontario

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] proposed development at Yonge and Steeles corridor
Date: Wednesday, July 8, 2020 9:13:57 AM

PH

**COMMUNICATION - C23
C W (PH) - JULY 13, 2020
ITEMS 4 AND 5**

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, June 29, 2020 9:00 PM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] proposed development at Yonge and Steeles corridor

From: Debbie Taller <[REDACTED]>
Sent: Monday, June 29, 2020 4:32 PM
To: Clerks@vaughan.ca
Cc: springfarmra@gmail.com
Subject: [External] proposed development at Yonge and Steeles corridor

Dear Mr. Coles,

Please register my objection to the proposed development at the Yonge and Steeles corridor. As a long term resident of the area, I strongly object to the proposed horrific development as it would seriously damage this overcrowded area and the proposed density and height is at least double what is currently allowed; and the existing infrastructure can't possibly support the proposed development. Also, there has been little consultation with the community.

Sincerely,
Debbie Taller (a concerned resident)

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] Yonge/Steels Corridor
Date: Wednesday, July 8, 2020 9:14:12 AM

PH

**COMMUNICATION - C24
C W (PH) - JULY 13, 2020
ITEMS 4 AND 5**

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, June 29, 2020 9:03 PM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] Yonge/Steels Corridor

From: Alyssa Zobary <[REDACTED]>
Sent: Monday, June 29, 2020 4:38 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Yonge/Steels Corridor

Dear Mr. Coles,

Please register my objection to the proposed development plans at the Yonge & Steeles neighbourhood because (pick one or two reasons to include in your email):

1. The proposed density is between double and triple that allowed in the Secondary Plan
2. The proposed height is more than double what is currently allowed in the Secondary Plan
3. The proposals do not enhance the existing neighbourhood
4. The facilities being proposed are only for the benefit of the residents who live in the

proposed developments

5. There has been little to no consultation with the community

6. The existing facilities/infrastructure cannot support this large an increase in population

Please keep me informed of any actions Council may take on these proposals.

Alyssa Zobary

■ North Meadow Cres

Thornhill, ON L4J 3C5

■

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: Yonge - Steeles Redevelopment Plan
Date: Wednesday, July 8, 2020 9:14:33 AM

COMMUNICATION - C25
C W (PH) - JULY 13, 2020
ITEMS 4 AND 5

PH

Rose Magnifico

Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office

2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, June 29, 2020 9:05 PM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: Yonge - Steeles Redevelopment Plan

From: esther freedman <[REDACTED]>
Sent: Monday, June 29, 2020 4:50 PM
To: Clerks@vaughan.ca; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Yonge - Steeles Redevelopment Plan

Dear Mr. Coles,

Please register my objection to the proposed development plans at the Yonge & Steeles neighbourhood because (pick one or two reasons to include in your email):

1. The proposed density is between double and triple that allowed in the Secondary Plan.
2. The proposed height is more than double what is currently allowed in the Secondary Plan.
3. The proposals do not enhance the existing neighbourhood.

4. The facilities being proposed are only for the benefit of the residents who live in the proposed developments.

5. There has been little to no consultation with the community.

6. The existing facilities/infrastructure cannot support this large an increase in population.

Thank you.

Esther Freedman

■ Campbell Avenue, Thornhill, ON

■

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] YONGE-STEELES DEVELOPMENT
Date: Wednesday, July 8, 2020 9:14:51 AM

PH

COMMUNICATION - C26
C W (PH) - JULY 13, 2020
ITEMS 4 AND 5

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, June 29, 2020 9:05 PM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] YONGE-STEELES DEVELOPMENT

From: Michael Bernstein <[REDACTED]>
Sent: Monday, June 29, 2020 4:53 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] YONGE-STEELES DEVELOPMENT

Dear Mr. Coles,

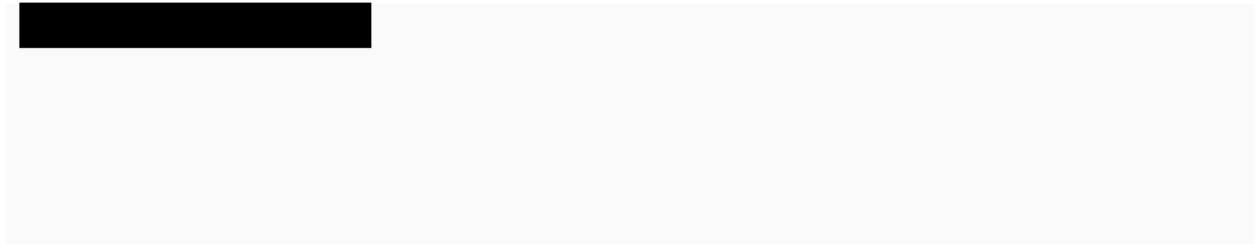
Please register my objection to the proposed development plans at the Yonge & Steeles neighbourhood because the proposed density is between double and triple that allowed in the Secondary Plan 2 and there has been little to no consultation with the community.

Please keep me informed of any actions Council may take on these proposals. Thank you.

Sincerely,

Michael & Susan Bernstein

■ Franmore Circle, Thornhill, ON, L4J 3B9



From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] OP.20.001 and OP.20.002
Date: Wednesday, July 8, 2020 9:15:05 AM

PH

COMMUNICATION - C27
CW (PH) - JULY 13, 2020
ITEMS 4 AND 5

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, June 29, 2020 9:06 PM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] OP.20.001 and OP.20.002

From: p.taraday <[REDACTED]>
Sent: Monday, June 29, 2020 5:16 PM
To: Clerks@vaughan.ca
Cc: maurizio.bevelacqua@vaughan.ca; Shefman, Alan <Alan.Shefman@vaughan.ca>; SpringFarm RatePayers Assoc <springfarmra@gmail.com>
Subject: [External] OP.20.001 and OP.20.002

Mr Todd Coles,

Please register my objection to both proposals above because they are not in compliance with the Yonge/Steeles Secondary Plan with regard to height and density.

Also, there are many seniors in our catchment who are either computer challenged or do not own computers. They will essentially be deprived of making oral depositions. These are controversial proposals and accommodation must be made for all interested parties to participate. Please tell me how that will be done?

Also, please keep me informed of all actions taken by any party in these matters.

Thank you,
Pamela Taraday-Levy
[REDACTED] Brownstone Circle



Sent from my Samsung Galaxy smartphone.

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] Steele's developement
Date: Wednesday, July 8, 2020 9:15:19 AM

COMMUNICATION - C28
CW (PH) - July 13, 2020
ITEMS 4 AND 5

PH


Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 | rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca

-----Original Message-----

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, June 29, 2020 9:06 PM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] Steele's developement

-----Original Message-----

From: judy holland <>
Sent: Monday, June 29, 2020 5:25 PM
To: Clerks@vaughan.ca
Subject: [External] Steele's developement

My name is Judy Hartman Holland and wish to express Utmost displeasure at the proposed 54 story building proposed for this area This is my home area and have lived her for forty years.
I think the traffic congestion, traffic , pedestrian traffic and many more will be a long term disaster not to mention the safety issues for families children and seniors Please consider us the taxpayers over the money eager developers.
There should be a
Middle compromise that would take into consideration us who have deep roots to this area Judy Hartman Holland

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] New development
Date: Wednesday, July 8, 2020 9:15:37 AM

PH

COMMUNICATION - C29
CW (PH) - July 13, 2020
ITEMS 4 AND 5

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, June 29, 2020 9:07 PM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] New development

From: Yahoo <[REDACTED]>
Sent: Monday, June 29, 2020 5:37 PM
To: Clerks@vaughan.ca
Cc: Shefman, Alan <Alan.Shefman@vaughan.ca>; springfarmra@gmail.com; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>
Subject: [External] New development

Dear Mr. Coles,

Please register my objection to the proposed development plans at the Yonge & Steeles neighbourhood because (pick one or two reasons to include in your email):

1. The proposed density is between double and triple that allowed in the Secondary Plan
2. The proposed height is more than double what is currently allowed in the Secondary Plan
3. The proposals do not enhance the existing neighbourhood
4. The facilities being proposed are only for the benefit of the residents who live in the proposed developments

5. There has been little to no consultation with the community

6. The existing facilities/infrastructure cannot support this large an increase in population

Please keep me informed of any actions Council may take on these proposals.

Shmuel Cohen

■ Sylvester court

Thornhill

L4J5P9

■

Sent from my iPad

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] Yonge-Steeles Proposed Development!
Date: Wednesday, July 8, 2020 9:15:52 AM
Attachments: [signature-1.png](#)
[bg_glasses.png](#)

PH

COMMUNICATION - C30
CW (PH) - July 13, 2020
ITEMS 4 AND 5

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. **8030** |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, June 29, 2020 9:07 PM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] Yonge-Steeles Proposed Development!

From: Beverley Golden <[REDACTED]>
Sent: Monday, June 29, 2020 5:59 PM
To: Clerks@vaughan.ca
Cc: Shefman, Alan <Alan.Shefman@vaughan.ca>; Bevilacqua, Maurizio
<Maurizio.Bevilacqua@vaughan.ca>
Subject: [External] Yonge-Steeles Proposed Development!

Dear Mr. Coles,

Please register my objection to the proposed development plans for the Yonge & Steeles neighbourhood, as I have the following concerns.

The proposed density is between double and triple that allowed in the Secondary Plan, so it seems unclear why the city would be willing to allow that now.

The existing facilities/infrastructure cannot support this large an increase in population and traffic will overflow into our already disrupted neighbourhoods. I live on the short stretch of York Hill between Clark and Chabad Gate where we have non-stop traffic taking a shortcut from Clark Street south to Chabad Gate to Bathurst, or from Bathurst along Chabad Gate then up York Hill north to Clark, to avoid the new traffic signals at Bathurst and Clark which slow down traffic. It has created a nightmare of speeding cars and trucks

for myself and fellow residents, so I can only imagine how disruptive this new development at Yonge and Steeles will be for neighbourhoods in the vicinity. For this reason alone, I trust you will consider the current neighbourhood residents and not green light it!

The city used to consult with the community, yet in this case there has been little to no consultation with the community. As this will impact all of us who live in the area, this would seem to be a key step before making any decisions.

This proposed development is sure to create traffic congestion and gridlock on both major thoroughfares and on side streets in the area. Increased traffic like this is a major contributing factor to air pollution. I thought the city was committed to greening our area, not to creating more pollution which impacts the health of human beings and the environment.

Please advise me of any actions Council may take on these proposals. Thank you for considering the residents and for committing to keeping the integrity of the area.

Beverley Golden

■ York Hill Blvd.

Thornhill

■

Peace Always,



beverleygolden.com

[huffington post](#) | [family guiding](#)



From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: Yonge Steeles Development
Date: Wednesday, July 8, 2020 9:16:04 AM

PH

COMMUNICATION - C31
CW (PH) - July 13, 2020
ITEMS 4 AND 5


Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 | rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca

-----Original Message-----

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, June 29, 2020 9:08 PM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: Yonge Steeles Development

-----Original Message-----

From: Rella Margolis <>
Sent: Monday, June 29, 2020 7:25 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Yonge Steeles Development

Dear Mr. Coles,

Please register my objection to the proposed development plans at the Yonge & Steeles neighbourhood because:

1. The proposals do not enhance the existing neighbourhood
2. The facilities being proposed are only for the benefit of the residents who live in the proposed developments
3. The existing facilities/infrastructure cannot support this large an increase in population

Please keep me informed of any actions Council may take on these proposals.

Rella Margolis

Mortimer Crt

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] Objection to Proposed Developments (180 Steeles Ave. West and 100 Steeles Ave. West)
Date: Wednesday, July 8, 2020 9:16:20 AM

PH

COMMUNICATION - C32
CW (PH) - July 13, 2020
ITEMS 4 AND 5

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, June 29, 2020 9:08 PM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] Objection to Proposed Developments (180 Steeles Ave. West and 100 Steeles Ave. West)

From: Nadia <[REDACTED]>
Sent: Monday, June 29, 2020 7:34 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Objection to Proposed Developments (180 Steeles Ave. West and 100 Steeles Ave. West)

Dear Mr. Coles,

Please register my objection to the proposed development plans at the Yonge & Steeles neighbourhood because of the following:

1. The proposed density is between double and triple that allowed in the Secondary Plan.
2. The proposed height is more than double what is currently allowed in the Secondary Plan.
3. The existing facilities/infrastructure cannot support this large an increase in population.

Please keep me informed of any actions Council may take on these proposals.

Nadia Pellegrino

■ Pinewood Drive

■

Sent from my Samsung Galaxy smartphone.

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] Propose development Yonge and Steeles
Date: Wednesday, July 8, 2020 9:16:36 AM

PH

COMMUNICATION - C33
CW (PH) - July 13, 2020
ITEMS 4 AND 5

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, June 29, 2020 10:47 PM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] Propose development Yonge and Steeles

From: CAROL POPLAK <[REDACTED]>
Sent: Monday, June 29, 2020 9:56 PM
To: Clerks@vaughan.ca
Subject: [External] Propose development Yonge and Steeles

Date: 29 June 2020

Dear Mr Cole

Please register my objection to the proposed development plans at the Yonge & Steeles neighbourhood because (pick one or two reasons to include in your email):

1. The proposed density is between double and triple that allowed in the Secondary Plan
2. The proposals do not enhance the existing neighbourhood
3. There has been little to no consultation with the community

Please keep me informed of any actions Council may take on these proposals.

Carol Poplak

■ Greenbush Cr
Thornhill, L4J5K9



From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] YONGE-STEELES DEVELOPMENT OBJECTIONS
Date: Wednesday, July 8, 2020 9:16:49 AM

PH

COMMUNICATION - C34
CW (PH) - July 13, 2020
ITEMS 4 AND 5

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, June 29, 2020 10:48 PM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] YONGE-STEELES DEVELOPMENT OBJECTIONS

From: [REDACTED] <[REDACTED]>
Sent: Monday, June 29, 2020 10:03 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] YONGE-STEELES DEVELOPMENT OBJECTIONS

Dear Mr. Coles,

Please register my objection to the proposed development plans at the Yonge & Steeles neighbourhood because:

1. The proposed density is between double and triple that allowed in the Secondary Plan, and the proposed height is more than double what is currently allowed in the Secondary Plan
3. The proposals do not enhance the existing neighbourhood
4. The facilities being proposed are only for the benefit of the residents who live in the proposed developments

5. There has been little to no consultation with the community

6. I cannot believe that the existing facilities and infrastructure can support this large an increase in population

Please keep me informed of any actions Council may take on these proposals.

Sincerely,

Michael Gordon

■ York Hill Blvd, Thornhill, L4J 3B7

■

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] Objection petition
Date: Wednesday, July 8, 2020 9:17:03 AM

PH

COMMUNICATION - C35
CW (PH) - July 13, 2020
ITEMS 4 AND 5

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, June 29, 2020 10:49 PM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] Objection petition

From: Michael Feinberg <[REDACTED]>
Sent: Monday, June 29, 2020 10:14 PM
To: alan.shefnsn@vsughan.ca
Cc: Clerks@vaughan.ca
Subject: [External] Objection petition

Dear Mr. Coles,

Please register my objection to the proposed development plans at the Yonge & Steeles neighbourhood because (pick one or two reasons to include in your email):

1. The proposed density is between double and triple that allowed in the Secondary Plan
2. The proposed height is more than double what is currently allowed in the Secondary Plan
3. The proposals do not enhance the existing neighbourhood
4. The facilities being proposed are only for the benefit of the residents who live in the

proposed developments

5. There has been little to no consultation with the community

6. The existing facilities/infrastructure cannot support this large an increase in population

Please keep me informed of any actions Council may take on these proposals.

Michael Feinberg

Address:: [REDACTED] Michael CRTc

Email:: [REDACTED]

Sent from my iPhone

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] Yonge and Steeles Development Plans
Date: Wednesday, July 8, 2020 9:17:18 AM

PH

COMMUNICATION - C36
CW (PH) - July 13, 2020
ITEMS 4 AND 5

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, June 29, 2020 10:51 PM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] Yonge and Steeles Development Plans

From: [REDACTED] <[REDACTED]>
Sent: Monday, June 29, 2020 10:15 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Yonge and Steeles Development Plans

Dear Mr. Coles,


Please register my objection to the proposed development plans at the Yonge & Steeles neighbourhood because:

1. The proposed density is between double and triple that allowed in the Secondary Plan. The proposed height is more than double what is currently allowed in the Secondary Plan
2. The proposed development will create a lot of additional congestion at a busy intersection.
3. These oversized developments are destroying the character of the neighborhood.
4. The existing facilities/infrastructure cannot support this large an increase in population.

Please keep me informed of any actions Council may take on these proposals.

Sincerely,

Michelle and Elliot Spiegel

 Lisa Crescent
Thornhill, Ont. L4J 2N2



From: Heather Aaron [REDACTED]
Sent: Friday, July 10, 2020 4:07 PM
To: Clerks@vaughan.ca
Cc: Shefman, Alan <Alan.Shefman@vaughan.ca>; maurizio.bevilaqua@vaughan.ca
Subject: [External] Proposed Yonge/Steeles development

Dear Mr. Coles,

Please register my objection to the proposed development plans in the Yonge & Steeles neighbourhood because:

1. The proposed density is between double and triple that allowed in the Secondary Plan
2. There has been little to no consultation with the community
3. The existing facilities/infrastructure cannot support this large an increase in population

Please keep me informed of any actions Council may take on these proposals.

Heather Aaron
[REDACTED] Carnegie Crescent, Thornhill
[REDACTED]

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] objection to yonge & steeles development! seriously? its so congested already!
Date: Wednesday, July 8, 2020 9:17:41 AM

PH

COMMUNICATION - C38
CW (PH) - July 13, 2020
ITEMS 4 AND 5

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Tuesday, June 30, 2020 6:44 AM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] objection to yonge & steeles development! seriously? its so congested already!

From: T. <[REDACTED]>
Sent: Monday, June 29, 2020 11:52 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>
Subject: [External] objection to yonge & steeles development! seriously? its so congested already!

Dear Mr. Coles,

Please register my strong objection to the proposed development plans at the Yonge & Steeles neighbourhood because

The proposed density is between double and triple that allowed in the Secondary Plan. The area is already too congested.

The proposals do not enhance the existing neighborhood in any way whatsoever!!

There has been little to no consultation with the community

The existing facilities/infrastructure cannot support this large an increase in population

Please keep me informed of any actions Council may take on these proposals.

Tzivyah Starr

Calvin Chambers Road
Thornhill, Ont., L4J1E 7



From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: YONGE-STEELES DEVELOPMENT
Date: Wednesday, July 8, 2020 9:18:02 AM

PH

COMMUNICATION - C39
CW (PH) - July 13, 2020
ITEMS 4 AND 5

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Tuesday, June 30, 2020 6:45 AM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: YONGE-STEELES DEVELOPMENT

From: p woo <[REDACTED]>
Sent: Tuesday, June 30, 2020 12:05 AM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] YONGE-STEELES DEVELOPMENT

Dear Mr. Coles,

Please register my objection to the proposed development plans at the Yonge & Steeles neighborhood because (pick one or two reasons to include in your email):

1) The proposed height is more than double what is currently allowed in the Secondary Plan

2) The existing facilities/infrastructure cannot support this large an increase in population

Please keep me informed of any actions Council may take on these proposals.

peter woo

[REDACTED]

[REDACTED] pinewood drive, vaughan, ontario

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] Development plans
Date: Wednesday, July 8, 2020 9:18:20 AM

PH

COMMUNICATION - C40
CW (PH) - July 13, 2020
ITEMS 4 AND 5

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Tuesday, June 30, 2020 11:46 AM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] Development plans

From: Fran Caine <[REDACTED]>
Sent: Tuesday, June 30, 2020 9:42 AM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Development plans

Dear Mr. Coles,

Please register my objection to the proposed development plans at the Yonge & Steeles neighbourhood because (pick one or two reasons to include in your email):

1. The proposed density is between double and triple that allowed in the Secondary Plan
2. The proposed height is more than double what is currently allowed in the Secondary Plan
3. The proposals do not enhance the existing neighbourhood
4. The facilities being proposed are only for the benefit of the residents who live in the proposed developments

5. There has been little to no consultation with the community

6. The existing facilities/infrastructure cannot support this large an increase in population

Please keep me informed of any actions Council may take on these proposals.

Fran Caine

[REDACTED] Clark Ave West

Thornhill L4J7K5

[REDACTED]

[REDACTED]

[REDACTED]

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] Yonge/Steeles development
Date: Wednesday, July 8, 2020 9:18:33 AM

PH

COMMUNICATION - C41
CW (PH) - July 13, 2020
ITEMS 4 AND 5

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Tuesday, June 30, 2020 11:47 AM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] Yonge/Steeles development

From: brenda reubeni <[REDACTED]>
Sent: Tuesday, June 30, 2020 10:19 AM
To: Clerks@vaughan.ca
Cc: Shefman, Alan <Alan.Shefman@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>
Subject: [External] Yonge/Steeles development

Dear Mr. Coles,

Please register my objection to the proposed development plans at the Yonge & Steeles neighbourhood because (pick one or two reasons to include in your email):

1. The proposed density is between double and triple that allowed in the Secondary Plan
2. The proposed height is more than double what is currently allowed in the Secondary Plan
3. The proposals do not enhance the existing neighbourhood
4. The facilities being proposed are only for the benefit of the residents who live in the

proposed developments

5. There has been little to no consultation with the community

6. The existing facilities/infrastructure cannot support this large an increase in population

Please keep me informed of any actions Council may take on these proposals.

Sincerely
Brenda Reubeni

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] Proposed developments (180 Steeles Ave. West and 100 Steeles Ave. West)
Date: Wednesday, July 8, 2020 9:18:46 AM

PH

COMMUNICATION - C42
CW (PH) - July 13, 2020
ITEMS 4 and 5

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Tuesday, June 30, 2020 11:48 AM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] Proposed developments (180 Steeles Ave. West and 100 Steeles Ave. West)

From: Sharon Kohl <[REDACTED]>
Sent: Tuesday, June 30, 2020 10:37 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan
<Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Proposed developments (180 Steeles Ave. West and 100 Steeles Ave. West)

Dear Mr. Coles,

Please register my objection to the proposed development plans at the Yonge & Steeles neighbourhood. I commute by this intersection to and from work and frequently visit the mall and stores in this area.

My objections are around the # of new residents to this area without proper infrastructure (TRANSIT) to support them as the existing infrastructure cannot support this large an increase in population. Traffic in this area is already very very bad and I'm worried that the current plan (which allows more than double the density allowed in secondary plan) will make the area unmanageable.

Please keep me informed of any actions Council may take on these proposals.

Thank you,

Sharon



From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: Proposed developments (180 Steeles Ave. West and 100 Steeles Ave. West)
Date: Wednesday, July 8, 2020 9:19:00 AM

PH

COMMUNICATION - C43
CW (PH) - July 13, 2020
ITEMS 4 and 5

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Tuesday, June 30, 2020 11:49 AM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: Proposed developments (180 Steeles Ave. West and 100 Steeles Ave. West)

From: Paul PIJAWKA <[REDACTED]>
Sent: Tuesday, June 30, 2020 10:56 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Proposed developments (180 Steeles Ave. West and 100 Steeles Ave. West)

Dear Mr. Coles,

Please register my objection to the proposed development plans at the Yonge & Steeles neighbourhood. I commute by this intersection to and from work and frequently visit the mall and stores in this area.

My objections are around the # of new residents to this area without proper infrastructure (TRANSIT) to support them as the existing infrastructure cannot support this large an increase in population. Traffic in this area is already very very bad and I'm worried that the current plan (which allows more than double the density allowed in secondary plan) will make the area unmanageable.

Please keep me informed of any actions Council may take on these proposals.

Regards,

Paul Pijawka



Sent from my iPhone

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] Yonge-Steeles proposed development
Date: Wednesday, July 8, 2020 9:19:14 AM

PH

COMMUNICATION - C44
CW (PH) - July 13, 2020
ITEMS 4 and 5

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Tuesday, June 30, 2020 11:50 AM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] Yonge-Steeles proposed development

From: Anne Jacob <[REDACTED]>
Sent: Tuesday, June 30, 2020 11:32 AM
To: Clerks@vaughan.ca
Subject: [External] Yonge-Steeles proposed development

Dear Mr. Coles,

Please register my objection to the proposed development plans at the Yonge & Steeles neighbourhood because (pick one or two reasons to include in your email):

1. The proposed density is between double and triple that allowed in the Secondary Plan
2. The proposed height is more than double what is currently allowed in the Secondary Plan
3. The proposals do not enhance the existing neighbourhood
4. The facilities being proposed are only for the benefit of the residents who live in the proposed developments
5. There has been little to no consultation with the community
6. The existing facilities/infrastructure cannot support this large an increase in

population

Please keep me informed of any actions Council may take on these proposals.

Anne Jacob

■ Spring Gate Blve.

Thornhill, ON L4J 3L9

■

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: YONG-STEELES DEVELOPMENT
Date: Wednesday, July 8, 2020 9:19:26 AM

PH

COMMUNICATION C-45
CW (PH) - July 13, 2020
ITEMS 4 and 5

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Tuesday, June 30, 2020 12:03 PM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: YONG-STEELES DEVELOPMENT

From: Ileen Tobe <[REDACTED]>
Sent: Tuesday, June 30, 2020 11:59 AM
To: Clerks@vaughan.ca; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] YONG-STEELES DEVELOPMENT

Dear Mr. Coles,

SOMETHING MUST BE DONE

Please register my objection to the proposed development plans at the Yonge & Steeles neighbourhood because (pick one or two reasons to include in your email):

1. The proposed density is between double and triple that allowed in the Secondary Plan
2. The proposed height is more than double what is currently allowed in the Secondary Plan
3. The proposals do not enhance the existing neighbourhood

4. The facilities being proposed are only for the benefit of the residents who live in the proposed developments

5. There has been little to no consultation with the community

■ The existing facilities/infrastructure cannot support this large an increase in population

Please keep me informed of any actions Council may take on these proposals.

Ileen Tobe

■ Janesville Rd, Thornhill, L4J 6Z7

■

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] Yonge Steeles proposed development
Date: Wednesday, July 8, 2020 9:19:40 AM

PH

COMMUNICATION - C46
CW (PH) - July 13, 2020
ITEMS 4 AND 5

Rose Magnifico

Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office

2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Tuesday, June 30, 2020 1:12 PM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] Yonge Steeles proposed development

From: Joe Jacob <[REDACTED]>
Sent: Tuesday, June 30, 2020 12:17 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Yonge Steeles proposed development

Dear Mr. Coles,

Please register my objection to the proposed development plans at the Yonge & Steeles neighbourhood because:

- The proposed height and density is between double and triple that allowed in the Secondary Plan;
- The existing facilities/infrastructure cannot support this large an increase in population

Please keep me informed of any actions Council may take on these proposals.

Thank you

Joe Jacob



Thornhill, ON

L4J 3L9



Virus-free. www.avast.com

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] Fwd: Yonge / Steeles Development
Date: Wednesday, July 8, 2020 9:19:53 AM

PH

COMMUNICATION - C47
CW (PH) - July 13, 2020
ITEMS 4 and 5

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Tuesday, June 30, 2020 3:53 PM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] Fwd: Yonge / Steeles Development

From: Murray Bloomfield <[REDACTED]>
Sent: Tuesday, June 30, 2020 3:38 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Fwd: Yonge / Steeles Development

Dear Mr. Coles,

Please register my objection to the proposed development plans at the Yonge & Steeles neighbourhood because:

The proposed height is more than double what is currently allowed in the Secondary Plan

There has been little to no consultation with the community

In general, I believe these projects are overwhelmingly large mostly to give builders maximum profit using minimal land space with little regard for the users of the space.

An example of this was the proposed development of the Springfarm Plaza that was defeated.

i generally understand intensification is necessary but not at the expense of the people in the surrounding community where I have resided for 42 years..

Please keep me informed of any actions Council may take on these proposals.

Murray Bloomfield

■ Heatherton Way, Thornhill, ON L4J 3E6

■

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] Yonge / Steeles corridor
Date: Wednesday, July 8, 2020 9:20:20 AM

PH

COMMUNICATION - C48
CW (PH) - July 13, 2020
ITEMS 4 AND 5

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Tuesday, June 30, 2020 6:38 PM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] Yonge / Steeles corridor

From: TK <[REDACTED]>
Sent: Tuesday, June 30, 2020 6:31 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; springfarmra@gmail.com
Subject: [External] Yonge / Steeles corridor

Residents of the area have strong opposition to the proposed development of several skyscrapers up to 54 stories high on the north side of Steeles

Major concerns include issues of building height, density, and transportation issues. The new developments are seen to offer little benefit to the community.

The original development plan called for 25000 more people, however the revised plan is for a density of 45000 or more.

Tall skyscrapers create wind tunnels and block the sunlight. Such density would add to congestion that could see a line of cars all the way from Hilda Ave to Yonge Street trying to make a left turn from Steeles Ave.

Would you agree to your own neighbourhood being altered in such a way as to degrade the quality of life for the current residents considerably?

Tamar Kuperstein

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: Development at 180 and 100 Steeles Ave. W.
Date: Wednesday, July 8, 2020 9:27:40 AM

PH

COMMUNICATION - C49
CW (PH) - JULY 13, 2020
ITEMS 4 AND 5


Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 | rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca

-----Original Message-----

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Tuesday, June 30, 2020 6:39 PM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: Development at 180 and 100 Steeles Ave. W.

-----Original Message-----

From: Evy Eisenberg <>
Sent: Tuesday, June 30, 2020 5:55 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>
Cc: Clerks@vaughan.ca; Shefinan, Alan <Alan.Shefinan@vaughan.ca>
Subject: [External] Development at 180 and 100 Steeles Ave. W.

I would just like to add a comment about the development slated for this area. I live near Bathurst and centre streets and you are already developing this area with so many apartment buildings. I am sure we are going to be in a dated with people traffic crime etc. it's very disappointing to have this area totally ruined with these high-rise buildings. It's enough that it's on Yonge Street. I don't know why do you have to put it on Steeles also.

Evy

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] YONGE-STEELES DEVELOPMENT
Date: Wednesday, July 8, 2020 9:30:44 AM

PH

COMMUNICATION - C50
CW (PH) - July 13, 2020
ITEMS 4 and 5

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Tuesday, June 30, 2020 6:39 PM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] YONGE-STEELES DEVELOPMENT

From: Irina Voronov <[REDACTED]>
Sent: Tuesday, June 30, 2020 5:24 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] YONGE-STEELES DEVELOPMENT

Dear Mr. Coles,

Please register my objection to the proposed development plans at the Yonge & Steeles neighbourhood because:

1. The proposed density is between double and triple that allowed in the Secondary Plan
2. The existing facilities/infrastructure cannot support this large increase in population - the pre-COVID traffic on Steeles was already a disaster, especially between Yonge and Hilda, the exact location of the proposed buildings.

Please keep me informed of any actions Council may take on these proposals.

Irina Voronov
[REDACTED] Pinewood Dr. Thornhill ON

[REDACTED]

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] Development proposal north-west corner Yonge and Steeles, Thornhill
Date: Wednesday, July 8, 2020 9:30:55 AM

PH

COMMUNICATION - C51
CW (PH) - JULY 13, 2020
ITEMS 4 and 5

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 | rose.magnifico@vaughan.ca

City of Vaughan I City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca

-----Original Message-----

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Tuesday, June 30, 2020 6:39 PM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] Development proposal north-west corner Yonge and Steeles, Thornhill

-----Original Message-----

From: Ruthie Zaionz <[REDACTED]>
Sent: Tuesday, June 30, 2020 4:53 PM
To: Clerks@vaughan.ca; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Development proposal north-west corner Yonge and Steeles, Thornhill

Gentlemen:

I live at [REDACTED] Yonge Street which is at the corner of Clark Avenue. I am deeply concerned about the development which is being proposed for the corner of Yonge and Steeles. I was at the meeting when the Gupta Group made their presentation and of the few hundred people in attendance that evening it was very clear that the ratepayers from the neighbourhood were quite vocal in their opposition to the scope of the proposal.

The project will increase the density between double and triple what exists at the moment. This project will exceed the current height of the highest building in the area and if I am correct the highest building at the moment is the World on Yonge and that building is even higher than where I live, which is SkyRise, and it's 20 or 21 stories in height.

To have buildings with a height of 54 stories is such a detriment to the neighbourhood for a myriad of reasons. The higher the buildings mean a higher density of population, more traffic congestion, construction causing traffic problems, perhaps even a shortage of elementary schools in the area, lack of sufficient recreational facilities in the area -- I could go on, and on, and on.

It would have been appreciated if the ratepayers had been kept up to date and I would appreciate being informed of upcoming council meetings.

Thank you.

Ruthie Zaionz, [REDACTED] Yonge St., [REDACTED] Thornhill, Ontario. L4J 7Y5

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] [Newsletter/Marketing] Resident Opposing the Yonge-Steeles Development
Date: Wednesday, July 8, 2020 9:31:06 AM

PH

COMMUNICATION - C52
CW (PH) - July 13, 2020
ITEMS 4 AND 5

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Thursday, July 2, 2020 8:03 AM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] [Newsletter/Marketing] Resident Opposing the Yonge-Steeles Development

From: Ilana Keyes [REDACTED]
Sent: Tuesday, June 30, 2020 8:58 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] [Newsletter/Marketing] Resident Opposing the Yonge-Steeles Development

Dear Mr. Todd Coles,

Please register my objection to the proposed development plans at the Yonge & Steeles neighbourhood because:

1. The proposals do not enhance the existing neighbourhood and, further to that, the facilities being proposed are only for the benefit of the residents who live in the proposed developments
2. There has been little to no consultation with the community
3. The existing facilities/infrastructure cannot support this large an increase in

population

Please keep me informed of any actions Council may take on these proposals.

Regards,

Ilana Keyes

■ Green Bush Crescent, Thornhill, ON L4J 5L1

■

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: Letter of objection
Date: Wednesday, July 8, 2020 9:31:18 AM

PH

COMMUNICATION - C53
CW (PH) - July 13, 2020
ITEMS 4 AND 5

Rose Magnifico

Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office

2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Thursday, July 2, 2020 8:04 AM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: Letter of objection

From: Barbara Israel [REDACTED]
Sent: Tuesday, June 30, 2020 10:22 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Letter of objection

Dear Mr. Coles,

Please register my objection to the proposed development plans at the Yonge & Steeles neighbourhood because the development is not in the best interests of the city of Vaughan and its residents. Such high density housing is to the benefit of no one, except the builder. Rather than having decent housing for residents, residents will be crammed in like sardines. Traffic will be a nightmare and the subway is already overloaded and far too crowded.

According to Stats Canada, one in five renters in Toronto suffers from overcrowding and overcrowding leads to increased spread of disease.

Now in the age of covid 19, we need less density, not more, as the virus is more rampant in high density areas. Why give Vaughan the same overcrowding problems as Toronto? People have moved to the suburbs for more spacious living and to leave the crowdedness of the city.

The proposed density is between double and triple that allowed in the Secondary Plan. The proposed height is more than double what is currently allowed in the Secondary Plan. The proposals do not enhance the existing neighbourhood. The facilities being proposed are

only for the benefit of the residents who live in the proposed developments. There has been little to no consultation with the community. The existing facilities/infrastructure cannot support this large an increase in population Please keep me informed of any actions Council may take on these proposals.

Thank you,
Barbara Israel



From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] Yonge-Steeles development timelines
Date: Wednesday, July 8, 2020 9:31:30 AM

PH

COMMUNICATION - C54
CW (PH) - July 13, 2020
ITEMS 4 AND 5

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Thursday, July 2, 2020 8:04 AM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] Yonge-Steeles development timelines

From: Iole Bada [REDACTED]
Sent: Tuesday, June 30, 2020 11:02 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Yonge-Steeles development timelines

Dear Mr. Coles,

As a resident of Thornhill—[REDACTED] Calvin Chambers Rd. I wish to register my strong objections to the proposed development in the Yonge-Steeles area. In particular the developments proposed for 100 Steeles Ave. W. and 180 Steeles Ave W.

1. The proposed height is more than double what is currently allowed in the Secondary Plan
2. The proposed density is between double and triple that allowed in the Secondary plan
3. There has been little to no consultation with the community
4. The existing facilities/infrastructure cannot support this large an increase in population
5. The proposals do not enhance the existing neighbourhood

6. The facilities being proposed are only for the benefit of the residents who live in the proposed developments.

Please keep me informed of any actions Council may take on these proposals

Thanking you in advance

Iole Bada

■ Calvin Chambers Rd.

Thornhill, ON L4J 1E7

■

Iole

"When you teach to the Heart the Mind will follow"



Virus-free. www.avg.com

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] Objection to the proposed development plans at the Yonge & Steeles neighbourhood
Date: Wednesday, July 8, 2020 9:31:55 AM

PH

COMMUNICATION - C55
CW (PH) - July 13, 2020
ITEMS 4 and 5

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Thursday, July 2, 2020 8:10 AM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] Objection to the proposed development plans at the Yonge & Steeles neighbourhood

From: Mark Leibel [REDACTED]
Sent: Wednesday, July 1, 2020 10:32 AM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Objection to the proposed development plans at the Yonge & Steeles neighbourhood

Dear Mr. Coles,

Please register my objection to the proposed development plans at the Yonge & Steeles neighbourhood because:

1. The proposed density is between double and triple that allowed in the Secondary Plan
2. The proposed height is more than double what is currently allowed in the Secondary Plan
3. The proposals do not enhance the existing neighbourhood

4. The existing facilities/infrastructure cannot support this large an increase in population

Please keep me informed of any actions Council may take on these proposals.

Best Regards,

Mark Leibel

■ Green Bush Crescent, L4J 5M4, ON

■

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] Yonge-Steeles Development
Date: Wednesday, July 8, 2020 9:31:43 AM

PH

COMMUNICATION - C56
CW (PH) - July 13, 2020
ITEMS 4 and 5

Rose Magnifico

Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office

2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Thursday, July 2, 2020 8:10 AM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] Yonge-Steeles Development

From: Sonda Gregor [REDACTED]
Sent: Wednesday, July 1, 2020 10:21 AM
To: Clerks@vaughan.ca; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Spring Farm Ratepayers Association <springfarmra@gmail.com>
Subject: [External] Yonge-Steeles Development

Dear Mr. Coles,

Please register my objection to the proposed development plans at the Yonge & Steeles neighbourhood because of the following issues:

1. The proposed density is between double and triple that allowed in the Secondary Plan
2. The proposed height is more than double what is currently allowed in the Secondary Plan
3. There has been little to no consultation with the community
4. The existing facilities/infrastructure cannot support this large an increase in population

Please keep me informed of any actions Council may take on these proposals.

Sonda Gregor

Winding Lane, Thornhill L4J 5H7



From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: Objection to Proposed Development Plans for the Yonge/Steeles corridor
Date: Wednesday, July 8, 2020 9:32:24 AM

PH

COMMUNICATION - C57
CW (PH) - July 13, 2020
ITEMS 4 and 5

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Thursday, July 2, 2020 8:12 AM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: Objection to Proposed Development Plans for the Yonge/Steeles corridor

From: rise glaserberg [REDACTED]
Sent: Wednesday, July 1, 2020 8:39 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Objection to Proposed Development Plans for the Yonge/Steeles corridor

Dear Mr. Coles,

We are residents of Vaughan and would like to convey to you our strenuous objection to the proposed development plans in the Yonge & Steeles neighborhood. The proposals do not enhance the existing neighborhood and the area's infrastructure cannot support such a significant increase in population. It is particularly worrisome that there has been negligible consultation with the community on this matter.

We would greatly appreciate your keeping us informed of any actions Council may take on these proposals.

Sincerely,

Alex & Rise Glasenberg

■ Markwood Lane
Thornhill, ON L4J 7K7

■

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] Proposed development at Yonge & Steeles in Vaughan
Date: Wednesday, July 8, 2020 9:32:12 AM

PH

COMMUNICATION - C58
CW (PH) - July 13, 2020
ITEMS 4 and 5

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Thursday, July 2, 2020 8:12 AM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] Proposed development at Yonge & Steeles in Vaughan

From: [REDACTED] <[REDACTED]>
Sent: Wednesday, July 1, 2020 6:02 PM
To: Clerks@vaughan.ca
Cc: Shefman, Alan <Alan.Shefman@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>
Subject: [External] Proposed development at Yonge & Steeles in Vaughan

Dear Mr. Coles,

I want to express my objection to the proposed development plans at the corner of Yonge and Steeles (180 Steeles Ave. West and 100 Steeles Ave. West). The number of units being proposed will further overwhelm the traffic and I have concerns around the other infrastructure issues it will cause. Living near Yonge and Centre I travel down Yonge St regularly, and (excluding COVID times) the traffic is already ridiculous. In addition, allowing towers of this size in the Thornhill area is not consistent with the equity of the Thornhill Village area. We already have to deal with The World on Yonge.

Please consider this objection in your deliberations. I also request that I am kept updated on actions council make take on this proposal at [REDACTED]

Shirley Porjes & Atul Gupta
■ *Elizabeth St*
Thornhill, ON
L4J 1Y1

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] Yonge & Steeles area development
Date: Wednesday, July 8, 2020 9:32:46 AM

PH

COMMUNICATION - C59
CW (PH) - July 13, 2020
ITEMS 4 and 5

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Friday, July 3, 2020 1:06 PM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] Yonge & Steeles area development

From: JEFFREY LEIFER [REDACTED]
Sent: Friday, July 3, 2020 12:55 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Yonge & Steeles area development

Dear Mr. Coles

I would like to express my objection to the proposed plans for high-rise development in the area bounded by Yonge St in the east, Hilda Ave in the west, Steeles Ave in the south and Crestwood Rd to the north.

1. At the time "World on Yonge" on Yonge St, Markham was developed I regret having not objected as I never thought it would affect my residence, but at 31 stories it casts a morning shadow over my house. These developments in the area mentioned above have buildings over 60 story high, more than double that of "World on Yonge"! I am horrified by the thought of the shadow these developments will cast on the residential areas to the north of the area. Many of the proposed buildings are 2 or 3 times higher than allowed in the Secondary Plan.
2. Such an intense development will not benefit the neighbourhood, and would in my opinion, be detrimental to the suburban nature of the area.
3. Traffic congestion is already a serious issue at the intersections of Yonge & Steeles and Hilda & Steeles both of which are controlled by the City of Toronto. What control will the City of Vaughan

have over this issue?

4. With the exception of bill boards at the proposed development sites there has been minimal notification or consultation with area residents from all parties involved, including Vaughan City council.

At this time I would like to ask you to keep me up to date on any decisions and actions Vaughan City Council may take on these proposals.

Yours sincerely

Jeffrey Leifer

██████ York Hill Blvd

Thornhill, ON, L4J 5L3

████████████████████

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: Proposed Developments at Yonge and Steeles
Date: Wednesday, July 8, 2020 9:33:03 AM

PH

COMMUNICATION - C60
CW (PH) - July 13, 2020
ITEMS 4 and 5

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, July 6, 2020 8:52 AM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: Proposed Developments at Yonge and Steeles

From: Keith [REDACTED]
Sent: Saturday, July 4, 2020 10:15 AM
To: Clerks@vaughan.ca; Shefman, Alan <Alan.Shefman@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>
Subject: [External] Proposed Developments at Yonge and Steeles

Dear Mr. Coles, Mayor Bevilacqua, and Councillor Shefman

Please register my objection to the proposed development plans at the Yonge & Steeles neighbourhood, including several condo skyscrapers up to 54 stories tall. The proposed density is on a massive scale that would overwhelm existing infrastructure in the neighbourhood. The proposed density is between double and triple that allowed in the Secondary Plan. The existing facilities and infrastructure will not be able to support this large an increase in population. How are these thousands of new neighbours, and the existing residents, supposed to drive on the streets, get onto transit, draw from the existing power grid, or even walk down the sidewalk?

We understand some condos are necessary to combat sprawl, but development on this massive scale is irresponsible and short-sighted. Surely fewer towers and shorter heights, so as not to overwhelm existing infrastructure and make the neighbourhood unliveable, would be acceptable. There seems to be no motivation for these numerous and massive towers besides to squeeze every drop of profit out of these

lots for the developers, and collect property tax revenues from thousands of new units. In several years, when the construction has destroyed the neighbourhood, the developers have made off with their millions and millions of dollars, and the current mayor and council are all comfortably retired, we ratepayers will have to bear the burden of these irresponsible choices. We will be stuck in our cars on packed streets, facing frequent power failures from an overburdened grid, and trying to get onto buses, trains, and LRTs over capacity.

It is also concerning that the public hearings planned for September, when your constituents would be able to voice concerns and talk to developers and council, have been cancelled and replaced with a July date, when many people are on vacation and the pandemic and quarantine will surely not be over, meaning in-person hearings will be impossible, and any hearing virtual hearing will be sparsely attended. These massive projects should not be pushed through without adequate opportunity to hear from ratepayers.

Your responsibility is to your constituents, not to developers.

Please keep me informed of any actions Council may take on these proposals.

Keith Taller

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: 180 Steeles Avenue West MIZRAHI Development Proposal & 100 Steeles Avenue West SALZ Development Proposal
Date: Wednesday, July 8, 2020 9:33:14 AM

PH

COMMUNICATION - C61
CW (PH) - July 13, 2020
ITEMS 4 and 5

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, July 6, 2020 8:52 AM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: 180 Steeles Avenue West MIZRAHI Development Proposal & 100 Steeles Avenue West SALZ Development Proposal

From: Shep Trubkin [REDACTED]
Sent: Saturday, July 4, 2020 11:35 AM
To: Clerks@vaughan.ca
Cc: Caputo, Mary <Mary.Caputo@vaughan.ca>; Marcucci, David <David.Marcucci@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] 180 Steeles Avenue West MIZRAHI Development Proposal & 100 Steeles Avenue West SALZ Development Proposal

Dear Mr. Coles,

I have resided as the owner of 63 Crestwood Road, Thornhill, southside since 1981. My backyard width measures approximately 150 ft. frontage along the proposed East West Royal Palm Drive extension, and I am [REDACTED] to 180 Steeles Avenue West which is exactly South of my property and just [REDACTED] 100 Steeles Avenue West.

I want to be positive about all the major changes planned for Yonge/Steeles corridor. I want to have confidence that the proper and thoughtful decisions will be made by the developers, architects, politicians and specially our planners.

There are so many very serious and disconcerting issues and of course I have concerns.

ONLY SOME OF THE ISSUES

1. The proposed Density and Height, not only is more than double what is allowed in the Vaughan Secondary Plan, much of the sunlight and the sky will be totally blocked off by the immense building heights and shadows.
A reduction of at least four (4) stories, probably more for each of the two (2) lower buildings at the Northern portion of each development property should be given serious consideration.
2. These two (2) developments seem to lack Integration with the other even much larger proposed redevelopments on Steeles West. More specific information is needed.
3. Major Traffic Congestion on Crestwood Road will occur.
Suggested Reconfiguration of roads :
 - a. Crestwood Road going West from Yonge Street should be closed off at Powell Road.
 - b. Powell Road should be extended South to proposed extension of Royal Palm Drive which would lead to Yonge Street.
 - c. Powell Road should be extended North to Pinewood Drive.
 - d. Pinewood Drive should be extended East to Yonge Street to connect with current traffic signals at Yonge Street facing towards World On Yonge.

I believe this approach has already been indicated on some plans.
4. Insufficient Public Parking
Suggest big increase in Indoor Parking within the buildings, if not available outdoors.
5. Inadequate information about Design and apparent Small Dimensions of Linear Landscaped Buffer Area located along the Northern lot line of the developments, and along the Southern edge of the proposed Royal Palm Drive extension.
6. Minimal Greenery at ground level. More specific information needed.
7. The proposed new developments stand to gain substantial benefits from these enormous projects. As property owners of the approximate 300 ft. in depth adjacent lots on the Southside of Crestwood Road, which are located directly to the North of the developments. We should be entitled to some benefit also;
 - a. Vaughan should prioritize completion of Royal Palm Drive extending East from Hilda Avenue to Yonge Street, to accommodate increased traffic in the area.
 - b. Vaughan should commit to allow owners of these Southside of Crestwood Road properties to subdivide the back South half of their lots and rezone them as residential RM1-Stacked Block Town Houses.

Submitted for very serious consideration!!!!

Shep WM. Trubkin

■ Crestwood Road

Thornhill, ON L4J 1A4

■

Cc :

Todd Coles – City Clerk

Mary Caputo – Senior Planner

David Marcucci – Senior Planner

Alan Shefman – Ward 5 Counsellor

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: Yonge- Steeles development: 180 Steeles Ave. West and 100 Steeles Ave. West)
Date: Wednesday, July 8, 2020 9:33:26 AM

PH

COMMUNICATION - C62
CW (PH) - July 13, 2020
ITEMS 4 and 5

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, July 6, 2020 8:55 AM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: Yonge- Steeles development: 180 Steeles Ave. West and 100 Steeles Ave. West)

From: Joanne Gottheil [REDACTED]
Sent: Saturday, July 4, 2020 3:23 PM
To: Clerks@vaughan.ca; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Yonge- Steeles development: 180 Steeles Ave. West and 100 Steeles Ave. West)

Dear Mr. Coles,

Please register my objection to the proposed development plans at the Yonge & Steeles neighbourhood on the following grounds:

1. The proposed density is between double and triple that allowed in the Secondary Plan.
2. The proposed height is more than double what is currently allowed in the Secondary Plan.

I draw your attention to the facts that there has hardly been any consultation with the community and that the existing infrastructure cannot support this large an increase in

population.

Please keep me informed of any actions Council may take on these proposals. Thank you.

Joanne Gottheil

■ Spring Gate Blvd.

Thornhill, Ontario L4J 3L8

■

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: Yonge/Steeles Corridor Construction
Date: Wednesday, July 8, 2020 9:33:38 AM

PH

COMMUNICATION - C63
CW (PH) - July 13, 2020
ITEMS 4 and 5

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, July 6, 2020 8:55 AM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: Yonge/Steeles Corridor Construction

From: Audrey [REDACTED]
Sent: Saturday, July 4, 2020 4:42 PM
To: Clerks@vaughan.ca; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Cc: Peter Diamant [REDACTED]
Subject: [External] Yonge/Steeles Corridor Construction

All,

We are writing to register our objection to the proposed development plans in the Yonge & Steeles area. We live within 4-5 blocks of the proposed construction and feel we will be negatively impacted by the plans on the basis that the proposed density is 2-3 times that allowed in the Secondary Plan, and the proposed height is more than double what is currently allowed.

Although we do not live directly on Yonge or Steeles, such a mammoth structure is completely out of character with the 'regularly- sized' residential condos surrounding the area; will significantly increase the traffic along both Yonge and Steeles (which is already heavy) and access points to streets/homes in the immediate neighbourhoods;

and will severely strain the infrastructure and amenities in the surrounding area. It is unclear why these 'monster' projects are even contemplated if they are neither in keeping with the existing dwellings in the immediate area nor supportable by the infrastructure in place.

Please keep us informed of any actions the Council may take on these proposals, or any amendments proposed.

Yours Truly, Audrey and Peter Diamant

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] YONGE-STEELES CONDO DEVELOPMENT
Date: Wednesday, July 8, 2020 9:33:52 AM

PH

COMMUNICATION - C64
CW (PH) - July 13, 2020
ITEMS 4 and 5

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, July 6, 2020 8:57 AM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] YONGE-STEELES CONDO DEVELOPMENT

From: Eugene Voronov [REDACTED]
Sent: Saturday, July 4, 2020 8:37 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] YONGE-STEELES CONDO DEVELOPMENT

Dear Mr. Coles,

Please register my objection to the proposed condominium development plans at the Yonge & Steeles neighbourhood because:

1. The proposed density is between double and triple that allowed in the Secondary Plan
2. The existing facilities/infrastructure cannot support this large increase in population - the pre-COVID traffic on Steeles was already a disaster, especially between Yonge and Hilda, the exact location of the proposed buildings.

Please keep me informed of any actions Council takes on these proposals.

Eugene Voronov, MBA
[REDACTED] Pinewood Dr. Thornhill ON

[REDACTED]

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: Development Proposals-180 Steeles Ave W.-MIZRAHI. & 100 Steeles Ave W.-SALZ
Date: Wednesday, July 8, 2020 9:34:06 AM

PH

COMMUNICATION - C65
CW (PH) - July 13, 2020
ITEMS 4 and 5

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, July 6, 2020 9:03 AM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: Development Proposals-180 Steeles Ave W.-MIZRAHI. & 100 Steeles Ave W.-SALZ

From: Shep Trubkin [REDACTED]
Sent: Sunday, July 5, 2020 2:45 PM
To: Clerks@vaughan.ca
Subject: [External] Development Proposals-180 Steeles Ave W.-MIZRAHI. & 100 Steeles Ave W.-SALZ

To: City Of Vaughan
Office Of The City Clerk
Attention:
TODD COLES, City Clerk

Dear Mr Coles,

Further to my July 4/20 letter emailed to you.
With respect to the Committee of the Whole Public Hearing
Scheduled for Monday July 13,2020 at 7 pm.
It would be very much appreciated if you would distribute a copy
of my letter to all members of Vaughan Council and Staff.

Much Thanks,

Shep WM Trubkin

█ Crestwood Road
Thornhill, Ontario
L4J1A4



From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] Yonge-Steeles development
Date: Wednesday, July 8, 2020 9:34:18 AM

COMMUNICATION - C66
CW (PH) - July 13, 2020
ITEMS 4 and 5

PH

Rose Magnifico

Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office

2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, July 6, 2020 9:09 AM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] Yonge-Steeles development

From: Norm Just [REDACTED]
Sent: Monday, July 6, 2020 9:04 AM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Yonge-Steeles development

Dear Mr. Coles,

Please register my serious objection to the proposed development plans for Yonge & Steeles.

It is totally unacceptable to proceed with a project of such large scope and impact before any subway extension to this area is completed. Above ground transit is already insufficient and can never meet the needs of the population as traffic congestion will seriously deteriorate.

The existing infrastructure and facilities can in no way support such a substantial increase in population.

The proposed density and height of structures is considerably greater than what current standards allow.

Please keep me informed of any actions Council may take on these proposals.

Sincerely,

Norman Just

 Helena Gardens

Thornhill



TO: City of Vaughan
Office of the City Clerk

COMMUNICATION - C67
CW (PH) - July 13, 2020
ITEMS 4 and 5

2141 Major Mackenzie Drive, Vaughan, ON, L6A1T1

clerks@vaughan.ca

mary.caputo@vaughan.ca

developmentplanning@vaughan.ca

david.marcucci@vaughan.ca

RE: Development of 100 and 180 Steeles Ave W

Official Plan Amendment File OP.20.002

Zoning By-Law Amendment File Z.20.005

Dear Sirs,

We are the property owners on the south side of Crestwood Rd between Yonge St. and Hilda Ave. As property owners along this stretch, we will be directly impacted by the developments along Steeles/Yonge. The impact to us will be twofold; firstly, the issues these developments create along Crestwood Rd itself, and secondly the issues that need to be addressed with regards to the back of our properties directly facing the Royal Palm extension road.

With regards to Crestwood Rd itself, we are greatly concerned with the impact these developments will have on the quality of life on this street. Some of our concerns include:

- 1) Increased traffic along Crestwood
- 2) Increased congestion around the neighbourhood
- 3) Increased noise, wind, and shadows cast on our properties
- 4) Long construction periods that will disrupt traffic flow and movements.

These are just some of the issues that will affect Crestwood property owners on the south side of the road.

With regards to the back half of our properties which directly face the back of the proposed developments, there are also major concerns;

- 1) Aside from all the issues listed above, a big concern will be what the developments will look like on the back end facing our properties
- 2) When will the east/west extension of Royal Palm Rd. go through?
- 3) What will that road be used for
- 4) How will the road affect our properties?
- 5) The construction of tall buildings on Steeles will cast shadows on our properties as well as create unwanted traffic and noise
- 6) The south side of our properties will become less appropriate for single family homes once they face these enormous developments.
- 7) The rear properties of Crestwood should be reconsidered as part of the mediation process for a more compact built form such as townhouses to provide for proper residential transition to the existing residential properties, if the densities are increasing on the lands facing Steeles Avenue West.

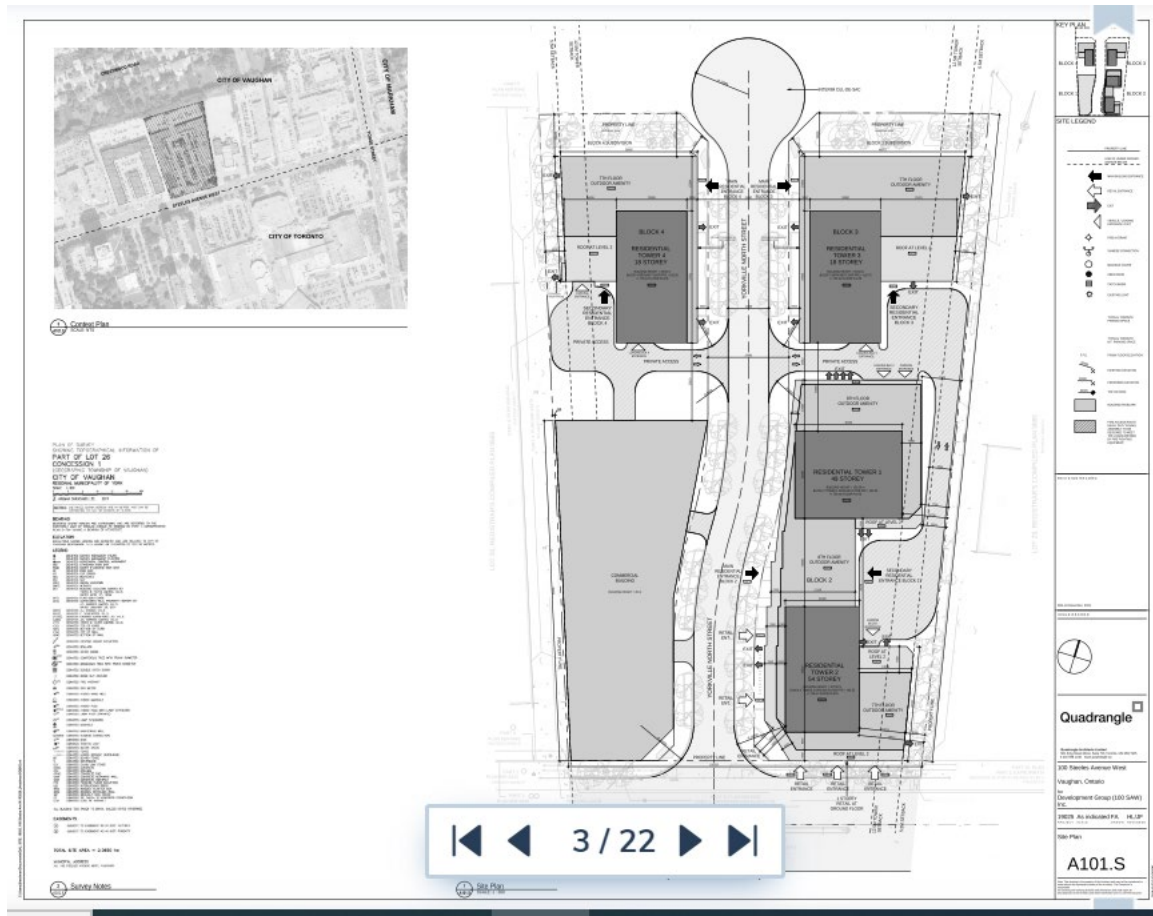
In order to mitigate some of these issues the Crestwood property owners are looking for some concessions:

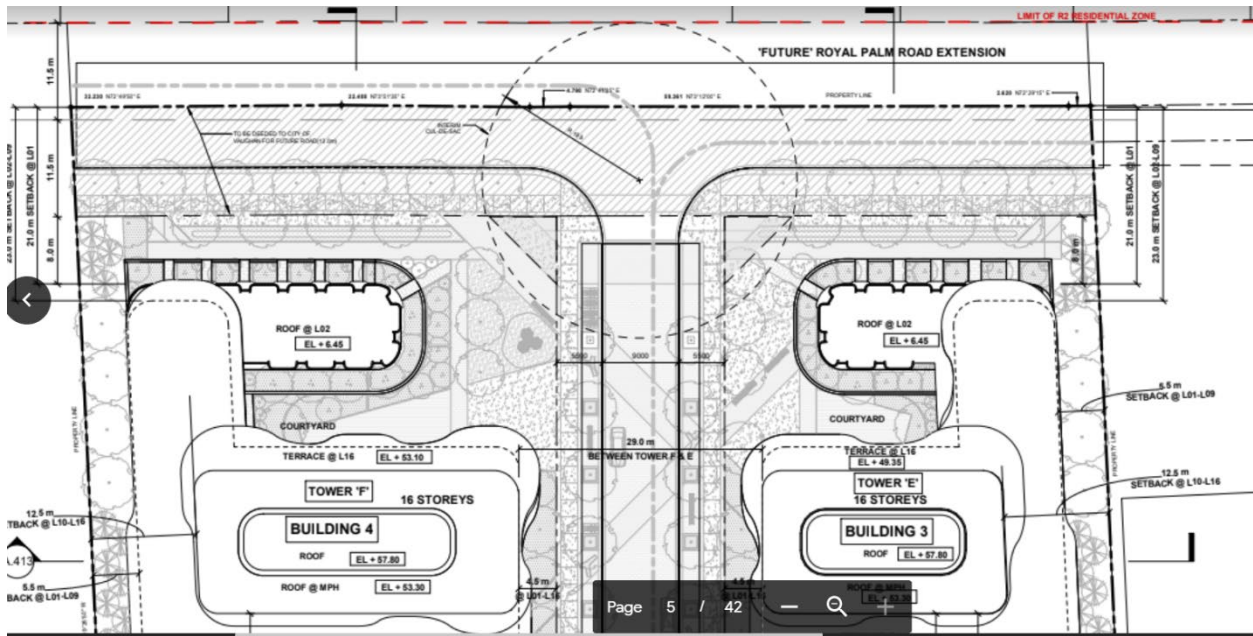
- 1) we should be included in the discussions regarding the proposed changes to the secondary plan which is being developed. We need to be involved in order to address any concerns we may have
- 2) as landowners directly impacted by these developments, we should have a voice in the Landowner's Group and in the mediation process.
- 3) the secondary plan currently being worked on ends at the proposed east/west road between Yonge and Hilda. It should be amended to include the south side of the Crestwood properties
- 4) As the densification along Yonge/Steeles increases, the densification of the back side of our properties should also be increased to allow for town houses to be built. This will create a better transition between the new developments and the current existing homes on Crestwood.
- 5) We understand that the official plan for the city is to be reviewed this year. It may be appropriate to include the back end of our properties in this review to allow for higher density by way of townhouses and/or stacked town housing.
- 6) The developers must commit to build the extension of Royal Palm road from Yonge to Hilda at the beginning of any development in order to alleviate some of the traffic congestion which will develop along Yonge and Steeles as well as the overflow which will spill onto Crestwood as a result of construction.

- 7) The Royal Palm extension must be considered an essential road before these projects to go forward.
- 8) The Royal Palm extension must also take into account the rights of the property owners on the south side of Crestwood. It must be a full road, not a service road. It must be esthetical pleasing, and it CANNOT be used as a way to collect garbage, and exit parking lots from the buildings.

Finally, as Rate Payers directly affected by this enormous restructuring of our neighbourhood, we should have a voice at both the LPAT mediation process for the redrafting of the secondary plan as well as at the Landowner's Group.

Teresa Bacinello	█ Crestwood Rd.
Ara Movsessian	█ Crestwood Rd.
Shep Trubkin	█ Crestwood Rd.
Joseph Mastrofrancesco	█ Crestwood Rd.
Silvano Novacco	█ Crestwood Rd.
Enzo Minghella	█ Crestwood Rd.





From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: Proposed developments at Yonge and Steeles
Date: Wednesday, July 8, 2020 9:35:02 AM

PH

COMMUNICATION - C68
CW (PH) - July 13, 2020
ITEMS 4 and 5

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 | rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca

-----Original Message-----

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, July 6, 2020 6:08 PM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: Proposed developments at Yonge and Steeles

-----Original Message-----

From: Victoria Blond [REDACTED]
Sent: Monday, July 6, 2020 4:22 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Proposed developments at Yonge and Steeles

Dear Mr. Coles

I am writing to express my deep concerns about the contemplated development at Yonge and Steeles. I feel that the scope of this development is grossly out of proportion with respect to the existing infra structure and character of the surrounding area and will create severe over-crowding and traffic problems for the neighbourhoods already plagued by these issues. Many people in Thornhill commute to Toronto daily through this area and the whole Yonge corridor is already a huge bottleneck- the new development will bring this traffic problem to a whole new nightmarish dimensions. Therefore, I strongly object to the contemplated development and do not support it.

Regards

Victoria Blond

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Pour obtenir la traduction en français:
[REDACTED]

Traducción en español:
[REDACTED]

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] Vaughan City Council meeting July 13th
Date: Wednesday, July 8, 2020 9:42:54 AM

COMMUNICATION - C69
CW (PH) - July 13, 2020
ITEMS 4 and 5

PH

Rose Magnifico

Council / Committee Administrator 905-832-8585, ext. 8030 | rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca

-----Original Message-----

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Tuesday, July 7, 2020 8:40 AM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] Vaughan City Council meeting July 13th

-----Original Message-----

From: Fred Cain [REDACTED]
Sent: Monday, July 6, 2020 8:44 PM
To: Clerks@vaughan.ca
Subject: [External] Vaughan City Council meeting July 13th

Folks,

Please read this email as supporting the developments as set forth by the firms of Salz and Mizrahi. Your vision is correct and needed to move onwards to the next century to ensure our future generations are living in communities that will attract everyone to be able to live safely and in harmony.

Regards,

Fred Cain

[REDACTED] Heatherton Way
Thornhill, L4J 3E7

Sent from my iPhone

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: Steeles West development @ Yonge St
Date: Wednesday, July 8, 2020 9:43:15 AM

PH

COMMUNICATION - C70
CW (PH) - July 13, 2020
ITEMS 4 and 5

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Tuesday, July 7, 2020 8:41 AM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: Steeles West development @ Yonge St

From: Harry Zarek [REDACTED]
Sent: Monday, July 6, 2020 8:50 PM
To: Clerks@vaughan.ca; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Steeles West development @ Yonge St

Dear Messrs. Coles, Bevilacqua and Shefman,

I am writing to you as a resident of our Thornhill community. As you are leaders in our community, I am addressing my concerns at the pace by which you are planning to make a decision related to the redevelopment of the north west corner of Steeles and Yonge St.

I agree that the current space is poorly represented and needs redevelopment. The answer is not to stop all development but to take the time to think about creating an 'entrance to Vaughan' that is commensurate with the message that it convey about our community. The location is unique one with the vista it provides to the surrounding area. It is a crossroads – so think of it in that manner.

Set a goal that is ambitious and one that will have an impact. Let's not end up with another example of 'condo city' that seems to have infected so much of the development around the GTA. Do not allow it to be crammed with people and cars and congestion. Have some restrictions on the use of the space.

Allow it to become a 'people place' where people want to congregate and stroll and meet and engage. Allow social life to mix with commercial engagement. Let more creativity be expressed. Make it a destination for the community and the broader Toronto region. There are lots of ideas but encourage a design that has more risk and permits more diversity.

The plan as put forth and the pace with which you are moving doesn't allow for broader input. You need much more engagement. You need to pause and think about the unique value of the landmark location.

Please regard this as a decision that will impact a number of generations so take the time to think through the long term goals we want for Vaughan.

Sincerely,
Harry Zarek

■ Arnold Av
Thornhill

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] Official Plan Amendment File: OP.19.011, Zoning By-Law Amendment File: Z.19.033
Date: Wednesday, July 8, 2020 9:43:35 AM

PH

COMMUNICATION - C71
CW (PH) - July 13, 2020
ITEM # 2

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Tuesday, July 7, 2020 10:55 AM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] Official Plan Amendment File: OP.19.011, Zoning By-Law Amendment File: Z.19.033

From: [REDACTED] <[REDACTED]>
Sent: Tuesday, July 7, 2020 10:49 AM
To: Clerks@vaughan.ca; Jeffers, Judy <Judy.Jeffers@vaughan.ca>;
DevelopmentPlanning@vaughan.ca
Cc: [REDACTED]
Subject: [External] Official Plan Amendment File: OP.19.011, Zoning By-Law Amendment File: Z.19.033

Hello Ma'am, Sir,

We, Raheleh Niati and Shahab Mirbagheri the owners of property at [REDACTED] Riverside Dr., Woodbridge, ON, L4L 2L3, strongly disagree and oppose with the application from Naiman Consulting regarding Official Plan Amendment File: OP.19.011, Zoning By-Law Amendment File: Z.19.033 for the following reasons:

Item 1.a:

The applicant would like to re-designate a portion of the subject lands from "Natural Areas" to "Low-Rise Residential (2)". We believe the natural

areas belong to the public and the 'Land Use' can not be changed as per request of builders to make more profit out of the Land. We are also living close to the conservation area and we always respect this public right. As per our investigation, TRCA has already reviewed this application and did not approve it, they had 38 comments on this file and the applicant was supposed to implement the comments and revise the development plan before proceeding to the next phase of the application. We will definitely raise the same concerns with TRCA and other responsible organizations to ensure public interest is served in this case.

Item 1.b:

Applicant requested for many deviations to VOP 2010 again to make more profit out of the project which is against public and neighbourhood's interest. Here are some examples:

- Applicant wants to build five story buildings instead of 3.5 stories for the area which is very close to the conservation area/Humber river and also located in a narrow street. This Project with the current design will overpopulate the area and most importantly will damage the nature, as well as taking away the privacy of the residents of Riverside drive. The main reason that we purchased our properties at riverside drive was to enjoy the beauty of the Humber river and the conservation area.
- Applicant is asking for floor space index (FSI) of 1.39 instead of 0.5 permitted by VOP 2010 again to gain more profit out of the Project. This is against public interest and City regulations.
- Applicant would like to deviate from another city regulation and would like to arrange the five story buildings in a way that it will not provide the front entrances on to a public street. This will be against the architecture of the City and as a result against the public interest. We do not see any reason for this request other than the fact that the proposed arrangement by the applicant will make maximum benefit for them as they will have more units to sell to the people. They can proceed with less units but bigger ones in order to meet the requirement defined in VOP 2010.

Item 2:

Applicant is asking to change the zoning of the land to multiple residential zone and to permit site-specific zoning exceptions which is not defined in City's notice of public hearing. Please provide more details about the exceptions that the applicant requested in their application as these details are important for the public. Changing the zoning to multiple residential zone will also be against the public interest and it will over populate the area as mentioned in item 1.b

We have talked to all of our neighbours at riverside drive and they all agree with us that the current application submitted to the City is against the public interest and it will damage the conservation area and City's architecture.

We appreciate if the City of Vaughan officials, specially those who care about the environment and the health of the next generation, put stop on such an application which does not respect the public's interest and also environment and focuses on only the financial aspects/profits of the Project.

Regards,
Raheleh Niati
Shahab Mirbagheri

From: [Magnifico, Rose](#)
To: [Britto, John](#)
Subject: FW: [External] Yonge & Steeles proposal
Date: Wednesday, July 8, 2020 9:43:47 AM

PH

COMMUNICATION - C72
CW (PH) - July 13, 2020
ITEMS 4 and 5

Rose Magnifico
Council / Committee Administrator 905-832-8585, ext. 8030 |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Tuesday, July 7, 2020 11:34 AM
To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>
Subject: FW: [External] Yonge & Steeles proposal

From: Shirley [REDACTED]
Sent: Tuesday, July 7, 2020 11:32 AM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Yonge & Steeles proposal

Hello Mr. Coles,
Please register my vehement objection to the proposed development at Yonge & Steeles. This project should not be contemplated before a subway system is in place – not just proposed. The average citizen will be paying for this development with their time spent in grid lock. Traffic was already terrible before the COVID-19 pandemic and will resume after. There is also inadequate infrastructure in place. Even if the project were to be downsized, (strategy- start big and “compromise”) I believe this development will benefit almost NO current citizens of Vaughan and any benefits may be reaped by only a minority of people – developers and possibly SOME politicians.

Thank you.

Shirley Just

[REDACTED] Helena Gardens, Thornhill L4J 7A7

Deputation to Vaughan City Council July 13, 2010

Mayor Bevelacqua, Regional and Local Councillors, Staff, Ladies and Gentlemen

My name is Pamela Taraday-Levy and I live in the Thornhill area of Vaughan. Personally, I am not opposed to responsible re-development nor are the more than 100 residents I have had an opportunity to hear from.

The real issue is that the Salz re-development proposal that does nothing to enhance or benefit the existing, well established Community in that area. The proposal contains inaccuracies and misinformation that have been outlined by other deputants. It is sad that whoever wrote the reports that went into the proposal did not do a better job stating the real facts, rather than messaging information that cannot be supported.

New developments should observe guidelines specified Vaughan's Official Plan 2010.

I know that the City agrees because on June 30, 2020, the City of Vaughan posted a statement that reads and I quote

“Our objective is to develop a world class city that encompasses good urban design and public spaces that foster community well-being...that remains top of mind. I ask you to stand by your commitment.

These proposals do not support the City's goals. For example, the Yonge Street Study defines urban design, land use and a framework for intensification from the north side of Steeles Avenue between Palm Gate and Yonge Street.

It defines planning policies to bring the area into conformity with both the Region of York and the City of Vaughan's official plans. These policies are specific about the amount of green space, shadowing and much more. The proposals in front of you have largely ignored the existing planning policies.

We were told, by developers, that the higher the buildings, the greater the density, the better the chances of getting the Yonge Street subway extended north of Finch Avenue. That is simply not true. VOP 210 and again 2010 which were developed years ago, factored in the extension of the Yonge Street subway, supported by a population less than half of what is being proposed this evening.

It is true that some developers met with the local ratepayer group and had open houses for the community. However, it is apparent, from the proposals submitted this evening that the suggestions, recommendations and concerns voiced by the community were largely ignored. The community spoke but was not heard.

We all should be listening and working together to develop an integrated plan for facilities that benefit and can be used by the existing community as well as their residents.

There is little provision for additional community facilities for the large increase in population- an increase of more than 20 times the existing community. Most of the facilities mentioned in the proposals are the cities of Toronto and Markham, not in the City of Vaughan. Therefore they are not available to the residents of Vaughan.

It seems that the community is left to the benevolence of the developers to provide the adequate greenspace, community amenities and overall services. I don't know about you, but when I do business, I want everything in writing so that there is accountability. If it's not in black and white, it's not real.

There is little regard for the approx. 230 existing households in the immediate area. We do not need 100 new retail outlets or restaurants. What is needed are large open spaces, parks for sports activities, swings and slides for all children. There are no community facilities planned like a community centre, library, theatre, day care centre, maybe a community tennis court. There is no provision for essential services like doctor's offices, dentists or government offices like the DMV.

Development companies should work together and coordinate their efforts to bring facilities to the existing community. If each of developers took one of the above projects, it would be a giant step in the right direction.

There should also be some consistency in the design plan for the re-development. Right now that area is a mish mash of small strip malls and

now we have a rare opportunity to turn it from an eye sore into a cohesive community.

This is our only chance and the City, development companies and the residents must come to the table and work with City staff and the community to build a world class neighbourhood. These proposals do not support this, with their many inaccuracies and misinformation.

However, there is one more wrinkle that I urge Council to consider. The two proponents before you tonight are members of a land owners group made up of developers who own land in the Yonge/Steeles corridor.

The community asked for an invitation to address this group but there has been no response to date.

Although the community has not been given access, I have learned that the land owners are currently seeking an LPAT hearing date sooner rather than later, and may well be bypassing the confidential mediation with the City. That is not good for the community and the development companies are strong arming the City to accept their proposals. We all know that LPAT has a reputation of approving significant changes to Official Plans and zoning bylaws even against the advise of City Staff and the community. We just don't know what or when.

If we know that changes to OP 2010 are inevitable, I wonder why would Council would ask City Staff to spend time and resources reviewing and commenting on development proposals for the Yonge Steeles area when

the parameters of VOP 2010 are bound to change. That's like asking a basketball player to shoot hoops while blindfolded.

I respectfully ask council to sideline these and all other proposals for the Yonge Street corridor until the decisions of the mediation, if it continues, and LPAT are made public, there is time for review and the developers have meaningful dialogue and exchange of ideas with the residents.

801 words

Mizrahi Constantine Deputation OP.20.002 - July 13, 2020

Mayor Bevelacqua, Council Members, Staff, Ladies and Gentlemen

My name is Pamela Taraday-Levy and I am a resident of Vaughan, Thornhill.

I'm not going to repeat much of what I said earlier about the concerns, resident input or suggestions for improvement. I just really want you to know and understand that we, the residents, development companies, Council members and staff have a rare opportunity, through all the deputations given tonight, to tap into an invaluable resource, the residents—your constituents.

They have been open to sharing with you the world in which they and their families which to live and who better to share information than the people involved.

It is imperative for all parties to be in partners at the table and that should mean in all dealings, including the mediation that is now taking place.

I ask that you seriously consider the implications of accepting this proposal in light of the very real fact that, through mediation and LPAT decisions, there will be substantial changes to sections of VOP 2010. Please don't waste the City's Planning Staff's time analyzing and reporting on these proposals when we know the scope is going to change and all their work will be for naught. It is a waste of time, money and valuable resources.

You have a golden opportunity that will never again happen in our lifetime – building a world class, cohesive neighbourhood in southern Vaughan that will draw residents and businesses from all over.

I am again asking that both Council and the developers listen hard to the people who live and work in this area.

I leave you with your own words from June 30, 2020 and I quote.

“our objective is to develop a world class city that encompasses good urban design and public spaces that foster community well-being...that remains top of mind.”

Please listen to those who will live with your decision.

From: Clerks@vaughan.ca
To: [Britto, John](#)
Subject: FW: Yonge Steeles Development
Date: Wednesday, July 8, 2020 9:50:38 AM

COMMUNICATON - C75
CW (PH) - July 13, 2020
ITEM#5

From: Helen Chirnomas [REDACTED]
Sent: Tuesday, July 07, 2020 8:27 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Yonge Steeles Development

Dear Mr. Coles,

Please register my objection to the proposed development plans at the Yonge & Steeles neighbourhood because

1. The proposed density is between double and triple that are allowed in the Secondary Plan
2. The proposed height is more than double what is currently allowed in the Secondary Plan
3. The existing infrastructure doesn't support this large an increase in population

These reasons alone don't totally represent all the issues relating to this proposed development however they are sufficient to reconsider the above concerns.

Please keep me informed of any actions Council may take on these proposals.

Thank you.

Helen Chirnomas
[REDACTED] Clark Ave. West
Thornhill, ON
l4j 7k5
Email: [REDACTED]

From: Clerks@vaughan.ca
To: [Britto, John](#)
Subject: FW: [External] For Comment - Official Plan Amendment File OP.20.002 and Zoning Amendment Z.20.005
Date: Wednesday, July 8, 2020 10:03:42 AM

-----Original Message-----

From: Janet Chow [REDACTED]
Sent: Tuesday, July 07, 2020 9:35 PM
To: Clerks@vaughan.ca
Subject: [External] For Comment - Official Plan Amendment File OP.20.002 and Zoning Amendment Z.20.005

COMMUNICATON - C76
CW (PH) - July 13, 2020
ITEM # 5

Hello,

I am writing in regards to the Plan Amendment File OP.20.002 and Zoning Amendment Z.20.005 for comment per notice received on June 23, 2020. I would like to submit my comments in respect to the planned development at 180 Steeles Avenue West.

My overall concern with the development is that the increased construction in that area as well as the future development itself will increase the volume of traffic in the area. Given that the particular site in addition to the adjoining site at 100 Steeles Avenue West also scheduled for development, the traffic in the area may not be supported with the current volume of traffic already along Steeles Ave in that area. Prior to COVID-19, Steeles Avenue West along that stretch from Yonge going west to Dufferin already deals with a high volume of traffic during peak rush hours. The addition of these projects will add to the bottleneck along this stretch of Steeles in my opinion.

Steeles Avenue West through this stretch has varying lane sizes, where the road changes from a six-lane road to a four lane road and back to a six-lane road after Bathurst. There is already a present bottleneck for both buses and cars given the volume, and with the TTC looking to increase bus service as Steeles is a priority corridor, this will help contribute to the bottleneck. Steeles Ave is already used by both TTC and YRT for some of their bus routes as well. During the mornings, drivers are not allowed to make right turns into side streets connected to Steeles, which while helping with traffic safety/traffic calming on side streets, has further increased the peak time car volume along Steeles.

My other concern is that the area does not have the infrastructure in place to support two major mixed-use developments close to each other, in addition to a third development right at Yonge and Steeles. I believe the proposed expansion of the Yonge Subway line may be a motivator for this level of development, but that line extension has not even begun construction. Adding multiple storey buildings prior to any infrastructure development (i.e. "shovels in the ground") is rushed and will negatively impact the overall infrastructure of the area.

I am unsure where the demand is for condominiums in this area considering the volume of buildings being proposed alongside this plan, as density of the area will rise too quickly if all three projects are approved for construction. I would like the developer to provide guidance as to how this development adds value to the area considering its location and the other projects also being proposed by other developers along Steeles towards Yonge. I would also like to ask how the City plans on addressing the short-term implications of these developments on traffic in the area.

Additionally, I would like to ask for the details to participate or to tune into the meeting. Would you be able to provide me with the information needed to connect onto the online meeting on July 13, as I would like to hear from other respondents and from the developers regarding how this development will benefit the area.

Thank you,
Janet Chow

From: Clerks@vaughan.ca
To: [Britto, John](#)
Subject: FW: [External] Yonge Steeles Development
Date: Wednesday, July 8, 2020 10:04:15 AM

-----Original Message-----

From: Rick Dokurno [REDACTED]
Sent: Tuesday, July 07, 2020 10:45 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; springfarmra@gmail.com
Subject: [External] Yonge Steeles Development

COMMUNICATION - C77
CW (PH) - July 13, 2020
ITEMS 4 and 5

I am very much aware of the Ontario Governments position with regard to building along established transportation routes. Having said that the Yonge Street subway has yet to be extended past Finch Station and I believe if memory serves correct the extension was approved to Highway 7 in 2010. The intersection of Yonge and Steeles is already extremely busy and the size of this planned development and the number of new residents it would bring to our schools, police, fire department, ambulance daycares, medical clinics-Doctor/Dentist etc, our hospitals, community centres etc would be overwhelming in my respectful submission. Development needed-yes, I agree. To this scope I do not and I can tell you both of you gentlemen that if this goes ahead that you will not be receiving my vote in the future.

Development is good for the community and that area could use a clean up. Can this development not go ahead but on a scaled down plan. In the end if this project is given the green light this will not make Thornhill, or Vaughan a better place. A smaller version of this plan would be good for us. I have to ask why did the meeting get moved from September to July. EVERYONE on Vaughan City Council take notice, that if nothing else the optics of that date change certainly make the citizens of your city wonder if you are in the developers pockets so to speak.

Please accept this notice as a clear NO x 4 eligible voters to the plan as it stands, and no to railroading citizens by trying to fast track such plans.

Rick Dokurno
Thornhill

From: Clerks@vaughan.ca
To: [Britto, John](#)
Subject: FW: [External] Yonge Steeles Development
Date: Wednesday, July 8, 2020 1:12:21 PM

From: David Gargaro [REDACTED] COMMUNICATION - C78
Sent: Wednesday, July 08, 2020 11:30 AM CW (PH) - July 13, 2020
To: Clerks@vaughan.ca ITEMS 4 and 5
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan
<Alan.Shefman@vaughan.ca>
Subject: [External] Yonge Steeles Development

To Todd Coles,

I want to voice my opposition to the developments at Yonge and Steeles as they currently stand. The buildings are much too tall for this area. The condos and buildings on the east side of Yonge Street, north of Steeles, are already quite tall, but the proposed developments for Yonge and Steeles will be much taller than those. This is not downtown, where there are many very tall buildings in clusters that are not near residential homes. The buildings will dwarf everything in the area, bring a lot of traffic to the area, put a strain on the electrical grid and wastewater system, and stand out as eyesores compared to the other buildings in the area. Parts of the development that are 20 storeys and below are reasonable given what is already in the area, but the taller buildings (50 storeys plus) are just too extreme.

We need development to make better use of the area, provide affordable homes so young families can send their children to the schools in the area, and make it feasible for mass transit. But we need responsible development that considers the community and resources available. Yonge and Steeles already has a traffic issue, and has often been voted the worst intersection due to the road quality and number of accidents. Adding so many buildings and so many storeys will make it worse.

Please oppose these developments for the sake of the people in your community. Mr. Bevilacqua, please remember that we are part of Vaughan, although we are far removed from the areas of Vaughan that get your attention. Yonge and Steeles is not just a corridor for the future subway. It's where people live and shop and work. It's not downtown Toronto or downtown Vaughan.

David Gargaro

From: Clerks@vaughan.ca
To: [Britto, John](#)
Subject: FW: [External] [Newsletter/Marketing] Fw: YONGE STEELES TOWERS HEARING - JULY 13th
Date: Wednesday, July 8, 2020 3:08:35 PM

COMMUNICATION - C79
CW (PH) - July 13, 2020
ITEMS 4 and 5

From: HAROLD MEDJUCK [REDACTED]
Sent: Wednesday, July 08, 2020 1:17 PM
To: Clerks@vaughan.ca
Subject: [External] [Newsletter/Marketing] Fw: YONGE STEELES TOWERS HEARING - JULY 13th

Attention; Mr. Tom Coles

I respectfully request the following two letters be read into the record during this forthcoming Hearing on July 13th.

This letter was also sent to Councilor Alan Shefman and his Honor Mayor Bevelacqua. As a resident of Thornhill for over 34 years, I hereby object to the construction of the proposed, unnecessary, and unwelcomed, Yonge Steeles "monster towers". I am disappointed that our Mayor, City Hall Traffic, Engineering and Development, have all failed to assess the catastrophic traffic interruption for hundreds of thousands of vehicles during construction. Another undeniable consequence of this Yonge Steeles nightmare, is that our quiet streets will be severely intruded by thousands of frustrated motorists thereby bringing greater risk to our most vulnerable, our children and seniors. These towers and not being built on an island. Rather they are being bombarded and rocket launched into the heart of our community which will never be the same again. This is just the beginning of the monster buildings to come. Now is the time to protect the community we envisioned when we built our homes and families.

Respectfully,
Harold Medjuck
[REDACTED]

On Jun. 30, 2020 17:01, HAROLD MEDJUCK [REDACTED] wrote:

Alderman Alan Shefman;

Hello Alan; I hope this finds you and yours well.

We wish to object to the Vaughan Hearing on the Steeles/ Yonge development being moved up to Monday, July 13th. We have been

notified this Hearing will be limited to Skypes format rather than public forum. You should know this format will greatly diminish and

dilute the public voice and forum, especially for thousands of your senior constituents who do not have the availability or capability of this

Skypes technology. In contrast, the only ones who will benefit from the reduced public voice will be the

developers. They do not care

about the decades we have invested in Ward 5 creating our families and building our future. They do not care that a development

of this size and magnitude would cause a million car traffic nightmare compounded at fifty thousand cars daily over the years of the

development.

Therefore, in all fairness to and consideration of the present pandemic, we beseech you as our long time Alderman, to please intercede

and urge cancellation of all further Hearings on this proposed development until your constituents have the time and health safety to

respond to this challenge in a full public forum. We sincerely trust that you, his Honor the Mayor and City Council, will not in the

meantime, permit anyone, either singular or corporate, to capitalize on this present tragic pandemic while the democratic rights and

public voice of Vaughan residents are stalled in this crisis.

Please allow us in Ward 5, the time and health safety to respond to this Proposal in a full democratic public forum.

We respectfully ask for your immediate response in the face on this untimely planned Hearing.

Sincerely yours,

Harold Medjuck

[REDACTED]

[View this email in your browser](#)



Dear Ratepayers,

As you know, major changes are planned for the Yonge / Steeles corridor, including the proposed development of several skyscrapers up to 54 stories high on the north side of Steeles Ave. A recent survey of area residents shows strong opposition to these plans; major concerns include issues of building height, density, and transportation issues. The new developments are seen to offer little benefit to the community.

Vaughan City Hall was planning to hold a public hearing on two of these

proposed developments (180 Steeles Ave. West and 100 Steeles Ave. West) in September. This would have been an opportunity for community members to let city leaders hear and address our concerns. However, SFRA has learned the hearing date has been moved up to Monday, July 13, 2020. That means we have just two weeks to prepare a formal deputation to City Hall outlining these concerns.

It is critically important that residents let City Council know how you feel about these proposals BEFORE the July 13th meeting. This is the only opportunity we have as citizens to speak up, have our opinions heard by Vaughan Council, and to be notified of any future discussions, decisions or appeals.

It is vital that City Council hears from as many residents as possible; if no one writes in, they will assume there are no objections to the project and give these plans a green light.

I am writing to ask you to take a few minutes to send a short email to Council members to let them know, in your own words, that these controversial developments do not have your support. Please address your email to City Clerk Todd Coles (clerks@vaughan.ca) and CC Mayor Maurizio Bevilacqua (maurizio.bevilacqua@vaughan.ca) and Ward 5 Councillor Alan Shefman (alan.shefman@vaughan.ca). Please BCC springfarmra@gmail.com so we can collect these emails for future reference.

Feel free to draft your own email, or use the following suggestions:

Dear Mr. Coles,

Please register my objection to the proposed development plans at the Yonge & Steeles neighbourhood because (pick one or two reasons to include in your email):

1. The proposed density is between double and triple that allowed in the Secondary Plan
2. The proposed height is more than double what is currently allowed in the Secondary Plan
3. The proposals do not enhance the existing neighbourhood

4. The facilities being proposed are only for the benefit of the residents who live in the proposed developments
5. There has been little to no consultation with the community
6. The existing facilities/infrastructure cannot support this large an increase in population

Please keep me informed of any actions Council may take on these proposals.

Your name

Address

Email

Please feel free to share this email with friends and family, and contact me if you have any questions or concerns about this issue.

Thank you for supporting this effort.

Sincerely,

Shira Rocklin, Secretary
Spring Farm Ratepayers Association



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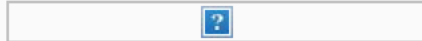
You are receiving this email because you have previously expressed interest in receiving up-to-date information about your neighborhood from the SFRA.

Our mailing address is:

Spring Farm Ratepayers Association
135 Brownstone Circle
Thornhill, Ontario L4J 7P5
Canada

[Add us to your address book](#)

Want to change how you receive these emails?
You can [update your preferences](#) or [unsubscribe from this list](#).



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.

From: Clerks@vaughan.ca
To: [Britto, John](#)
Subject: FW: [External] NEW PROPOSED HIGH RISE BUILDINGS AT YONGE AND STEELES
Date: Wednesday, July 8, 2020 3:09:39 PM

COMMUNICATION - C80
CW (PH) - July 13, 2020
ITEMS 4 and 5

From: spinpromo spinpromo [REDACTED]
Sent: Wednesday, July 08, 2020 1:21 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; springfarmra <springfarmra@gmail.com>
Subject: [External] NEW PROPOSED HIGH RISE BUILDINGS AT YONGE AND STEELES

Dear Mr. Coles,

Please register my objection to the proposed development plans at the Yonge & Steeles neighbourhood because

1. The proposed density is between double and triple that allowed in the Secondary Plan
2. The proposed height is more than double what is currently allowed in the Secondary Plan
3. The existing facilities/infrastructure cannot support this large an increase in population

My property directly backs onto 100 Steeles Ave. East. These proposed developments would take away my sunlight ,privacy and substantially increase the traffic and density in the already congested area.

Please keep me informed of any actions Council may take on these proposals.

Mike Sepe
[REDACTED] Crestwood Rd.

Vanghan, On., L4J 1A4

Phone number: [REDACTED]

From: Clerks@vaughan.ca
To: [Britto, John](#)
Subject: FW: [External] Building skyscrapers at Yonge & Steele's
Date: Wednesday, July 8, 2020 3:25:50 PM

From: Rochelle Frydrych [REDACTED] COMMUNICATION - C81
Sent: Wednesday, July 08, 2020 2:51 PM CW (PH) - July 13, 2020
To: Clerks@vaughan.ca ITEMS 4 and 5
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan
<Alan.Shefman@vaughan.ca>
Subject: [External] Building skyscrapers at Yonge & Steele's

Dear City Clerk Todd Coles:

I am a long time resident of the Spring Farm community.
I am very concerned about the proposal to build several skyscrapers , bringing thousands of people into the Yonge & Steele's area. The infrastructure to support this population is not there and the question of quality of life for residents will be negatively impacted. They have been promising to extend the subway system to at least highway 7 for at least 40 years. It is not going to happen anytime in the foreseeable future. Today with impact of COVID 19 there is a decline in use of mass transit, besides the fact that is no money to build it.

Who are you building all this for, our community or speculators?

Are the Gupta company building these connected to the notorious Gupta family of South Africa. ?
Has the government verified that this is not a foreign money laundering scheme?

Do you care that you are hurting the quality of life for our children and grandchildren?

I am not against development, but consider how rapacious this project is.
Please reconsider your plans.
R. Frydrych

Sent from my iPad
Rochelle

From: Clerks@vaughan.ca
To: "Rhonda Lampert"
Cc: [Britto, John](#)
Subject: RE: [External] Yonge/Steeles development
Date: Wednesday, July 8, 2020 3:38:36 PM
Attachments: [Deputation Form - Electronic Meetings PDF.pdf](#)

COMMUNICATION - C82
CW (PH) - July 13, 2020
ITEMS 4 and 5

Hi Rhonda,

Thank you for contacting the Office of the City Clerk. This is an acknowledgement email that we have received your objection email to this item.

We kindly ask that you complete the Deputation Form for your contact information and the item you are interested in.

You can access the form by clicking on the link below or completing the one attached.

https://www.vaughan.ca/council/minutes_agendas/General%20Documents/Deputation%20Form%20-%20Electronic%20Meetings%20PDF.pdf

Thank you,

Office of the City Clerk
City of Vaughan
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Rhonda Lampert [REDACTED]
Sent: Wednesday, July 08, 2020 3:19 PM
To: Clerks@vaughan.ca; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Yonge/Steeles development

Dear Mr. Coles,

Please register my objection to the proposed development plans at the Yonge & Steeles neighbourhood. The existing infrastructure cannot support this large an increase in population along with the added traffic congestion. As I understand the proposed density is more than double what is currently allowed. We already have a high rise just north of Yonge, this added congestion between Doncaster and Steeles

and can sometimes increase my commute time between Clark and Steeles by 10min.
(pre pandemic).

Please keep me informed of any actions Council may take on these proposals.

Have a nice day!
R.Lampert

From: Clerks@vaughan.ca
To: "mark lewkowicz"
Cc: [Britto, John](#)
Subject: RE: [External] Proposed developments at 180 Steeles Ave. West and 100 Steeles Ave. West
Date: Wednesday, July 8, 2020 3:44:02 PM
Attachments: [Deputation Form - Electronic Meetings PDF.pdf](#)

COMMUNICATION - C83
CW (PH) - July 13, 2020
ITEMS 4 and 5

Hi Mark,

Thank you for contacting the Office of the City Clerk. This is an acknowledgement email that we have received your objection email to this item.

We kindly ask that you complete the Deputation Form for your registration.

You can access the form by clicking on the link below or completing the one attached.

https://www.vaughan.ca/council/minutes_agendas/General%20Documents/Deputation%20Form%20-%20Electronic%20Meetings%20PDF.pdf

Thank you,

Office of the City Clerk
City of Vaughan
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: mark lewkowicz [REDACTED]
Sent: Wednesday, July 08, 2020 3:38 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Proposed developments at 180 Steeles Ave. West and 100 Steeles Ave. West

Dear Mr. Coles,

Please register my objection to the proposed development plans at the Yonge & Steeles neighbourhood for the following reasons:

1. The proposed density is between double and triple that allowed in the Secondary Plan
2. The proposed height is more than double what is currently allowed in the

Secondary Plan

3. There has been little to no consultation with the community
4. The existing facilities/infrastructure cannot support this large an increase in population

Please keep me informed of any actions Council may take on these proposals.

Mark Lewkowitz
█ Glenmanor Way
Thornhill, On
L4J 3A3
█

From: Clerks@vaughan.ca
To: [Britto, John](#)
Subject: FW: [External] Yonge-Steeles Development @ 100 Steeles West and 180 Steeles West
Date: Wednesday, July 8, 2020 8:03:28 PM

COMMUNICATION - C84
CW (PH) - July 13, 2020
ITEMS 4 and 5

From: dianaliu26@gmail.com [REDACTED]
Sent: Wednesday, July 8, 2020 3:45 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Yonge-Steeles Development @ 100 Steeles West and 180 Steeles West

Dear Sirs/Madam,

Please register our strong objection to the proposed development plans at the Yonge & Steeles neighbourhood for the following reasons:

1. The proposed density is between double and triple that allowed in the Secondary Plan.
2. The proposed height is more than double what is currently allowed in the Secondary Plan.
3. There has been little or no consultation with the community.
4. The existing facilities/infrastructure cannot support this large an increase in population.
5. Most importantly, if this development proceeds, it will add much more to the heavy traffic congestion that is already out of control in the Steeles/Yonge area.
6. This proposed development would be detrimental to the health and wellbeing of the people in the community and the current healthcare facilities would not be adequate to address their needs.

The City Officials are clearly not concerned about protecting the health and wellbeing of the community if they proceed with the above development.

Diana and Steven Liu
Very concerned members of the Thornhill Community

July 8, 2020

VIA EMAIL: clerks@vaughan.ca

**Chair of the Committee of the Whole
Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan, Ontario**

COMMUNICATION - C85
CW (PH) - July 13, 2020
ITEM # 4

Chair and Members of the Committee:

**Re: Salz Corporation 100 Steeles Avenue West
Re: City of Vaughan Applications OP.20.001 Z.20.004 and 19T-20V001
Re: Agenda Item 3(4), Public Meeting Committee of the Whole July 13, 2020**

Please be advised we are the solicitors for 1163919 Ontario Limited, 1888836 Ontario Limited and 1211612 Ontario Limited (hereinafter collectively referred to as "Awin") the owners of 212, 220 and 222 Steeles Avenue West in the City of Vaughan all of which properties are located in the Yonge Steeles Corridor Secondary Plan (YSCSP) Amendment Area.

212-222 Steeles Avenue West is located to the west of the above referenced property at 100 Steeles Avenue West.

Awin has owned and operated car dealerships on 212-222 Steeles for almost 25 years, including presently VW Villa at 212 Steeles, Volvo Villa at 220 Steeles and Willowdale Subaru at 222 Steeles

Awin has retained a consultancy team to prepare applications for 212-222 Steeles Avenue West to advance a mixed use development for the redevelopment of its property in the future while maintaining its established car dealerships on the Steeles Avenue West frontage. They have also provided comments on the YSCSP and development applications located within the Amendment Area

Our client has the following preliminary observations and comments concerning these applications:

1. The densities proposed in the development applications are in excess of those advanced in the YSCSP and in the opinion of Awin the densities proposed are excessive. It is Awin's view that it is of the utmost importance that the ultimate road network established for

the YSCSP can accommodate the densities and growth proposed in the YSCSP and by individual landowner's applications.

2. Awin supports the Applicant's proposed location for the north south road and signalised intersection within the proposed development which is in the location shown in the proposed road network developed by City staff in the YSCSP.
3. Awin West is of the opinion that the applicant should be required to provide a minimum 5% of its site as public parkland and/or equivalent public park facilities required by the ultimate development of the YSCSP. The proposal to substantially increase densities and not provide any public parkland on the site has the potential to impose an unfair burden on other landowners in the YSCSP to make up for a shortfall in parkland.

Awin reserves the right to comment further on these development applications.

Awin is working cooperatively with City Staff and other landowners east of Hilda Avenue to attempt to resolve these concerns in an amicable fashion.

Please provide the author with notice of any future meetings concerning these applications and provide notice of adoption of any official plan amendment and notice of passing of any zoning bylaw passed by Council.

Please acknowledge receipt of this submission in writing.

Yours very truly,

A. Milliken Heisey

AMH/lg

cc. Councillor Alan Shefman Ward 5
cc. Awin
cc. Janice Robinson - Senior Associate, Goldberg Group
cc. John Northcote - Traffic Consultant, JD Engineering
cc. Michael Rietta - Architect, Giannone Petricone
cc. Tom Halinski, Solicitor for the Applicant

July 8, 2020

VIA EMAIL: clerks@vaughan.ca

**Chair of the Committee of the Whole
Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan, Ontario**

COMMUNICATION - C86
CW (PH) - July 13, 2020
ITEM # 5

Chair and Members of the Committee:

**Re: Mizrahi 180 Steeles Avenue West
Re: City of Vaughan Applications OP.20.002 and Z.20.005
Re: Agenda Item 3(5), Public Meeting Committee of the Whole July 13, 2020**

Please be advised we are the solicitors for 1163919 Ontario Limited, 1888836 Ontario Limited and 1211612 Ontario Limited (hereinafter collectively referred to as "Awin") the owners of 212, 220 and 222 Steeles Avenue West in the City of Vaughan all of which properties are located in the Yonge Steeles Corridor Secondary Plan (YSCSP) Amendment Area.

212-222 Steeles Avenue West is located immediately to the west of and abutting the above referenced property at 180 Steeles Avenue West.

Awin has owned and operated car dealerships on 212-222 Steeles for almost 25 years, including presently VW Villa at 212 Steeles, Volvo Villa at 220 Steeles and Willowdale Subaru at 222 Steeles.

Awin has retained a consultancy team to prepare applications for 212-222 Steeles Avenue West to advance a mixed use development for its property while maintaining their car dealerships on the Steeles Avenue West frontage. They have also provided comments on the YSCSP and development applications located within the Amendment Area.

Our client has the following preliminary observations and comments concerning these applications:

1. The densities proposed in the development applications are in excess of those advanced in the YSCSP and in the opinion of Awin's the densities proposed are excessive. It is Awin's view that it is of the utmost importance that the ultimate road network established for the YSCSP can accommodate the densities and growth proposed in the YSCSP and by individual landowner's applications.

Standard Life Centre, Suite 510, 121 King St. W., P.O. Box 105, Toronto, ON M5H 3T9

T: 416 601 1800
F: 416 601 1818

2. The status of the proposed north south road located in the middle of the property is unclear. Is it a public or private road? Awin supports the road network developed by City Staff in the YSCSP which provides for a north south public road and signalised intersection on Steeles Avenue West in the general location of the mutual property boundary between 212-222 Steeles and 180 Steeles. Awin would ask Council to require the Applicant to relocate the proposed north south road and intersection with Steeles to the locations chosen by City Staff in the YSCSP.
3. Awin is of the opinion that the applicant should be required to provide a minimum 5% of its site as public parkland and/or equivalent public park facilities required by the ultimate development of the YSCSP. The proposal to substantially increase densities and not provide any public parkland on the site has the potential to impose an unfair burden on other landowners in the YSCSP to make up for a shortfall in parkland.

Awin reserves the right to comment further on these development applications.

Awin is working cooperatively with City Staff and other landowners east of Hilda Avenue to attempt resolve these concerns in an amicable fashion.

Please provide the author with notice of any future meetings concerning these applications and provide notice of adoption of any official plan amendment and notice of passing of any zoning bylaw passed by Council.

Please acknowledge receipt of this submission in writing.

Yours very truly,



A. Milliken Heisey
AMH/lg

cc. Councillor Alan Shefman Ward 5
cc. Awin
cc. Janice Robinson - Senior Associate, Goldberg Group
cc. John Northcote - Traffic Consultant, JD Engineering
cc. Michael Rietta - Architect, Giannone Petricone
cc. Quinto Annibale, Solicitor for Mizrahi

July 8, 2020

VIA EMAIL: clerks@vaughan.ca

**Chair of the Committee of the Whole
Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan, Ontario**

COMMUNICATION - C87
CW (PH) - July 13, 2020
ITEM # 4

Chair and Members of the Committee:

**Re: Salz Corporation 100 Steeles Avenue West
Re: City of Vaughan Applications OP.20.001 Z.20.004 and 19T-20V001
Re: Agenda Item 3(4), Public Meeting Committee of the Whole July 13, 2020**

Please be advised we are the solicitors for 1973280 Ontario Limited and 1219414 Ontario Limited (hereinafter collectively referred to as "Awin West") the owners of 434 and 480 Steeles Avenue West in the City of Vaughan all of which properties are located in the Yonge Steeles Corridor Secondary Plan (YSCSP) Amendment Area.

Awin West has owned and operated car dealerships on 434-480 Steeles for many years, including presently Jaguar Land Rover Thornhill at 434 Steeles and VW Autohaus at 480 Steeles.

Awin West has retained a consultancy team to prepare applications for 434-480 Steeles Avenue West to advance a mixed use development for the redevelopment of its property in the future while maintaining its established car dealerships on the Steeles Avenue West frontage. They have also provided comments on the YSCSP and development applications located within the Amendment Area

Our client has the following preliminary observations and comments concerning these applications:

1. The densities proposed in the development applications are in excess of those advanced in the YSCSP and in the opinion of Awin West the densities proposed are excessive. It is Awin West's view that it is of the utmost importance that the ultimate road network established for the YSCSP can accommodate the densities and growth proposed in the YSCSP and by individual landowner's applications.

2. Awin West is of the opinion that the applicant should be required to provide a minimum 5% of its site as public parkland and/or equivalent public park facilities required by the ultimate development of the YSCSP. The proposal to substantially increase densities and not provide any public parkland on the site has the potential to impose an unfair burden on other landowners in the YSCSP to make up for a shortfall in parkland.

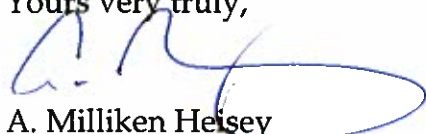
Awin West reserves the right to comment further on these development applications.

Awin West is working cooperatively with City Staff and would like to engage with other landowners in the YSCSP both east and west of Hilda, to attempt to resolve their concerns in an amicable fashion but has thus far been unable to do so. Awin West attempted to join the Land Owners Group in the YSCSP Amendment Area but has been refused membership. Awin West has been advised that only landowners east of Hilda Avenue are permitted to join the Land Owners Group.

Please provide the author with notice of any future meetings concerning these applications and provide notice of adoption of any official plan amendment and notice of passing of any zoning bylaw passed by Council.

Kindly acknowledge receipt of this submission in writing.

Yours very truly,



A. Milliken Heisey
AMH/lg

- cc. Councillor Alan Shefman Ward 5
- cc. Awin West
- cc. Janice Robinson - Senior Associate
Goldberg Group
- cc. John Northcote - Traffic Consultant
JD Engineering
- cc. Michael Rietta - Architect
Giannone Petricone
- cc. Tom Halinski,
Solicitor for the Applicant

July 8, 2020

VIA EMAIL: clerks@vaughan.ca

COMMUNICATION - C88
CW (PH) - July 13, 2020
ITEM # 5

**Chair of the Committee of the Whole
Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan, Ontario**

Chair and Members of the Committee:

**Re: Mizrahi 180 Steeles Avenue West
Re: City of Vaughan Applications OP.20.002 and Z.20.005
Re: Agenda Item 3(5), Public Meeting Committee of the Whole July 13, 2020**

Please be advised we are the solicitors for 1973280 Ontario Limited and 1219414 Ontario Limited (hereinafter collectively referred to as "Awin West") the owners of 434 and 480 Steeles Avenue West in the City of Vaughan all of which properties are located in the Yonge Steeles Corridor Secondary Plan (YSCSP) Amendment Area.

Awin West has owned and operated car dealerships on 434-480 Steeles for many years, including presently Jaguar Land Rover Thornhill at 434 Steeles and VW Autohaus at 480 Steeles.

Awin West has retained a consultancy team to prepare applications for 434-480 Steeles Avenue West to advance a mixed use development for the redevelopment of its property in the future while maintaining its established car dealerships on the Steeles Avenue West frontage. They have also provided comments on the YSCSP and development applications located within the Amendment Area.

Our client has the following preliminary observations and comments concerning these applications:

1. The densities proposed in the development applications are in excess of those advanced in the YSCSP and in the opinion of Awin West the densities proposed are excessive. It is Awin West's view that it is of the utmost importance that the ultimate road network established for the YSCSP can accommodate the densities and growth proposed in the YSCSP and by individual landowner's applications.

2. Awin West is of the opinion that the applicant should be required to provide a minimum 5% of its site as public parkland and/or equivalent public park facilities required by the ultimate development of the YSCSP. The proposal to substantially increase densities and not provide any public parkland on the site has the potential to impose an unfair burden on other landowners in the YSCSP to make up for a shortfall in parkland.


Awin West reserves the right to comment further on these development applications.

Awin West is working cooperatively with City Staff and would like to engage with other landowners in the YSCSP both east and west of Hilda, to attempt to resolve their concerns in an amicable fashion but has thus far been unable to do so. Awin West attempted to join the Land Owners Group in the YSCSP Amendment Area but has been refused membership. Awin West has been advised that only landowners east of Hilda Avenue are permitted to join the Land Owners Group.

Please provide the author with notice of any future meetings concerning these applications and provide notice of adoption of any official plan amendment and notice of passing of any zoning bylaw passed by Council.

Kindly acknowledge receipt of this submission in writing.

Yours very truly,



A. Milliken Heisey, Q.C.
AMH/lg

- cc. Councillor Alan Shefman Ward 5
- cc. Awin West
- cc. Janice Robinson - Senior Associate
Goldberg Group
- cc. John Northcote - Traffic Consultant
JD Engineering
- cc. Michael Rietta - Architect
Giannone Petricone
- cc. Quinto Annibale
Solicitor for the Applicant

From: Clerks@vaughan.ca
To: [Britto, John](#)
Subject: FW: [External] Official Plan Amendment File: OP.19.011, Zoning By-Law Amendment File: Z.19.033
Date: Wednesday, July 8, 2020 8:28:51 PM

COMMUNICATION - C89
CW (PH) - July 13, 2020
ITEM # 2

From: Ali Zad [REDACTED]
Sent: Wednesday, July 8, 2020 4:02 PM
To: Clerks@vaughan.ca
Subject: [External] Official Plan Amendment File: OP.19.011, Zoning By-Law Amendment File: Z.19.033

Dear Sir/Madam,

In regards to the above mentioned Notice of public hearing, I received a mail notifying me that the public hearing is going to be held next week.

I Ali Zad the owner of residential house with address [REDACTED] Riverside Drive, Woodbine, ON L4L 2L3, Wanted to repeat my concern about the request from Naiman Consulting for abovementioned amendment.

Please be advised that such an amendment not only overpopulates the area by changing less than 6 residential houses to over 70 townhouse units, but more importantly will overlook our properties on Riverside drive by changing single dwelling two-storey houses to 5 storey buildings! I am shocked why the city of Vaughan would even considered such an amendment in a narrow street in this area, which is also very close to east Humber river!

We would need to know:

- Who the developers and owners are
- What is the exact height of the buildings and if they are going to overlook my property.
- Would there be any green areas or the whole land will be turned into buildings
- How come there is no objection to cutting over 30 trees and plants in the existing lands?
- Why there is no setback from the conservation area shown in the official plan?

I would really appreciate it if the city of Vaughan officials, specially those who care about the environment and the health of next generation, put stop on such an unneccsary change.

We were informed that there has been so many comments from TRCA which were not answered yet! Therefore we may have to discuss this with our city councilor and then take this to media.

Please update me via email of all the upcoming discussions re this issue. Thanks.

Best regards,

Ali Zad

From: Clerks@vaughan.ca
To: [Britto, John](#)
Subject: FW: [External] 100 Steeles ave W
Date: Thursday, July 9, 2020 1:32:32 PM

From: Stella Kvaterman <e-properties@rogers.com>
Sent: Thursday, July 9, 2020 1:03 PM
To: Clerks@vaughan.ca
Subject: [External] 100 Steeles ave W

COMMUNICATION - C90
CW (PH) - July 13, 2020
ITEM # 4

Hello there,

I just wanted to express my opinion re: the upcoming project.

Even being a real estate broker with interest to have more inventory in the area, I'm strongly against this idea.

The traffic congestion is terrible as is. This project will make it unbearable.

It doesn't serve no one benefit rather than the current land owners and builders. Vaughan residents will suffer from higher density and higher traffic, also from losing their favorite shops and bakeries that currently located at that plaza and free parking.

The upcoming buildings will have the same tiny shoeboxes as every other condo recently built. They will NOT promote a family lifestyle as there will no space for a family in the majority of those units. They will NOT solve a problem of affordable housing - both owned and rental. They will create a lot of inconvenience for locals.

Rather than intensify the existing neighborhoods and making them not enjoyable anymore our Government should consider expanding a subway system (which is a total shame compare to other countries) and build new neighborhoods in outskirts of the city.

Is this project is totally unavoidable the least City can do is minimize the number of dwellings and put a limit to a minimum unit size like 750 sq ft or so to offer a living space for young local families rather than countless single tenants.

Best Regards,

Stella Kvaterman, Broker
Forest Hill Real Estate Inc., Brokerage
T: 905.709.1800
D: 416.722.4072
www.e-properties.ca
www.HomesForSale-Toronto.com

Protest Against Yonge-Steeles Developments July 2020

Office of the City Clerk
City of Vaughan
Planning files OP-20-001, Z.20.004
Planning files OP-20-002, Z.20.005
(Also Planning files OP-18-016, Z.18.028)

return: Stephen Clodman
[redacted] Tangreen Court, apt [redacted]
Toronto, ON, M2M 4B9
phone [redacted]
e-mail [redacted]

As a long time owner and resident in the nearby condominium building at [redacted] Tangreen Court, I continue to object to the proposed developments in the Yonge-Steeles area. Also refer to my letter of October 2019 to Vaughan about the Gupta / Icona proposal. I also refer here to the Salz and Mizrahi proposals.

The following five developments have been formally or informally proposed for the Yonge St - Steeles Ave W area.

- > Salz: Steeles Ave W - 1765 apartment units + retail + commercial, FSI 8.4, approx 2.0 ha
- > Mizrahi Constantine: Steeles Ave W - 2080 apartments, FSI 6.46, approx 2.4 ha
- > Gupta / Icona: Yonge-Steeles - 1900 apartments + hotel + retail, FSI approx 14, approx 1.2 ha
- > Humboldt: Yonge-Steeles - approx 2.0 ha, other details unknown
- > unnamed: Yonge-Steeles - details unknown

Estimated total: approx 10000 units + retail, commercial, hotel, approx 25000 residents on approx 10 ha

The main issue is that the density and total volume of the proposed buildings is far greater than the area can possibly carry. It is much more than the already dense "Yonge Steeles Corridor Secondary Plan" published by the city. It would be profitable for developers but very harmful for the area and its people. Let us review some particular problems:

Roads - Road capacity is essential for personal and public transit, to transport goods, and for emergency vehicles. The Yonge-Steeles intersection is already a choke point for left turning traffic at busy times. Toronto has proposed an exclusive bus lane along Steeles Ave W which would further reduce local traffic capacity. There would be many difficulties for traffic entering or leaving the developments. The construction operations for the apartment buildings would also constrict traffic. Cars would spill over onto the local side streets.

Public transit - Transit capacity is limited by the choke points at the Yonge-Steeles corner and at the Finch subway station. There is a plan to possibly extend the Yonge St subway north, but not until after the planned northeast line (Ontario line). If built, the Yonge St line will not be finished until the 2030s. Its construction would block traffic in the same way that Eglinton Ave is being blocked now by transit work.

Parking - Only about one parking space per two apartments is proposed, for example 1272 spaces for Gupta (including hotel parking) and 876 for Mizrahi. It is absurd to suggest that half the units will have no parking, with no near term rapid transit.

Health and safety - The present pandemic emphasizes dramatically the contagion threat in very dense environments. Also, if there is a fire or electrical failure or merely an elevator malfunction, older residents may be unable to get out.

Community benefits - There is no apparent provision for public parks or any other community benefits.

Children - A population of that total size will have several thousand children. There does not seem to be any place for them to play safely, or go to school.

Economics - The economics and reliability of prebuild apartment sales are questioned by wise buyers. There has already been a failure by the Gupta group at a different location. If the recession continues, or a credit crisis causes an interest rate rise, there will be bankruptcies and failures, it has happened before.

There are also specific issues about the two developments now under study:

Salz - This development appears to have a street outlet at the traffic light leading from the Centerpoint mall. This would be reasonable except that it is already too busy for traffic to turn easily at peak times. With more auto and pedestrian traffic at that point, this would become more difficult.

The density is high (FSI = 8.4). Also, the Salz proposal does not have any information about parking, public amenities, and other relevant matters.

Mizrahi - This one is even worse. Its outlet to Steeles Ave is somewhere near Tangreen Court. There is no traffic light there. Moreover, it is not allowed to put a traffic light there: When my condo association (YCC 366, 10 Tangreen Court) asked about putting a traffic light at Tangreen Court, they were told by the city of Toronto that this could not be done because a light there would be too close to the light at the Centerpoint mall, causing too much disruption between the traffic waiting at the two lights.

Bear in mind that the Steeles Avenue road allowance is entirely within the city of Toronto, meaning that traffic control on Steeles Avenue is apparently regulated by Toronto, not Vaughan or York Region.

With no traffic light, it would be difficult and unsafe for traffic turning left in or out of the property. Also, there would be a temptation for pedestrians to jaywalk dangerously across Steeles Ave to reach the bus stop at Tangreen Court.

Also, there is a lack of parking. On the sign in front of the Mizrahi property it says that there will be 2080 apartments but only 876 resident car parking spaces. With no rapid transit service there should be one space for every apartment.

Again, density is high and there are no public amenities shown.

In conclusion, these proposals should be rejected. These developments would severely impact the neighbourhood, and would be unsatisfactory for their future residents.

Yours truly

Stephen Clodman

July 8, 2020

COMMUNICATION - C92
CW (PH) - July 13, 2020
ITEM # 4By E-mail Only to developmentplanning@vaughan.caChair & Members of the Committee of the Whole
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Attn: Todd Coles, City Clerk

**Re: Committee of the Whole Meeting of July 13, 2020
Item 3.4
100 Steeles Avenue West (File Nos. OP.20.001, Z.20.004 & 19T-20V001)**

Dear Chair and Members of the Committee of the Whole,

This letter is in regards to the Official Plan and Zoning By-law Amendment applications submitted to the City of Vaughan for the property known as 100 Steeles Avenue West. The applications propose to amend the Official Plan land use designation to *Mixed Commercial & Residential Area*, amend the in-effect policies of the Thornhill Community Plan (OPA 210) and change the zoning to RA3 Residential Apartment Zone with site specific exceptions. The purpose of these amendments is to permit one mixed-use residential tower, three residential towers and one commercial block. The towers range in height from 18 to 54 storeys and the overall development would have a Floor Space Index (FSI) of 8.4 times the area of the lot.

An application for Draft Plan of Subdivision was also submitted to divide the lands into four Blocks and to create a new north-south public street.

On September 7, 2010, Vaughan City Council adopted the Yonge-Steeles Corridor Secondary Plan. The Secondary Plan was subsequently forwarded to York Region in accordance with the provisions of the *Planning Act* for approval. The matter is now under consideration by the Local Planning Appeal Tribunal (LPAT). The City of Toronto was a participant to Phase 1 of the LPAT hearing and is a party to Phase 2 of the hearing in order to support the Secondary Plan in its current form.

The City of Vaughan Council adopted Yonge-Steeles Corridor Secondary Plan, identifies the property on Schedule 2 (South) as *High-Rise Mixed Use* and *Mid-Rise Residential*. The policies for the lands designated *High-Rise Mixed Use* permit a maximum FSI of 3.5 and a maximum height of twenty-two storeys. For the portion of the lands designated *Mid-Rise Residential* a

maximum FSI of 1.5 and a maximum height of five storeys is permitted. However, for the lands designated *High-Rise Mixed Use* the maximum residential FSI is 3.0 as any floor area above this is required to be non-residential.

The development applications were circulated to the City of Toronto and City of Toronto Planning staff have provided comments (see Attachment 1). On a preliminary basis, several concerns were raised including the proposed density and heights which are significantly greater than those in the City of Vaughan Council adopted Yonge-Steeles Corridor Secondary Plan.

City of Toronto Planning staff have reviewed the report from the Acting Deputy City Manager, Planning and Growth Management to the July 13, 2020 meeting of the Committee of the Whole. City of Toronto Planning staff support the concerns raised by City of Vaughan Development Planning staff about the proposal, namely those issues identified in the report as "matters to be reviewed in greater detail". In particular, there is concern with regards to the proposed density and heights which are considerably in excess of those permitted in the City of Vaughan Council adopted Yonge-Steeles Corridor Secondary Plan. We recommend that the proposed development be modified to achieve the policies and objectives of the Council adopted Yonge-Steeles Corridor Secondary Plan.

We would appreciate receiving a copy of any Committee of the Whole or City Council decision regarding this matter.

Yours truly,



John Andreevski
Acting Director
Community Planning, North York District

Cc: Todd Coles, City Clerk (Todd.Coles@vaughan.ca)
City Clerk's Office (clerks@vaughan.ca)
Nick Spensieri, City of Vaughan Acting Deputy City Manager, Planning and Growth Management (Nick.Spensieri@vaughan.ca)
Nancy Tuckett, Senior Manager, Development Planning (Nancy.Tuckett@vaughan.ca)
Mary Caputo, Senior Planner, Development Planning (Mary.Caputo@vaughan.ca)
Ray Kallio, Solicitor, City of Toronto (Ray.Kallio@toronto.ca)

Attachment 1: City of Toronto Comments on the Original Application

Attachment 1: City of Toronto Comments on the Original Application

Guy Matthew

From: Guy Matthew
Sent: March 20, 2020 10:34 AM
To: 'Caputo, Mary'
Cc: Giulio Cescato; Ray Kallio
Subject: Re: OP.20.001, Z.20.004 & 19T-20V001 - 1st Circulation for 100 Steeles Avenue West

Hi Mary,

Thank you for circulating the 100 Steeles Avenue West application to the City of Toronto. City Planning have reviewed the application materials and have the following high level comments:

- The application should be modified to reflect the City of Vaughan's adopted (but under appeal) Yonge-Steeles Corridor Secondary Plan. Of particular concern are the proposed heights and densities which seem to be well in excess of those permitted by the Secondary Plan. We would like the applicant to demonstrate whether there is sufficient infrastructure capacity to go beyond the caps in the Secondary Plan.
- The proposed public road should align with public roads identified in the City of Toronto's draft Yonge Street North Secondary Plan. We are concerned about the overall transportation impact of the proposal on the surrounding road and transportation capacity, which is already constrained.
- The proposed development contributes to deteriorating intersection operations in the surrounding area. The intersections studied in the TIS would experience increasing delays, some to critical levels (such as Yonge and Steeles). The development would also contribute to capacity constraints on subway and bus services.
- The proposal does not thoroughly consider strategies to reduce its transportation impact and encourage alternatives to auto trips. The TIS doesn't identify what transportation demand management measures are proposed to reduce auto trips, only a list of potential measures.
- Please clarify the breakdown of proposed parking supply in the TIS, Section 10.2. It is not clear what the breakdown of residential and non-residential visitor parking spaces is, since only a combined figure has been provided. Some of the parking rates seem inconsistent, such as that between Blocks 3 and 4.
- The proposed public road with an intersection at Steeles Avenue West should be designed to maximize safety and comfort, using the City of Toronto's curb radii guidelines to minimize crossing distances and curb radii as much as appropriate.

We have provided additional comments related to servicing and transportation in the Memorandum you received from Engineering and Construction Services.

Please let me know if you have any questions.

Regards,
Guy

Guy Matthew MCIP, RPP
Senior Planner
City Planning
[City of Toronto](#)

T: (416) 393-7102

July 8, 2020

COMMUNICATION - C93

CW (PH) - July 13, 2020

By E-mail Only to developmentplanning@vaughan.ca

ITEM # 5

Chair & Members of the Committee of the Whole
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Attn: Todd Coles, City Clerk

Re: Committee of the Whole Meeting of July 13, 2020
Item 3.5
180 Steeles Avenue West (File Nos. OP.20.002 & Z.20.005)

Dear Chair and Members of the Committee of the Whole,

This letter is in regards to the Official Plan and Zoning By-law Amendment applications submitted to the City of Vaughan for the property known as 180 Steeles Avenue West. The applications propose to amend the Official Plan land use designation to *Mixed Commercial & Residential Area*, amend the in-effect policies of the Thornhill Community Plan (OPA 210) and change the zoning to RA3 Residential Apartment Zone with site specific exceptions. The purpose of these amendments is to permit four mixed-use residential towers and two residential towers in four blocks separated by private roads. The towers range in height from sixteen to forty-five storeys and the overall development would have a Floor Space Index (FSI) of 6.46 times the area of the lot.

On September 7, 2010, Vaughan City Council adopted the Yonge-Steeles Corridor Secondary Plan. The Secondary Plan was subsequently forwarded to York Region in accordance with the provisions of the *Planning Act* for approval. The matter is now under consideration by the Local Planning Appeal Tribunal (LPAT). The City of Toronto was a participant to Phase 1 of the LPAT hearing and is a party to Phase 2 of the hearing in order to support the Secondary Plan in its current form.

The City of Vaughan Council adopted Yonge-Steeles Corridor Secondary Plan, identifies the property on Schedule 2 (South) as *High-Rise Mixed Use* and *Mid-Rise Residential*. The policies for the lands designated *High-Rise Mixed Use* permit a maximum FSI of 3.5 and a maximum height of twenty-two storeys. For the portion of the lands designated *Mid-Rise Residential* a maximum FSI of 1.5 and a maximum height of five storeys is permitted. However, for the lands

designated *High-Rise Mixed Use* the maximum residential FSI is 3.0 as any floor area above this is required to be non-residential.

The development applications were circulated to the City of Toronto and City of Toronto Planning staff have provided comments (see Attachment 1). On a preliminary basis, several concerns were raised including the proposed density and heights which are significantly greater than those in the City of Vaughan Council adopted Yonge-Steeles Corridor Secondary Plan.

City of Toronto Planning staff have reviewed the report from the Acting Deputy City Manager, Planning and Growth Management to the July 13, 2020 meeting of the Committee of the Whole. City of Toronto Planning staff support the concerns raised by City of Vaughan Development Planning staff about the proposal, namely those issues identified in the report as "matters to be reviewed in greater detail". In particular, there is concern with regards to the proposed density and heights which are considerably in excess of those permitted in the City of Vaughan Council adopted Yonge-Steeles Corridor Secondary Plan. We recommend that the proposed development be modified to achieve the policies and objectives of the Council adopted Yonge-Steeles Corridor Secondary Plan.

We would appreciate receiving a copy of any Committee of the Whole or City Council decision regarding this matter.

Yours truly,



John Andreevski
Acting Director
Community Planning, North York District

Cc: Todd Coles, City Clerk (Todd.Coles@vaughan.ca)
City Clerk's Office (clerks@vaughan.ca)
Nick Spensieri, City of Vaughan Acting Deputy City Manager, Planning and Growth Management (Nick.Spensieri@vaughan.ca)
Nancy Tuckett, Senior Manager, Development Planning (Nancy.Tuckett@vaughan.ca)
Mary Caputo, Senior Planner, Development Planning (Mary.Caputo@vaughan.ca)
Ray Kallio, Solicitor, City of Toronto (Ray.Kallio@toronto.ca)

Attachment 1: City of Toronto Comments on the Original Application

Attachment 1: City of Toronto Comments on the Original Application

Guy Matthew

From: Guy Matthew
Sent: March 20, 2020 11:11 AM
To: 'Caputo, Mary'
Cc: Giulio Cascato; Ray Kallio
Subject: Re: Request for Comments - OP.20.002 & Z.20.005 -1st Circulation for 180 Steeles Avenue West

Hi Mary,

Thank you for circulating the 180 Steeles Avenue West application to the City of Toronto. City Planning have reviewed the application materials and have the following high level comments:

- The application should be modified to reflect the City of Vaughan's adopted (but under appeal) Yonge-Steeles Corridor Secondary Plan. Of particular concern are the proposed heights and densities which seem to be well in excess of those permitted by the Secondary Plan. We would like the applicant to demonstrate whether there is sufficient infrastructure capacity to go beyond the caps in the Secondary Plan.
- We are concerned about the overall transportation impact of the proposal on the surrounding road and transportation capacity, which is already constrained.
- The proposed development contributes to deteriorating intersection operations in the surrounding area. The intersections studied in the TIS would experience increasing delays, some to critical levels (such as Yonge and Steeles). The development would also contribute to capacity constraints on subway and bus services.
- The proposal does not thoroughly consider strategies to reduce its transportation impact and encourage alternatives to auto trips. The TIS doesn't identify what transportation demand management measures are proposed to reduce auto trips, only a list of potential measures.
- Full build-out of this site should only be enabled through the provision of a public road network and/or a vehicular connection through the 100 Steeles W. site, to allow access from a signalised location on Steeles.
- The TIS should account for all proposed and anticipated development in the area as background development, including the proposed 100 Steeles Avenue West site.
- Proposed private or public roads with an intersection at Steeles should be designed to maximize safety and comfort, using Toronto's curb radii guidelines to minimize crossing distances and curb radii as much as appropriate.

Please let me know if you have any questions.

Regards,
Guy

Guy Matthew MCIP, RPP
Senior Planner
City Planning
[City of Toronto](#)
T: (416) 393-7102



Deputation to Vaughan City Council
July 13, 2020
Agenda Item #5
OP.20.002
Mizrahi Constantine (180 SAW) Inc.

COMMUNICATION - C94
CW (PH) - July 13, 2020
ITEM # 5

Mayor Bevilacqua, Regional and Local Councillors, Staff, Ladies and Gentlemen:

My name is Esther Bobet and I live in the Thornhill area of Vaughan. My message to you tonight is twofold:

1. Community Services and Facilities are important and critical elements for a vibrant community and
2. Mizrahi Constantine (180 SAW) Inc. - hereafter referred to as Mizrahi - the proponent of this redevelopment proposal, has not done enough to address the gaps and insufficiencies in the supply of these important elements.

While the details of this redevelopment proposal – density, setbacks, architecture, parking, etc. – are important in the approvals process, we cannot and must not forget the ultimate purpose here - to create living space for people. And if this and the other redevelopment proposals for the Yonge-Steeles area are approved, there are going to be a lot of people coming to live here – more than 20,000 new residents in total, with the Mizrahi proposal alone accounting for an estimated 5620 new residents.

People bring life and vitality to a community. They bring resources that enhance the community, and through consumer spending, they support the economy of the community.

But they also place demands on local infrastructure. The “hard” infrastructure needs - for water and wastewater treatment, waste collection, electricity, and power - are important.

But just as important are the “soft” infrastructure needs – the community services and facilities that support the quality of life in a community.

VOP2010, Section 7.1 requires the proponent of any development with more than 50 units or 5000 m2 of floor space to prepare a Community Services and Facilities Analysis of the impacts of their development on such “soft” infrastructure elements as community and recreational centres, parks and green space, public libraries, child care centres, schools, places of worship and public and human services such as police, fire, ambulance, health care and social services.

Here are the facts: there are currently less than 1000 people living in the immediate, or study, area. There are approximately 300 current vacancies at the two nearest elementary schools, but the local secondary schools are over capacity. There is no surplus capacity at local daycare centres and no public libraries within the study area. The nearest community centre, Garnet A. Williams, is almost 1.5km away and the nearest district park, York Hill, is 1.2km away.

The Mizrahi report identifies services and facilities (schools, daycare centres, libraries, seniors’ centres, and community centres) located to the south of Steeles Avenue, in Toronto, and to the east of Yonge

Street, in Markham, as being available for the study area residents. The report acknowledges that Vaughan residents may not be able to use some of these facilities – libraries, daycare, seniors' centres, community centres in Toronto and Markham, and also schools in Toronto – because of residency requirements. The Mizrahi report lists places of worship and social service agencies but does not say if the current available capacities can meet the needs of 20,000+ new residents. However, these are all still included in the list of services and facilities.

So where will these additional 20,000+ new residents go when they need schools, daycare, social services, and recreation? Will there be enough ambulances, seniors' centres, and green space for all of them? The Mizrahi proposal doesn't consider demands on social/emergency/health services and provides no analysis to determine if the existing services will be able to manage the additional load of 20,000+ new residents.

And what about the existing residents? Will they see their community services and facilities support decrease when they are forced to compete with 20 times the number of people that will now be living in the area?

In counting resources in other municipalities and not accounting for available capacity, the proponent has greatly overestimated the available local Community Services and Facilities resources.

Consider further the issue of green space (see Appendix 1). The Yonge-Steeles Corridor Secondary Plan calls for a 50 foot wide park-like buffer – a green ribbon linear park – on the south side of Royal Palm Drive from Hilda to the southern extension of Powell Drive. Mizrahi has eliminated this parkland in its proposal. This was meant to be a transitional area from the new proposed medium rise buildings to the existing one- and two-storey homes. This linear park would have been available to, and used and enjoyed by, both existing and new residents. The proposed replacement is a small strip of one or two trees. The Design Review Committee has identified this deficiency – the proponent should heed the Committee's advice. The proposed podium rooftop "amenities" are for the exclusive use of the new building residents and are inaccessible to the existing community. There is literally no green space accommodation in this proposal. Residents, both existing and new, deserve better. Where is their green space?

These are all good questions and the proponent needs to answer them – NOW - with a plan for how they intend to address these gaps in community services and facilities that will most certainly be created with these new developments. **Even though the Mizrahi proposal is responsible for less than 28% of these new residents, Mizrahi still has a responsibility to the community as a whole to properly consider the impacts of their contribution, and to work with the other developers to create a comprehensive, coordinated and integrated plan that provides adequate community services and facilities for the WHOLE community.**

The Mizrahi report acknowledges that local schools and daycare centres are already at or exceeding capacity but it's not good enough to simply acknowledge that there are gaps in community services and facilities and defer any action to later negotiations with the City. It's not good enough to wait and see. "For later consideration or discussion with the City" is not acceptable. The time for the proponent to address these gaps is now, during the planning stage. If we wait until later, it's too late. And if the proponent doesn't have enough information on the demographics to identify the services and facilities that the expanded community will need....well, VOP2010 S.7.1 requires them to prepare a demographic

and employment profile and if the one they have prepared doesn't serve the purpose, it's time to revisit and improve that analysis.

In summary, we need the following things to happen before the proponent is permitted to proceed with their redevelopment:

1. That Mizrahi acknowledges that the existing services and facilities in the area are not sufficient to serve the expected demands of the future community;
2. That ALL developers in the area, including Mizrahi, work together NOW to create and implement a plan to fill the gaps in Community Services and Facilities; a comprehensive, coordinated and integrated plan supported by a robust demographic and employment profile; a plan that will ensure that the needs and demands of all residents, existing and new, are met;
3. That Mizrahi incorporates into their proposal the green ribbon linear park shown in the Yonge-Steeles Corridor Secondary Plan on the south side of Royal Palm Drive;
4. puts the green space back in Royal Palm Drive;
5. That Mizrahi submits a development proposal that respects the Yonge-Steeles Corridor Secondary Plan that Council approved in 2010 – a plan that is realistic and that has local community agreement and support.

In any community, the quality of life depends as much, if not more, on the services and facilities that are part of that community as it does on the size and location of one's dwelling.

Mayor Bevilacqua, Regional and Local Councillors and Staff – please ensure that the Mizrahi proposal includes a comprehensive, coordinated, and integrated plan for future Community Services and Facilities. Please ensure that the Mizrahi proposal respects the Secondary Plan, is realistic and has local community agreement and support.

Mayor Bevilacqua, Regional and Local Councillors – please respect the Yonge-Steeles Corridor Secondary Plan that you approved in 2010.

Thank you for your time.

**Deputation to Vaughan City Council
July 13, 2020
Agenda Item #5
OP.20.002
Mizrahi Constantine (180 SAW) Inc.**

Appendix 1 - Green Space Shortages

The importance of dedicated green space is critical for a healthy, active lifestyle for people of all ages. The Secondary Plan set out the following guidelines:

"3.7.7 Publicly Accessible Open Space

New development shall incorporate publicly accessible open space corridors generally as shown on Schedule 4.

4.0 PARKS AND PUBLICLY ACCESSIBLE OPEN SPACE

4.1 Location

The delineation of Parks shown on Schedule 2 is approximate and adjustments to the boundaries will not require an amendment to this Secondary Plan provided the general intent of this Plan is maintained.

4.2 Linked System

Within the Yonge-Steeles Corridor Secondary Plan there will be a linked system of Parks and publicly accessible open space, generally as shown on Schedule 4.

4.3 Form and Design

The form and design of the Parks and publicly accessible open space, shown on Schedule 4 shall facilitate:

- visual links to Yonge Street and Steeles Avenue West;
- safe environment for users;
- accessibility to all demographic and cultural groups, including people with disabilities; and
- comfort and flexibility for users during all seasons of the year.

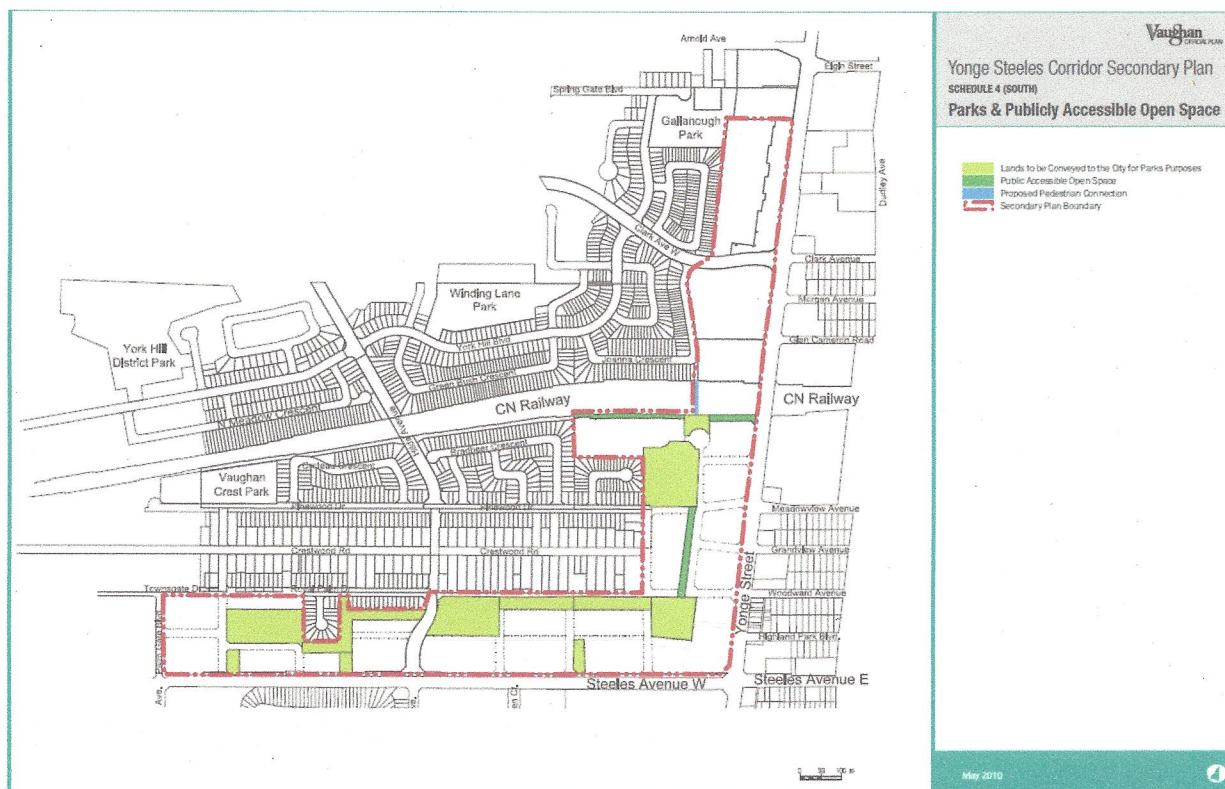
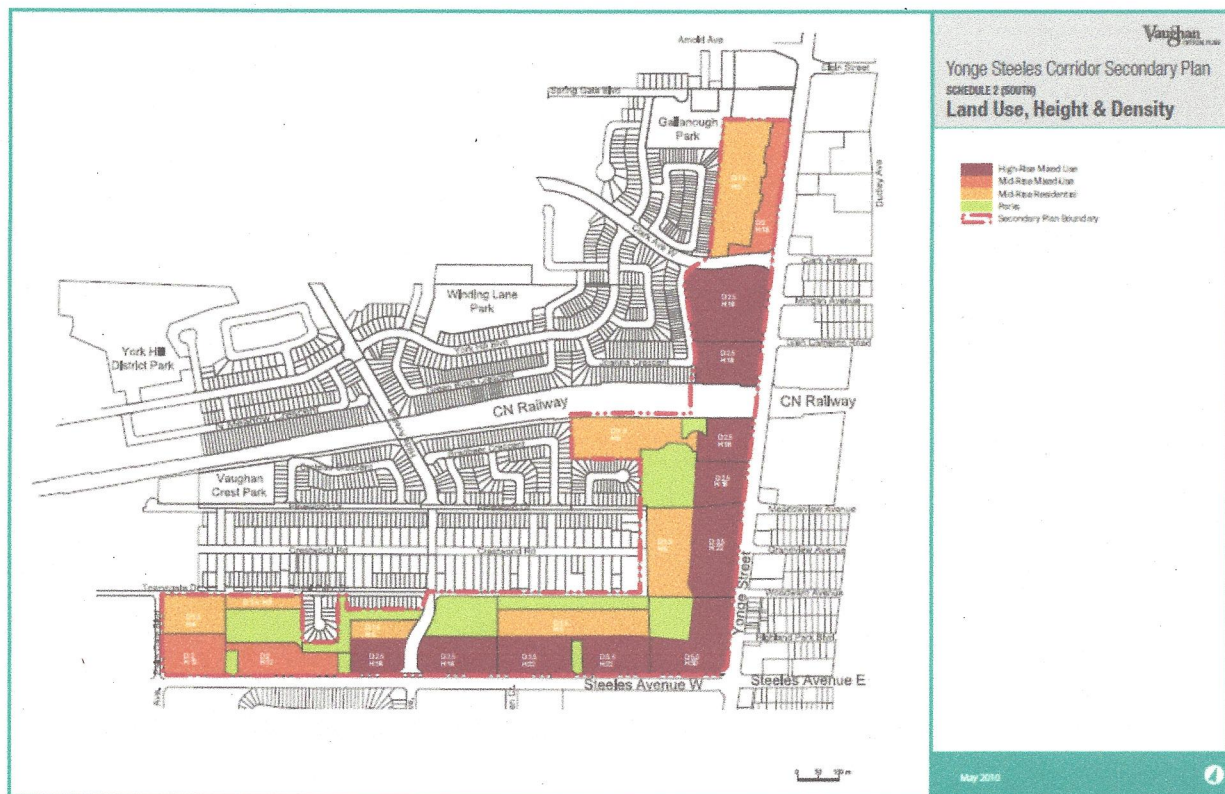
4.4 Parkland Conveyance

Parkland shall be conveyed in accordance with Official Plan policy 7.3.3.2. Lands to be conveyed for parks purposes shall be located generally in accordance with the lands shown as Parks on Schedule 4.

Any parkland required to achieve the parkland system shown on Schedule 4, which is over and above the amount that can be secured through the parkland conveyance outlined in Section 7.3.3.2 of the Official Plan, will be subject to policies outlined in Sections 7.3.3.7 and 10.1.2.8 of the Official Plan."

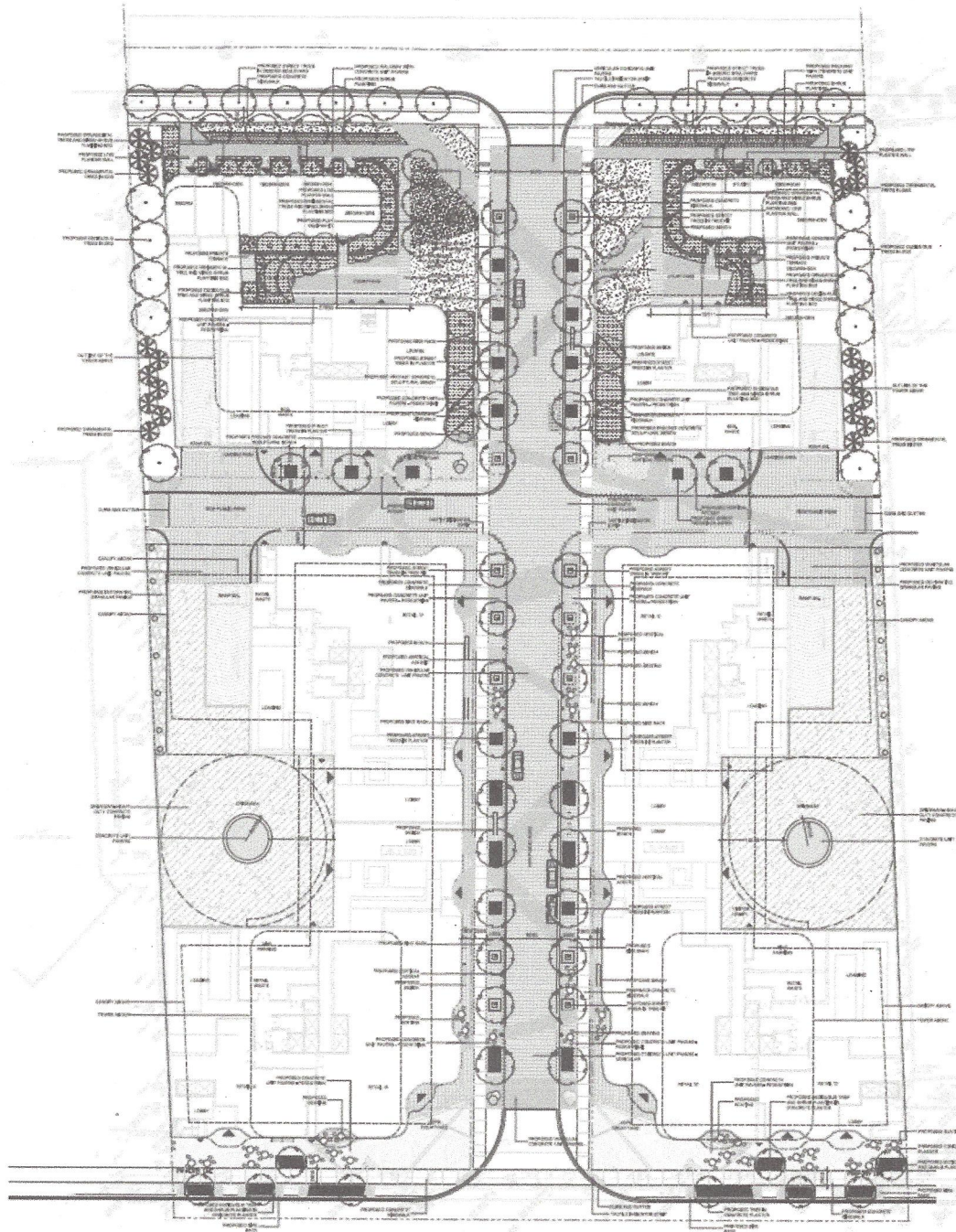
As can be seen in Schedules 2 and 4 below (marked in green), the Secondary Plan incorporated a significant portion of land in the area to serve as a green "buffer" and connector transition

between low-rise residential and the mid-rise residential properties. In particular, we note the designation of a linear park of roughly a 50-foot width on the southern side of the Royal Palm Drive Extension from Hilda to the southern extension of Powell Road.



It is therefore both surprising and glaring that the Mizrahi (Figure 1) proposal includes only a small strip of trees (two and one row, respectively) on the south side of Royal Palm for any green space, despite the very deep lot of 180 Steeles Ave West. They have instead provided podium rooftop “amenities” for the exclusive use of the building residences, but inaccessible and therefore prohibited to nearby established residences.

Figure 1: Mizrahi Detailed Site Landscaping (Urban Design and Sustainability Brief, p.87)



Mizrahi has not provided any land for public park, and any green or open space amenities and landscaping (aside from a small row of trees on the north end of the property) are all contained within and for the exclusive benefit of the new buildings. These omissions were frequently identified in the May 28, 2020 Design Review Panels for this project.

This omission of a linear park system is a missed opportunity for a significant green “ribbon” with potential amenities such as bike paths, water fountains/splash pads, sculptures, benches, playgrounds, gazebos, etc. We urge Mizrahi to reconsider their plans and design for a vibrant and substantial green ribbon linear park as envisioned and required by the Yonge-Steeles Corridor Secondary Plan.

Deputation to Vaughan City Council
July 13, 2020
Agenda Item #4
OP.20.001
Salz Corporation

COMMUNICATION - C95
CW (PH) - July 13, 2020
ITEM # 4

Mayor Bevilacqua, Regional and Local Councillors, Staff, Ladies and Gentlemen:

My name is Esther Bobet and I live in the Thornhill area of Vaughan. My message to you tonight is twofold:

1. Community Services and Facilities are important and critical elements for a vibrant community and
2. The Salz Corporation, the proponent of this redevelopment proposal, has not done enough to address the gaps and insufficiencies in the supply of these important elements.

While the details of this redevelopment proposal – density, setbacks, architecture, parking, etc. – are important in the approvals process, we cannot and must not forget the ultimate purpose here - to create living space for people. And if this and the other redevelopment proposals for the Yonge-Steeles area are approved, there are going to be a lot of people coming to live here – more than 20,000 new residents in total, with the Salz proposal alone accounting for an estimated 4800 new residents.

People bring life and vitality to a community. They bring resources that enhance the community, and through consumer spending, they support the economy of the community.

But they also place demands on local infrastructure. The “hard” infrastructure needs - for water and wastewater treatment, waste collection, electricity, and power - are important.

But just as important are the “soft” infrastructure needs – the community services and facilities that support the quality of life in a community.

VOP2010, Section 7.1 requires the proponent of any development with more than 50 units or 5000 m² of floor space to prepare a Community Services and Facilities Analysis of the impacts of their development on such “soft” infrastructure elements as community and recreational centres, parks and green space, public libraries, child care centres, schools, places of worship and public and human services such as police, fire, ambulance, health care and social services.

Here are the facts: there are currently less than 1000 people living in the immediate, or study, area. There are approximately 300 current vacancies at the two nearest elementary schools, but the local secondary schools are over capacity. There is no surplus capacity at local daycare centres and no public libraries within the study area. The nearest community centre, Garnet A. Williams, is almost 1.5km away and the nearest district park, York Hill, is 1.2km away.

The Salz report identifies services and facilities (daycare, libraries, seniors’ centres, and community centres) located to the south of Steeles Avenue, in Toronto, and to the east of Yonge Street, in Markham, as being available for the study area residents. HOWEVER, Vaughan residents cannot use these facilities and services. You must live in Toronto or Markham to access them. The Salz report also includes a list of some social service agencies and places of worship but does not say if the current

available capacities can meet the needs of 20,000+ new residents. In counting these resources, the proponent has greatly overestimated the available local Community Services and Facilities resources.

So where will these additional 20,000+ new residents go when they need schools, daycare, social services, and recreation? Will there be enough ambulances, seniors' centres, and green space for all of them? What about the existing residents? Will they see their community services and facilities support decrease when they are forced to compete with 20 times the number of people that will now be living in the area?

Consider for a moment the issue of green space (see Appendix 1). The Yonge-Steeles Corridor Secondary Plan that Vaughan Council approved in 2010 calls for a 50 foot wide park-like buffer – a green ribbon linear park – on the south side of Royal Palm Drive from Hilda to the southern extension of Powell Drive. Salz has eliminated this parkland in its proposal. This was meant to be a transitional area from the new proposed medium rise buildings to the existing one- and two-storey homes. This linear park would have been available to, and used and enjoyed by, both existing and new residents. The proposed replacement is a small strip of one or two trees. The Design Review Committee has identified this deficiency – the proponent should heed the Committee's advice. The proposed podium rooftop "amenities" are for the exclusive use of the new building residents and are inaccessible to the existing community. There is literally no green space accommodation in this proposal. Residents, both existing and new, deserve better. Where is their green space?

These are all good questions and the proponent needs to answer them – NOW - with a plan for how they intend to address these gaps in community services and facilities that will most certainly be created with these new developments. **Even though the Salz Corporation's proposal is responsible for less than 25% of these new residents, Salz still has a responsibility to the community as a whole to properly consider the impacts of their contribution, and to work with the other developers to create a comprehensive, coordinated and integrated plan that provides adequate community services and facilities for the WHOLE community.** If the proponent can find space for extra floors for the development, they should also be able to and be required to find or create space for schools, parks, community centres and libraries.

And it's not good enough to simply acknowledge that there are gaps in community services and facilities and defer any action to later negotiations with the City. It's not good enough to wait and see. "For later consideration or discussion with the City" is not acceptable. The time for the proponent to address these gaps is now, during the planning stage. If we wait until later, it's too late. And if the proponent doesn't have enough information on the demographics to identify the services and facilities that the expanded community will need....well, VOP2010 S.7.1 requires them to prepare a demographic and employment profile and if the one they have prepared doesn't serve the purpose, it's time to revisit and improve that analysis.

In summary, we need the following things to happen before the proponent is permitted to proceed with their redevelopment:

1. That Salz Corporation acknowledges that the existing services and facilities in the area are not sufficient to serve the expected demands of the future community;
2. That ALL developers in the area, including Salz Corporation, work together NOW to create and implement a plan to fill the gaps in Community Services and Facilities; a comprehensive, coordinated and integrated plan supported by a robust demographic and employment profile; a plan that will ensure that the needs and demands of all residents, existing and new, are met;
3. That Salz Corporation incorporates into their proposal the green ribbon linear park shown in the Yonge-Steeles Corridor Secondary Plan on the south side of Royal Palm Drive;

4. That Salz Corporation submits a development proposal that respects the Yonge-Steeles Corridor Secondary Plan that Council approved in 2010 – a plan that is realistic and that has local community agreement and support.

In any community, the quality of life depends as much, if not more, on the services and facilities that are part of that community as it does on the size and location of one's dwelling.

Mayor Bevilacqua, Regional and Local Councillors and Staff – please ensure that the Salz proposal includes a comprehensive, coordinated, and integrated plan for future Community Services and Facilities. Please ensure that the Salz proposal respects the Secondary Plan, is realistic and has local community agreement and support.

Mayor Bevilacqua, Regional and Local Councillors – please respect the Yonge-Steeles Corridor Secondary Plan that you approved in 2010.

Thank you for your time.

Deputation to Vaughan City Council

July 13, 2020

Agenda Item #4

OP.20.001

The Salz Corporation

Appendix 1 - Green Space Shortages

The importance of dedicated green space is critical for a healthy, active lifestyle for people of all ages. The Secondary Plan set out the following guidelines:

"3.7.7 Publicly Accessible Open Space

New development shall incorporate publicly accessible open space corridors generally as shown on Schedule 4.

4.0 PARKS AND PUBLICLY ACCESSIBLE OPEN SPACE

4.1 Location

The delineation of Parks shown on Schedule 2 is approximate and adjustments to the boundaries will not require an amendment to this Secondary Plan provided the general intent of this Plan is maintained.

4.2 Linked System

Within the Yonge-Steeles Corridor Secondary Plan there will be a linked system of Parks and publicly accessible open space, generally as shown on Schedule 4.

4.3 Form and Design

The form and design of the Parks and publicly accessible open space, shown on Schedule 4 shall facilitate:

- visual links to Yonge Street and Steeles Avenue West;
- safe environment for users;
- accessibility to all demographic and cultural groups, including people with disabilities; and
- comfort and flexibility for users during all seasons of the year.

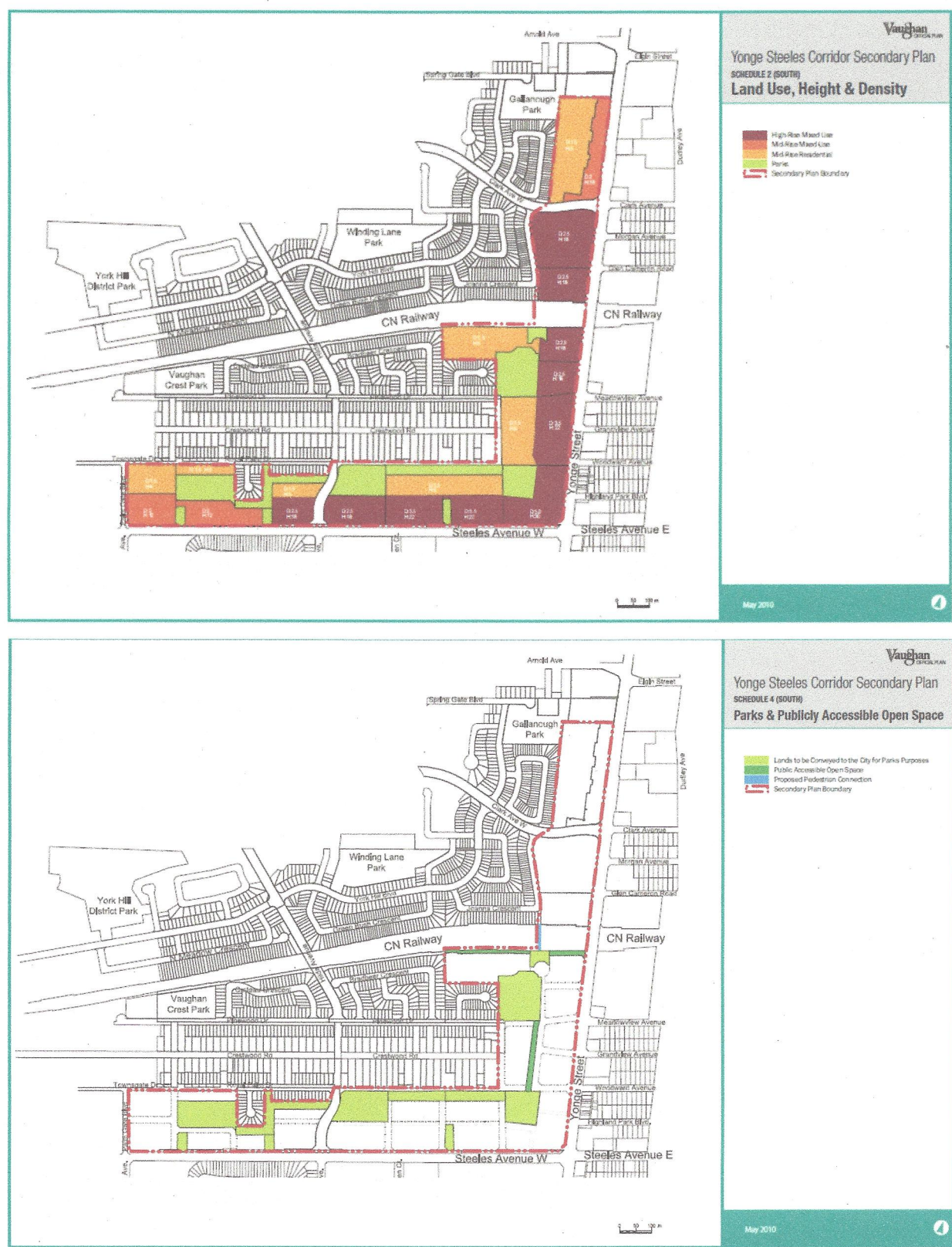
4.4 Parkland Conveyance

Parkland shall be conveyed in accordance with Official Plan policy 7.3.3.2. Lands to be conveyed for parks purposes shall be located generally in accordance with the lands shown as Parks on Schedule 4.

Any parkland required to achieve the parkland system shown on Schedule 4, which is over and above the amount that can be secured through the parkland conveyance outlined in Section 7.3.3.2 of the Official Plan, will be subject to policies outlined in Sections 7.3.3.7 and 10.1.2.8 of the Official Plan."

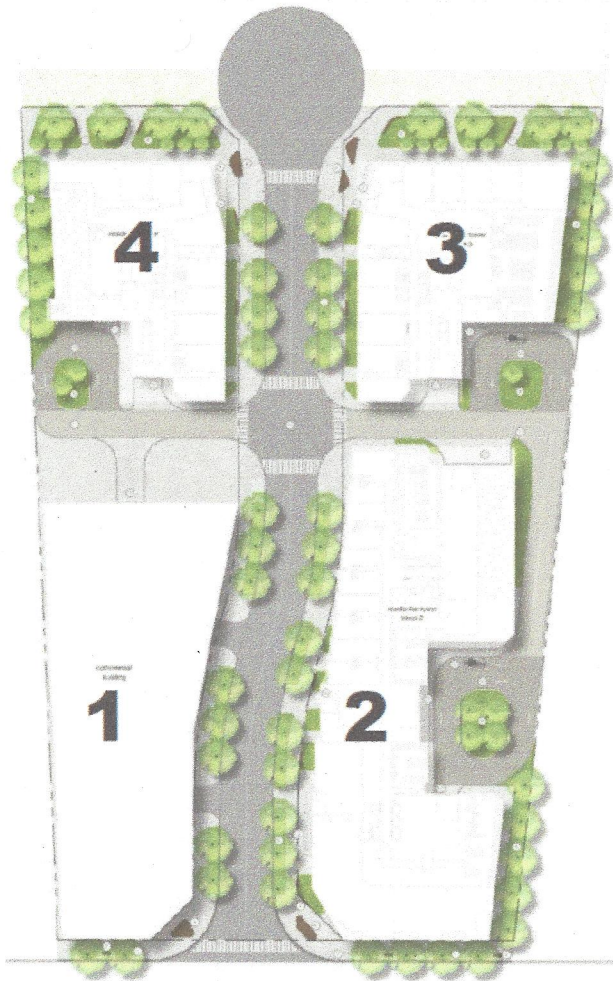
As can be seen in Schedules 2 and 4 below (marked in green), the Secondary Plan incorporated a significant portion of land in the area to serve as a green "buffer" and connector transition

between low-rise residential and the mid-rise residential properties. In particular, we note the designation of a linear park of roughly a 50-foot width on the southern side of the Royal Palm Drive Extension from Hilda to the southern extension of Powell Road.



It is therefore both surprising and glaring that the Salz (Figure 1) proposal includes only a small strip of trees (two and one row, respectively) on the south side of Royal Palm for any green space, despite the very deep lot of 100 Steeles Ave West. They have instead provided podium rooftop “amenities” for the exclusive use of the building residences, but inaccessible and therefore prohibited to nearby established residences.

Figure 1: Salz Block Layout (Planning Rationale Report, p. 17)



Salz Corporation has not provided any land for public park, and any green or open space amenities and landscaping (aside from a small row of trees on the north end of the property) are all contained within and for the exclusive benefit of the new buildings. The small north-south green strip indicated on Schedules 2 and 4 is not incorporated into the 100 Steeles Ave West proposal. These omissions were frequently identified in the May 28, 2020 Design Review Panels for this project.

This omission of a linear park system is a missed opportunity for a significant green “ribbon” with potential amenities such as bike paths, water fountains/splash pads, sculptures, benches, playgrounds, gazebos, etc. We urge the Salz Corporation to reconsider their plans and design for a vibrant and substantial green ribbon linear park as envisioned and required by the Yonge-Steeles Corridor Secondary Plan.

From: Clerks@vaughan.ca
To: [Britto, John](#)
Subject: FW: [External] Comments on Public Hearing - Proposed Official Plan Amendment File OP.20.002
Date: Thursday, July 9, 2020 5:37:14 PM

COMMUNICATION - C96
CW (PH) - July 13, 2020
ITEM # 5

From: b.pearson@rogers.com [REDACTED]
Sent: Thursday, July 9, 2020 5:36 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Comments on Public Hearing - Proposed Official Plan Amendment File OP.20.002

Dear Mr. Coles,

Re: Notice of Public Hearing

Official Plan Amendment File OP.20.002

Zoning By-Law Amendment Z.20.005

Please register my strong objection to the proposed development plans at the Yonge & Steeles neighbourhood.

The proposed density is between double and triple that allowed in the Secondary Plan and the proposed height is more than double. I attended the public meetings on the Secondary Plan when it was being prepared and I felt that the City planners had done a very good job balancing the desire for potential future development with the needs of the community.

The present proposal however completely ignores the Secondary Plan and does not enhance the existing neighbourhood. There is a lack of any facilities that would benefit the community. Furthermore it is proposed to bring an enormous number of new residents in the Yonge-Steeles area which already has major traffic problems. The major increase in residents proposed will also putting a significant strain on existing facilities/infrastructure.

I am also bothered by the fact that there has been little or no consultation with the community on this proposal and there seems to be a rush to move this through the approval process this summer.

Council needs to send the developer back to the drawing board and develop a plan that is consistent with the existing Secondary Plan. I am not opposed to

redevelopment of the site but I want to see a plan that adds positively to our great community of Thornhill which this proposed plan certainly does not.

Sincerely,

William Pearson

■ Bradbeer Crescent

Thornhill, ON L4J 5N6

From: Clerks@vaughan.ca
To: [Britto, John](#)
Subject: FW: [External] THE SALZ CORPORATION OFFICIAL PLAN AMENDMENT FILE OP.20.001 ZONING BY-LAW AMENDMENT FILE Z.20.004 DRAFT PLAN OF SUBDIVISION FILE 19T-20V001 - 100 STEELES AVENUE WEST VICINITY OF YONGE STREET AND STEELES AVENUE WEST
Date: Friday, July 10, 2020 8:38:48 AM

From: Bruce Weinert [REDACTED] COMMUNICATGION - C97
Sent: Thursday, July 9, 2020 5:44 PM CW (PH) - July 13, 2020
To: Clerks@vaughan.ca ITEM # 4
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>
Subject: [External] THE SALZ CORPORATION OFFICIAL PLAN AMENDMENT FILE OP.20.001 ZONING BY-LAW AMENDMENT FILE Z.20.004 DRAFT PLAN OF SUBDIVISION FILE 19T-20V001 - 100 STEELES AVENUE WEST VICINITY OF YONGE STREET AND STEELES AVENUE WEST

Dear Mr. Coles, City Clerk

I wish to begin my letter by indicating my displeasure with the City of Vaughan's decision to rapidly change the planned public hearings on two proposed developments (180 Steeles Ave. West and 100 Steeles Ave. West) from September to July 13, 2020. During a national state of emergency dealing with the COVID19 pandemic, there is no rational reason why Council has to urgently discuss these proposals other than one's desire to move forward with limited community involvement, a notion that goes against the lofty mission statements of the city. I would think that Council no doubts has more important issues to discuss in July than this subject.

That being said, kindly register my objection to the proposed development plan within the Yonge & Steeles neighbourhood at 100 Steeles Ave. West. While I firmly support development of the corridor, having taken part in numerous meetings during the lengthy process in developing the Yonge Steeles Corridor Secondary Plan, I believe in what was often echoed at these meetings; that the voice of the community should be heard and accommodated when required. The approved Yonge Steeles Corridor Secondary Plan does provide for higher density along Steeles that is significantly greater than the current single-family dwellings however it is not in line with the high density of a downtown Bay Street development, nor should it be. This is what the community voiced and this is what was approved by Council with the Yonge Steeles

Corridor Secondary Plan.

The proposed Salz Corporation 100 Steeles Avenue West would see construction of 4 towers with one at 54 stories and a second at 49 stories. Both these towers far exceed the Maximum Building Height of 14 storeys or 44m. Towers doubled the maximum or 28 stories while higher than planned would be better suited and would support the community atmosphere that is Thornhill. Monster towers, which are far from the norm in the area (these towers would be 20 stories higher than the World at Yonge complex) do not belong in a residential community. Granted similar towers look fine and are approved in the new Vaughan Corporate Downtown, but that area is abandoned industrial lands not single-family residential area. The City of Markham in the same Steeles corridor is proposing only 28 to 30 stories. While I appreciate statements from the local councillor Mr. Shefman that he is seeking a showcase entrance to Thornhill, his eagerness to erect edifices of double and triple the height approved in the Secondary Plan not only is insulting to residents in the community but also gives support to the theory that one can break any of the numerous official plans and ByLaws of the city to ones advantage, for example basement apartments and Airbnbs.

While understanding the desire for high-density within in proximity (will be 2 blocks once new streets are built) to the proposed new Yonge Steeles subway station, still 10 years at minimum to completion, there is no plan provided for the increase volume of traffic on Steeles due to these 54 and 49 towers, two of many being proposed along a short span of Steeles. To ignore the vehicle traffic is naive as Thornhill along with the rest of the City of Vaughan is dependent on cars, no matter how intense the city wants to be with transit. In addition, has the city looked at the traffic issue when later this year the City of Toronto removes the curb lane on both the westbound and eastbound Steeles from Yonge Street to Jane Street for bus only usage? This will raise significant issues of congestion along Steeles in addition to those caused due to the lack of construction of the extension of Royal Palm and other new secondary feeder routes.

I could list addition concerns but will leave it at these two main concerns. Thank you for providing me the opportunity to voice my concerns. Please keep me informed of

any actions Council may take on these proposals.

Bruce James Weinert

■ Swinton Crescent,
Thornhill, Ontario L4J 2W9

■

Salz Proposal Written Deputation – Height & Density

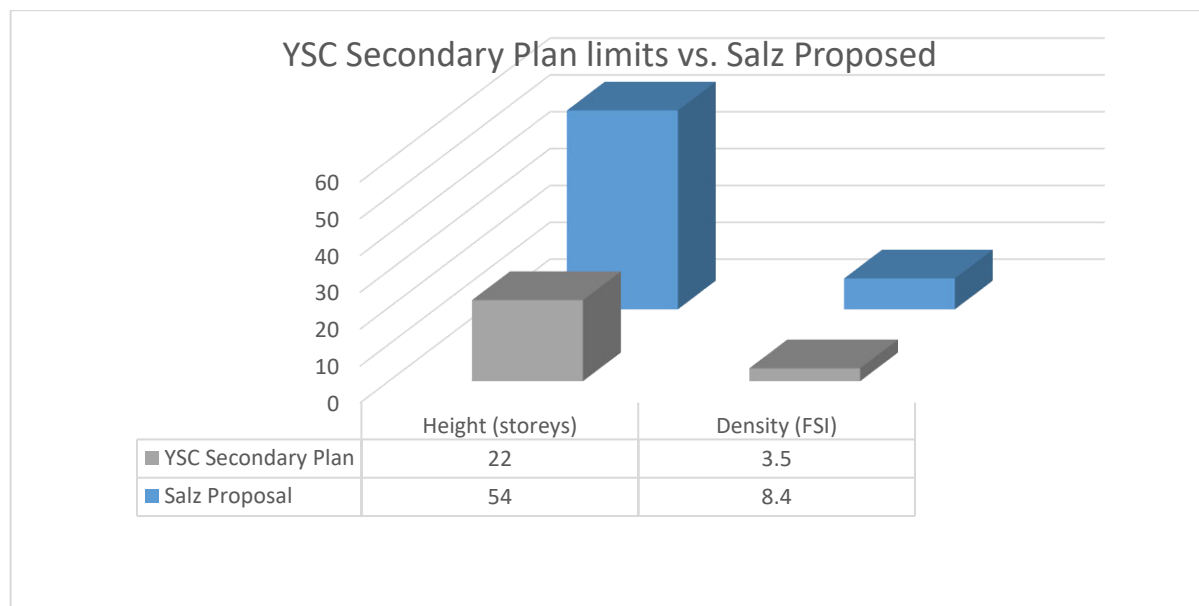
My name is Brian Gerstein, and I live at [REDACTED] Glenmanor Way. I back onto the North side of Clark Avenue between Yonge and Hilda. I have lived in Thornhill since 1999.

I'm going to focus on the most important driver of this redevelopment proposal, namely the extent and scale of this redevelopment, and how it will impact the current neighbourhood – as expressed in height and density, but shown from the ground level context. In reality, height and density determines the net number of people and their cars who are going to move into those new residential towers and clog the roads and other infrastructure, community and other public services. The more buildings, the more floors, the more residential units, and the more people who will live there. It's as simple as that.

According to the submitted reports, the Salz proposal alone will add 1,765 residential units, at a City of Toronto Census average multiplier of 2.7 people per household, or 4,766). And there are three other proposals adjacent with equal or greater numbers. So, all in all, 20,000 people added to an area of Vaughan whose immediate local population, with 230 homes, is less than 1,000. 20 times the current population, 2,000 percent. And if the actual multiplier is greater than 2.7 persons per households, for example young families, the total will be even higher. We just don't know.

Figure 1 graphically shows the disproportionate difference between the Secondary Plan limits in height and density and Salz's proposal – maximum height of 54 storeys vs. 22 allowed (245 % higher), and density of 8.4 versus 3.5 allowed. (240% higher). Double the height and over double the density.

Figure 1: Salz Proposal vs. Secondary Plan Limits



The onus is on Salz (and by extension, all of the other 3 developers) to prove by facts and logic that the Secondary Plan this Council approved does not provide enough heights and density to support intensification. If that were the case, we would expect that at least one of the submitted reports or studies would crunch those numbers and provide objective evidence. However, NONE of the submitted reports or studies contains ANY quantitative calculations or mathematical analysis to substantiate their requested heights and densities, which are DOUBLE that are allowed as of right now in the Secondary

Plan. The consultants were paid to justify whatever heights and densities the developer demanded, and they delivered. And they faithfully indicate how the proposal meets all the objectives of all provincial, regional and municipal plans and policies – except one, the Yonge-Steeles Corridor Secondary Plan.

I have included two maps to illustrate what the current area profile is like – with a 34 storey, and two 31-storey buildings that already tower over the area.

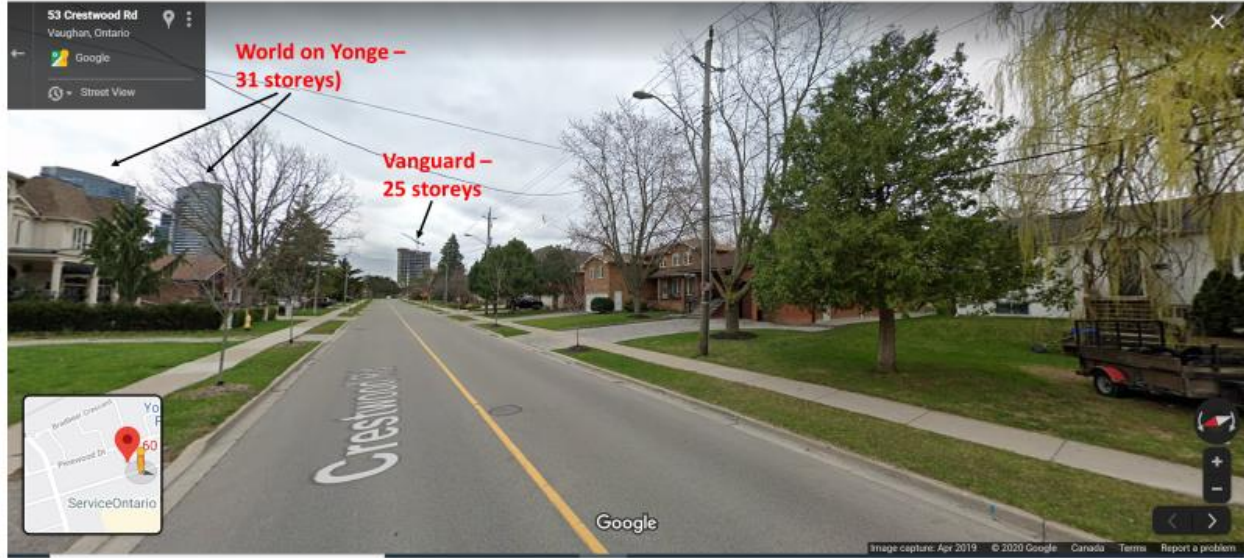
Figure 2 shows the view facing east from Hilda Avenue and Steeles. You can clearly see the World on Yonge – 2 towers of 31 storeys on the Markham side of Yonge. There is another condominium building being finished but not yet on Google Maps (Vanguard) at 25 storeys, and 2 condominiums further north (but down the hill) at 18-20 storeys.

Figure 2 – View facing east from Hilda Ave at Steeles



Figure 3 shows the ground view on Crestwood Road how the World on Yonge (31 storeys) and Vanguard (25 storeys) look from 500 metres away. I want you to appreciate the vast difference in scale between single-family homes and 31 stories. Why? Because most of the proposed buildings are near that height, and many are almost 150% of that height.

Figure 3 – street view facing east on Crestwood Road



Now let's look at what we would expect to see with the Secondary Plan, in terms of building heights and profile in Figure 4, which shows 5-storey buildings in the foreground and 22 storey buildings at Steeles. Note that you can still see the North York skyline in behind.

Figure 4 – Projected heights of 180 & 100 Steeles Ave W as per Secondary Plan

View of 180 & 100 Steeles Ave. W from Crestwood Road as per Secondary Plan



Figure 5 is a crude scale projection of what the proposed Salz buildings at 180 Steeles Ave W would look like as viewed from the south side of Crestwood Road. I want you to fully appreciate the scale of those developments, particularly the 49 and 54 storey towers, and how they exceed anything else in the area looking south. You will also notice that collectively they resemble a wall, blocking out much of the southern skyline. And this doesn't include the 2 Steeles West proposals with 65 and 52 stories, nor what Humbolt Properties next to it will propose in the near future at the left side of the photo. No more skyline in view. Of course, this doesn't show the fancy architectural features, but don't be deceived by that. It's the mass that counts, not the form.

Figure 5 – Projected perspective view of 180 & 100 Steeles Ave. West from Crestwood Road



There is another matter which I wish to bring to your attention on the proposal, as shown in Figure 6. The City's Urban Design Guide requires a 45 Degree Angular Plane from residential areas towards the nearest new building, starting at the rear property line.

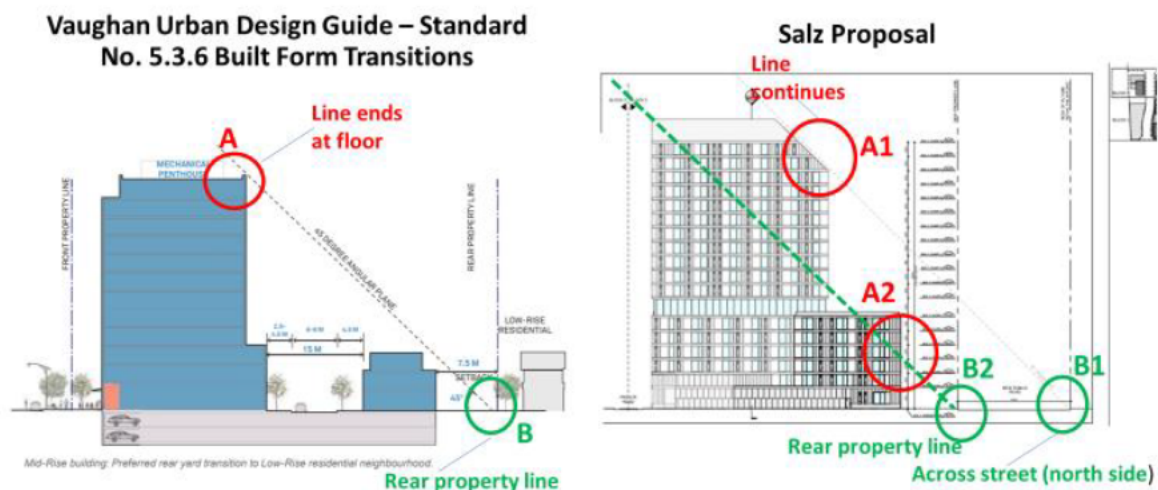
There is another matter which I wish to bring to your attention on the proposal, as shown in Figure 7. The City's Urban Design Guide requires a 45 Degree Angular Plane from residential areas towards the nearest new building, starting at the rear property line.

If you look at the right side of that figure, you will see that the Salz proposal, you will see that the 45 degree angle, marked as B1, actually starts 33 feet further north, on the north side of Royal Palm, which would be city property, and the 45 degree line intersects the mid-rise building at the 16th floor (A1). You will also see that unlike the Design Guide, which cuts off the building height at the 45 degree line intersect, the building has two extra floors using an 45-dgree angled wall. That's the first problem.

Furthermore, if the line were actually starting at the rear property line (B2), the line in green dashes would intersect the first building at A2, the 3rd floor, meaning only a three storey height is possible.

Whether these two errors were deliberate or accidental doesn't matter, but they dramatically changes what height would be allowed with the current setback from the rear property line.

45 Degree Angle Variances – Errors add height



Benchmarks for height and density

The other argument made in the Planning Justification Report and Urban Design and Sustainability Brief is that Yonge-Steeles is a Primary Centre under the 2010 VOP. Table 1 shows that to date, only 2 of those primary centres besides the Vaughan Metropolitan Centre have approved Secondary Plans. They both either have or assume a TTC Subway Station and the necessary density to support those stations' usage. Those are the Steeles West and Yonge-Steeles. So while the City has the VMC and 5 Primary Centres, the only useful benchmark comparators are Steeles West and the VMC. Steeles West has a height limit of 30 stories, with a lower density limit than Yonge & Steeles, and the VMC only 35 storeys.

Table 1: VMC and Primary Centre Height and Density Comparison

Name	Height Limit (max.)	Max. approved	FSI Density Limit (max.)	FSI Max. approved	Context/Other Features
Vaughan Metropolitan Centre (VMC) – Secondary Plan	35	60 (171%)	6.0	12.9 (215%)	VMC Subway station (terminus) and Vaughan downtown
Bathurst & Centre St. (Thornhill Town Centre)/Promenade Secondary Plan	22	35 (159%)	2.7	4.4 (163%)	Promenade Bus Terminal Regional Mall (Promenade)

Jane St. & Major Mackenzie Dr. (Mackenzie Health Campus)	n/a		n/a		Health Centre
Steeles West	30		4.0		Black Creek Pioneer Village Subway station
Vaughan Mills Business Centre (SP11.7)	10		2.0		Regional Mall (Vaughan Mills)
Weston Rd. & Highway 7	n/a	33	n/a	4.59	
Yonge St. & Steeles Ave. (SP 11.3)	5-22-30		1.5/3.5/5.0		Yonge-Steeles Subway station
180 Steeles Ave. W.	16, 16, 25, 29,39,45	TBD	6.46	TBD	
100 Steeles Ave. W	5,18,18, 49,54	TBD	8.40	TBD	
2 Steeles Ave. W.	52,65	TBD	12.9	TBD	

Height comparisons

Finally, the other question that has to be asked and answered is how the proposed building heights compare to others in Vaughan, the “me too” method which is used to rationalize similar heights. Figure 8 is a map of all buildings, proposed, under construction, or built that would meet or exceed 45 storeys in Vaughan. The ONLY cluster of buildings with these heights are located in the VMC, which is of course Vaughan’s downtown and a subway terminus. The highest building at the VMC was approved at 175% of the allowed height. Salz wants 245%. The circle on the right side is Yonge & Steeles – the Gupta proposal, which is for 52 and 65 storeys. The Salz proposal hasn’t been loaded yet, so it doesn’t show up. One other interesting thing you will notice is what isn’t there – Steeles West at Black Creek Pioneer Station. In fact, the tallest building at or around that station is 4001 Steeles Ave West, at 17 stories.

The only comparable benchmark for height to Yonge and Steeles (with a proposed subway station that is not a terminus) is Steeles West, and the Secondary Plan for Steeles West includes maximum heights of 30 stories and 4.0 density. The VMC is both Vaughan’s downtown, as well as a current subway terminus, so it should have the highest limits of any area in Vaughan by a long shot.

Figure 8: Map of 54-storey buildings in Vaughan

Comparison of Salz Proposed Height (165m~54 storeys) vs. Vaughan locations

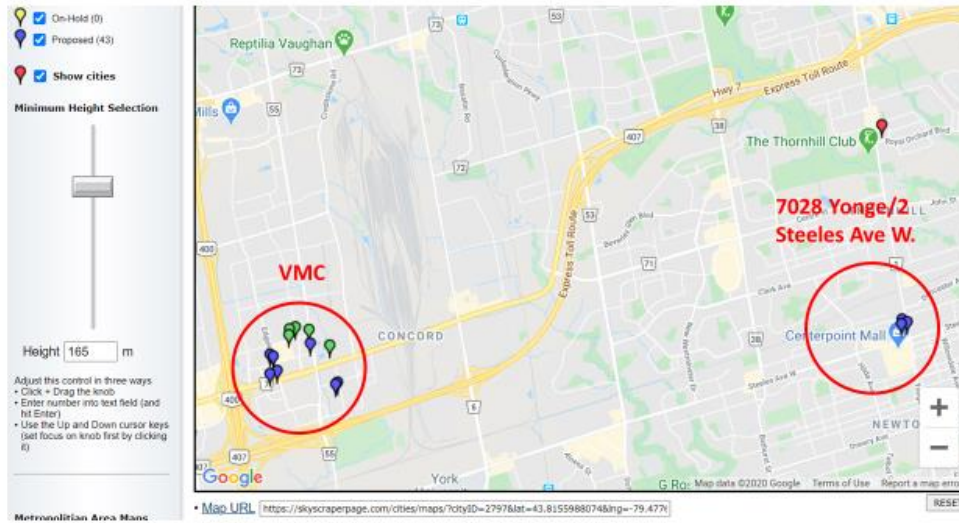
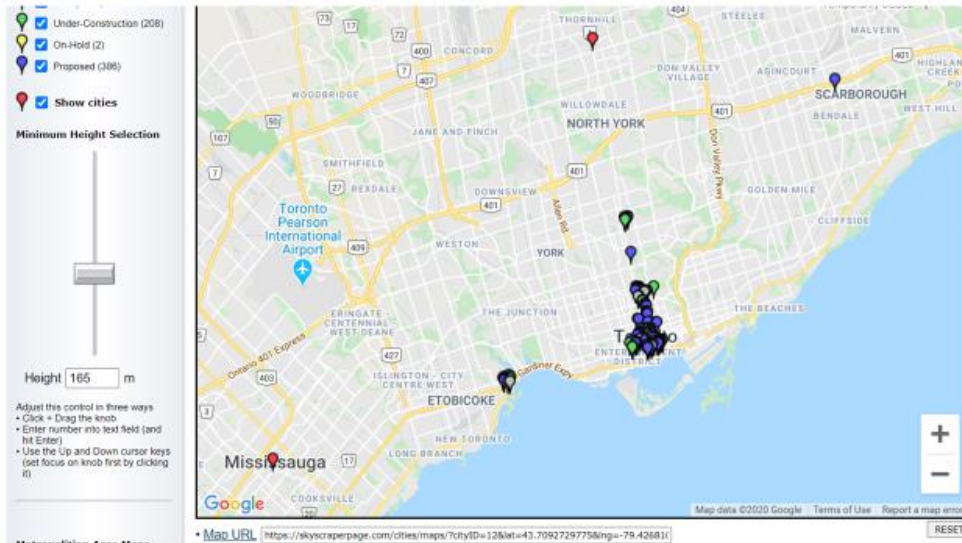


Figure 9: - Salz proposed heights compared to City of Toronto locations

Salz proposal (165m~54 storeys) compared to City of Toronto



Yonge-Steeles may be a cross-road of two major arteries, and straddle three municipalities, but it is NOT the VMC, it's NOT Yonge & Sheppard, it's NOT Yonge & Eglinton. Its proposed subway station is not a terminus, nor does it have another subway or LRT line running across Steeles, nor is Centrepoint a major regional mall like Scarborough Town Centre. So let's be realistic in our comparisons, and not fall into Edifice Complex. Unless you want to relocate the Vaughan Metropolitan Centre to Yonge & Steeles, I

ask you to respect the Secondary Plan you approved in 2010, and tell Salz to respect it too. 22 and 5 stories are sufficient and manageable within existing infrastructure.

In conclusion, Salz hasn't provided any quantitative evidence that the Secondary Plan's height and density cannot meet provincial, regional and municipal policies. I have shown you how dramatically the proposed buildings visually overwhelm the local residential neighbourhood, in gross disproportion. I have shown you that if you try to compare "apples to apples", you cannot compare Yonge & Steeles to the VMC, nor any major intersections in the City of Toronto. The proposed heights and density are not grounded in reality, just greed. I urge you to tell Salz to respect the Secondary Plan Council approved only 10 years ago or redo it with community input and agreement.

From: Clerks@vaughan.ca
To: [Britto, John](#)
Subject: FW: July 13, File OP.19.011, Zoning amendment file Z.19.033
Date: Friday, July 10, 2020 8:47:51 AM
Attachments: [image001.png](#)
[Deputation Form - Electronic Meeting File Z.19.033 .pdf](#)

COMMUNICATION - C99
CW (PH) - July 13, 2020
ITEM # 2

From: Lesia Morozova [REDACTED]
Sent: Thursday, July 9, 2020 6:59 PM
To: Clerks@vaughan.ca
Subject: [External] Re: July 13, File OP.19.011, Zoning amendment file Z.19.033

Please find attached the Deputation Form for Alex and Lesia Morozov.

WE did not receive any communication via email about this meeting, which is very strange as we got the previous one, so I am not sure which agenda item to input. I added the file number.

Regards,
Lesia Morozova
[REDACTED] Riverside Dr
[REDACTED]

From: Canestraro, Laura <Laura.Canestraro@vaughan.ca>
Sent: July 9, 2020 5:39 PM
To: [REDACTED]
Subject: FW: July 13, File OP.19.011, Zoning amendment file Z.19.033

Good Evening,

If you would like to make an **electronic deputation via teleconference (through a computer, app or by phone)** live during the meeting, please fill out the attached Deputation Form and submit to clerks@vaughan.ca before the deadline of July 10th, 2020, noon 12:00 p.m.

For additional information on communications and deputations, please see our Speaking to Council webpage link:

<https://www.vaughan.ca/council/Pages/Speaking-to-Council.aspx>

For other inquiries regarding this Public Hearing meeting, please contact the administrator, John Britto, john.britto@vaughan.ca

Thank you

City of Vaughan | Office of the City Clerk

2141 Major Mackenzie Drive, Vaughan, Ontario, L6A 1T1

vaughan.ca

From: Britto, John <John.Britto@vaughan.ca>

Sent: Thursday, July 9, 2020 5:26 PM

To: Clerks@vaughan.ca

Subject: RE: July 13, File OP.19.011, Zoning amendment file Z.19.033

Please send her information about making a Deputation. Thanks

John Britto

Council / Committee Administrator

P: 905-832-8585 Ext. 8637 | john.britto@vaughan.ca

City of Vaughan | Office of the City Clerk

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>

Sent: Thursday, July 9, 2020 5:19 PM

To: Britto, John <John.Britto@vaughan.ca>

Subject: FW: July 13, File OP.19.011, Zoning amendment file Z.19.033

From: Lesia Morozova [REDACTED]

Sent: Thursday, July 9, 2020 5:17 PM

To: Clerks@vaughan.ca; Alex Morozov [REDACTED]

Subject: [External] Fw: July 13, File OP.19.011, Zoning amendment file Z.19.033

Good afternoon,

I was notified that the hearing has been rescheduled for July 13.

Please note that I would like to be able to speak at the meeting, along with other residents of Riverside Dr who are negatively impacted by File OP.19.011, Zoning amendment file Z.19.033.

Could you please confirm that time is added to review concerns of all Residents of Riverside Dr. There will be more than one person.

Regards,

Lesia Morozova,

Riverside [REDACTED]
[REDACTED]

From: Lesia Morozova

Sent: May 14, 2020 6:15 PM

To: clerks@vaughan.ca <clerks@vaughan.ca>

Subject: May 26 meeting st 7:00 pm, File OP.19.011, Zoning amendment file Z.19.033

Hi, I would like to be able to speak at the meeting, along with other residents of Riverside Dr who are negatively impacted by File OP.19.011, Zoning amendment file Z.19.033.

Please let me know if the only option is to submit oral submission, don't they have a conference bridge?

Could you please also confirm which legislation allows to change Open Space Conservation zone to high rise residential

We are opposing the change suggested as its negatively impacts all residents:

I) Five storeys in stead on 3 storeys is a drastic change, which would impact everyone's privacy.

ii) Higher floor index means more dense coveredge;

and the most alarming is a change of zoning for " OS1 Open Space Conservation Zone", which should be out of the question. We regularly see deers going along the river south and north, there are beautiful mature trees that take 100 years to grow. We will oppose turning Woodbridge into high dense residential area with no conservation space.

Why the nature has to suffer for a small group of people financial benefit and our quality of life and our land price should go down? This is not a project that creates new jobs or more tax dollars for the city of Vaughan.

Regards,

Lesia and Alex Morozov

■ Riverside Dr

■

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.

Mizrahi Proposal Written Deputation – Height & Density

My name is Brian Gerstein, and I live at [REDACTED] Glenmanor Way. I back onto the North side of Clark Avenue between Yonge and Hilda. I have lived in Thornhill since 1999.

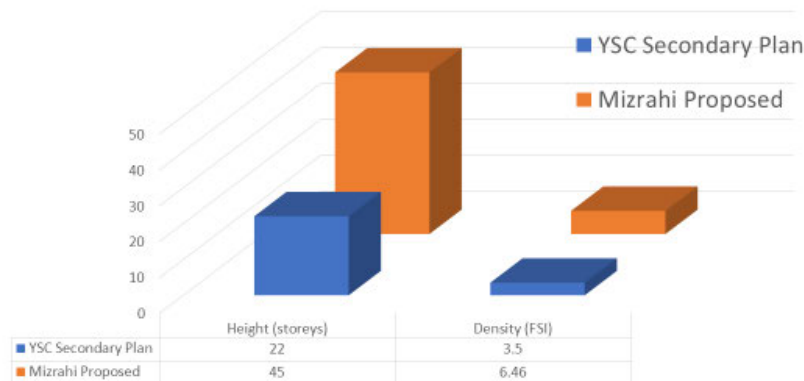
I'm going to focus on the most important driver of this redevelopment proposal, namely the extent and scale of this redevelopment, and how it will impact the current neighbourhood – as expressed in height and density, but shown from the ground level context. In reality, height and density determines the net number of people and their cars who are going to move into those new residential towers and clog the roads and other infrastructure, community and other public services. The more buildings, the more floors, the more residential units, and the more people who will live there. It's as simple as that.

According to the submitted reports, the Mizrahi proposal alone will add 2,080 residential units, at a City of Toronto Census average multiplier of 2.7 people per household, or 5,616 people. And there are three other proposals adjacent with equal or greater numbers. So, all in all, 20,000 people added to an area of Vaughan whose immediate local population, with 230 homes, is less than 1,000. 20 times the current population, 2,000 percent. And if the actual multiplier is greater than 2.7 persons per households, for example young families, the total will be even higher. We just don't know.

Figure 1 graphically shows the disproportionate difference between the Secondary Plan limits in height and density and Mizrahi's proposal – maximum height of 45 storeys vs. 22 allowed (205% higher), and density of 6.46 versus 3.5 allowed (175% higher). Double the height and almost double the density.

Figure 1: Mizrahi Proposal vs. Secondary Plan Limits

Mizrahi Proposal vs. Secondary Plan limits



The onus is on Mizrahi (and by extension, all of the other 3 developers) to prove by facts and logic that the Secondary Plan this Council approved does not provide enough heights and density to support intensification. If that were the case, we would expect that at least one of the submitted reports or

studies would crunch those numbers and provide objective evidence. However, NONE of the submitted reports or studies contains ANY quantitative calculations or mathematical analysis to substantiate their requested heights and densities, which are DOUBLE that are allowed as of right now in the Secondary Plan. The consultants were paid to justify whatever heights and densities the developer demanded, and they delivered. And they faithfully indicate how the proposal meets all the objectives of all provincial, regional and municipal plans and policies – except one, the Yonge-Steeles Corridor Secondary Plan.

I have included two maps to illustrate what the current area profile is like – with a 34 storey, and two 31-storey buildings that already tower over the area.

Figure 2 shows the view facing east from Hilda Avenue and Steeles. You can clearly see the World on Yonge – 2 towers of 31 storeys on the Markham side of Yonge. There is another condominium building being finished but not yet on Google Maps (Vanguard) at 25 storeys, and 2 condominiums further north (but down the hill) at 18-20 storeys.

Figure 2 – View facing east from Hilda Ave at Steeles



Figure 3 shows the ground view on Crestwood Road how the World on Yonge (31 storeys) and Vanguard (25 storeys) look from 500 metres away. I want you to appreciate the vast difference in scale between single-family homes and 31 stories. Why? Because most of the proposed buildings are near that height, and many are almost 150% of that height.

Figure 3 – street view facing east on Crestwood Road



Now let's look at what we would expect to see with the Secondary Plan, in terms of building heights and profile in Figure 4, which shows 5-storey buildings in the foreground and 22 storey buildings at Steeles. Note that you can still see the North York skyline in behind.

Figure 4 – Projected heights of 180 & 100 Steeles Ave W as per Secondary Plan

View of 180 & 100 Steeles Ave. W from Crestwood Road as per Secondary Plan



Figure 5 is a crude scale projection of what the proposed Mizrahi buildings at 180 Steeles Ave W would look like as viewed from the south side of Crestwood Road. I want you to fully appreciate the scale of those developments, particularly the 39 and 45 storey towers, and how they exceed anything else in the area looking south. You will also notice that collectively they resemble a wall, blocking out much of the southern skyline. And this doesn't include the 2 Steeles West proposals with 65 and 52 stories, nor what Humbolt Properties next to it will propose in the near future at the left side of the photo. No more skyline in view. Of course, this doesn't show the fancy architectural features, but don't be deceived by that. It's the mass that counts, not the form.

Figure 5 – Projected perspective view of 180 & 100 Steeles Ave. West from Crestwood Road



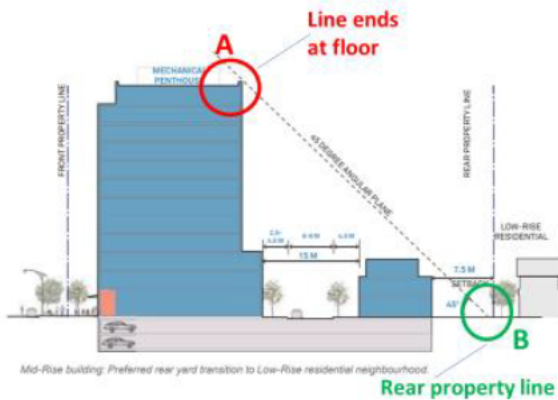
There is another matter which I wish to bring to your attention on the proposal, as shown in Figure 6. The City's Urban Design Guide requires a 45 Degree Angular Plane from residential areas towards the nearest new building, starting at the rear property line.

If you look at the right side of that figure, you will see that the Mizrahi proposal, you will see that the 45 degree angle, marked as B1, actually starts 33 feet further north, on the north side of Royal Palm, which would be city property, and the 45 degree line intersects the mid-rise building at the 16th floor (A1). But if the line were actually starting at the rear property line (B2), the line would intersect the first building at A2, the 4th floor, meaning only a four storey height is possible, and not 16. Whether this error was deliberate or accidental doesn't matter, but it dramatically changes what height would be allowed with the current setback from the rear property line.

Figure 6 – 45 Degree Angular Variances - Errors add height

45 Degree Angle Variances – Errors add height

Vaughan Urban Design Guide – Standard
No. 5.3.6 Built Form Transitions



Mizrahi Proposal



Benchmarks for height and density

The other argument made in the Planning Justification Report and Urban Design and Sustainability Brief is that Yonge-Steeles is a Primary Centre under the 2010 VOP. Table 1 shows that to date, only 2 of those primary centres besides the Vaughan Metropolitan Centre have approved Secondary Plans. They both either have or assume a TTC Subway Station and the necessary density to support those stations' usage. Those are the Steeles West and Yonge-Steeles. So while the City has the VMC and 5 Primary Centres, the only useful benchmark comparators are Steeles West and the VMC. Steeles West has a height limit of 30 stories, with a lower density limit than Yonge & Steeles, and the VMC only 35 storeys.

Table 1: VMC and Primary Centre Height and Density Comparison

Name	Height Limit (max.)	Max. approved	FSI Density Limit (max.)	FSI Max. approved	Context/Other Features
Vaughan Metropolitan Centre (VMC) – Secondary Plan	35	60 (171%)	6.0	12.9 (215%)	VMC Subway station (terminus) and Vaughan downtown
Bathurst & Centre St. (Thornhill Town Centre)/Promenade Secondary Plan	22	35 (159%)	2.7	4.4 (163%)	Promenade Bus Terminal Regional Mall (Promenade)
Jane St. & Major Mackenzie Dr. (Mackenzie Health Campus)	n/a		n/a		Health Centre

Steeles West	30		4.0		Black Creek Pioneer Village Subway station
Vaughan Mills Business Centre (SP11.7)	10		2.0		Regional Mall (Vaughan Mills)
Weston Rd. & Highway 7	n/a	33	n/a	4.59	
Yonge St. & Steeles Ave. (SP 11.3)	5-22-30		1.5/3.5/5.0		Yonge-Steeles Subway station
180 Steeles Ave. W.	16, 16, 25, 29,39,45	TBD	6.46	TBD	
100 Steeles Ave. W	5,18,18, 49,54	TBD	8.40	TBD	
2 Steeles Ave. W.	52,65	TBD	12.9	TBD	

Height comparisons

Finally, the other question that has to be asked and answered is how the proposed building heights compare to others in Vaughan, the “me too” method which is used to rationalize similar heights. Figure 8 is a map of all buildings, proposed, under construction, or built that would meet or exceed 45 storeys in Vaughan. The ONLY cluster of buildings with these heights are located in the VMC, which is of course Vaughan’s downtown and a subway terminus. The highest building at the VMC was approved at 175% of the allowed height. Mizrahi wants 205%. The circle on the right side is Yonge & Steeles – the Gupta proposal, which is for 52 and 65 storeys. The Mizrahi proposal hasn’t been loaded yet, so it doesn’t show up. One other interesting thing you will notice is what isn’t there – Steeles West at Black Creek Pioneer Station. In fact, the tallest building at or around that station is 4001 Steeles Ave West, at 17 stories.

The only comparable benchmark for height to Yonge and Steeles (with a proposed subway station that is not a terminus) is Steeles West, and the Secondary Plan for Steeles West includes maximum heights of 30 stories and 4.0 density. The VMC is both Vaughan’s downtown, as well as a current subway terminus, so it should have the highest limits of any area in Vaughan by a long shot.

Figure 8 – Map of 45+ storey buildings in Vaughan

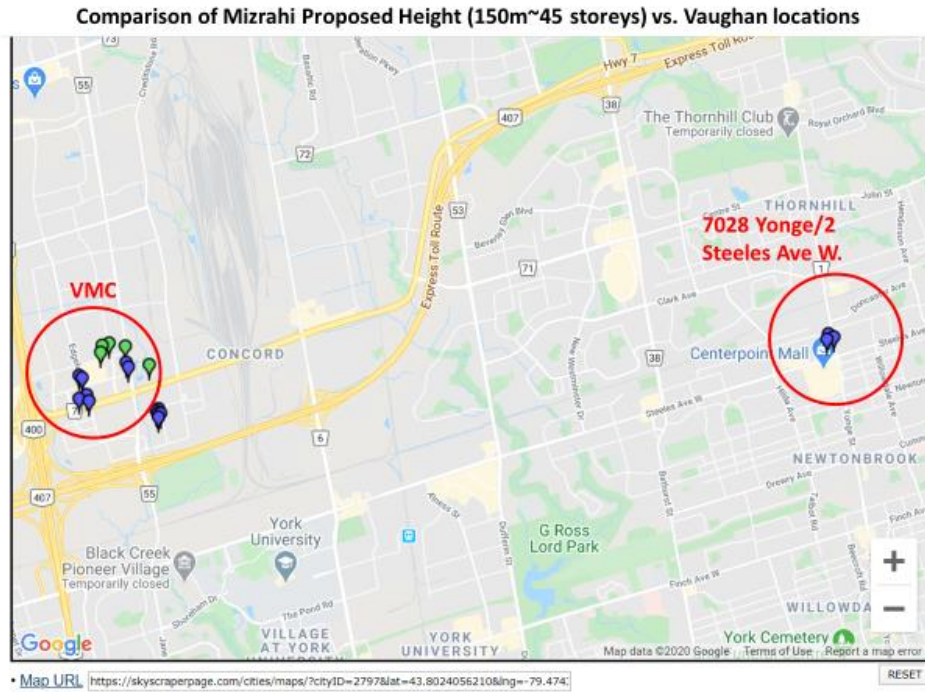
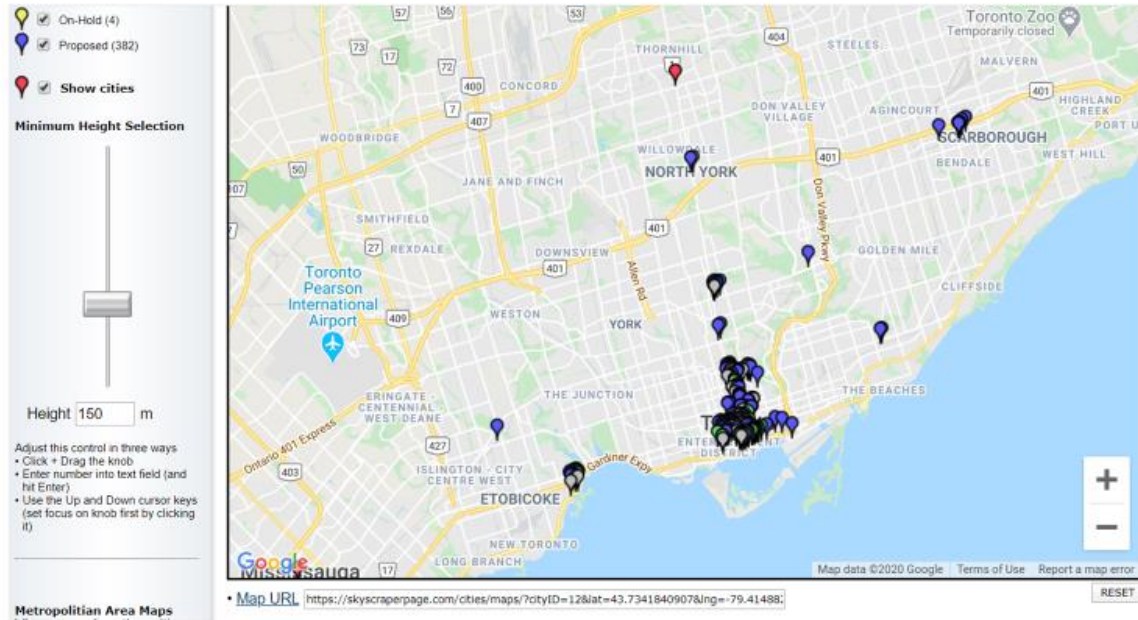


Figure 9 compares 45 storeys to the City of Toronto. The nearest 45 storey building, the Hullmark Centre, is at Yonge & Sheppard, with the Sheppard subway line running east from Yonge. You have to go all the way down to Eglinton (with the Crosstown LRT) going east-west. The next further south are 2 buildings at Yonge and St. Clair, then Yonge & Bloor, which is considerably more urbanized. Going east, the nearest 45 storey+ building is at the Scarborough Town Centre, a major regional mall.

Figure 9 – Mizrahi proposed heights compared to City of Toronto locations

Mizrahi proposal (150m~45 storeys) compared to City of Toronto



Yonge-Steeles may be a cross-road of two major arteries, and straddle three municipalities, but it is NOT the VMC, it's NOT Yonge & Sheppard, it's NOT Yonge & Eglinton. Its proposed subway station is not a terminus, nor does it have another subway or LRT line running across Steeles, nor is Centrepont a major regional mall like Scarborough Town Centre. So let's be realistic in our comparisons, and not fall into Edifice Complex. Unless you want to relocate the Vaughan Metropolitan Centre to Yonge & Steeles, I ask you to respect the Secondary Plan you approved in 2010, and tell Mizrahi to respect it too. 22 and 5 stories are sufficient and manageable within existing infrastructure.

In conclusion, Mizrahi hasn't provided any quantitative evidence that the Secondary Plan's height and density cannot meet provincial, regional and municipal policies. I have shown you how dramatically the proposed buildings visually overwhelm the local residential neighbourhood, in gross disproportion. I have shown you that if you try to compare "apples to apples", you cannot compare Yonge & Steeles to the VMC, nor any major intersections in the City of Toronto. The proposed heights and density are not grounded in reality, just greed. I urge you to tell Mizrahi to respect the Secondary Plan Council approved only 10 years ago or redo it with community input and agreement.

From: Clerks@vaughan.ca
To: [Britto, John](#)
Subject: FW: [External] Yonge/Steele Projects
Date: Friday, July 10, 2020 8:48:58 AM

From: [REDACTED]
Sent: Thursday, July 9, 2020 7:46 PM
To: Clerks@vaughan.ca
Subject: [External] Yonge/Steele Projects

COMMUNICATION - C101
CW (PH) - July 13, 2020
ITEMS 4 AND 5

We lived in this area for over 30 years. Although we are not opposed to improvements and condos being built, yet we are opposed to the density and heights of the condos when all the developments are finished. In addition, the traffic in this conner will be really unimaginable. As it is now on Yonge North of Steeles, cars are coming in and out of Petro Canada, two car dealers, Galleria and others. We prefer to turn around to use Hilda, then southbound on to Steeles. The City of Vaughan, up where you are, so much more wide open, must seriously make justifiable, applicable and correct decisions.

Annie Dew
[REDACTED] Pinewood Drive, Thornhill

From: Clerks@vaughan.ca
To: [Britto, John](#)
Subject: FW: Official Plan Amendment File:I OP.19 011, Zoning bylaw Amendment File Z .19.033
Date: Friday, July 10, 2020 8:59:40 AM

COMMUNICATION - C102
CW (PH) - July 13, 2020
ITEM # 2

From: Diego muzzatti [REDACTED]
Sent: Thursday, July 9, 2020 9:34 PM
To: Clerks@vaughan.ca
Subject: [External] Fw: Official Plan Amendment File:I OP.19 011, Zoning bylaw Amendment File Z .19.033

Sent from my BlackBerry — the most secure mobile device — via the Bell Network

We of [REDACTED] Riverside Dr are very disturbed and very much opposed to this application that requests re designation of portions of the subject lands that are currently zoned valley lands and protected by conservation authority is absurd.

These lands currently and have been historically rich with species of tree, plant, honeybees and animals. Home to Blue Herons, beavers, salmon, muskets, and a variety of rare birds , deer and rabbits. As a resident of Woodbridge for 49 years I have noticed a resurgence of wildlife specific to this area. The trees and cleaner river :ave become an excellent source of oxygen and breeding grounds for this resurgence The wildlife sightings in this area have become priceless on the young and old in the Pine Grove area. To encroach or Be abutting this lands and distrub all we have left of once pristine valley lands so that an optimistic out of town developer is able to increase margins is simply irresponsible. How would would this even be considered 20 years ago. Please consider the future generations of this sanctuary and the one's that are currently provided this natural reality that is truly for everyone's benefit. Please decline this request and save our valley lands.

D. Muzzatti

Sent from my BlackBerry — the most secure mobile device — via the Bell Network

Written Submission to Council

Re: Salz Item #4, OPA 20.001

COMMUNICATION - C103

CW (PH) - July 13, 2020

ITEM # 4

Dear Council,

My name is Ara Movsessian, I have been a Thornhill resident for the past 10 years and have lived in the Yonge and Steeles area that entire time, previously on Woodward Avenue, and for the past 5 years, I have lived with my young family at [REDACTED] Crestwood Road. We live on one of the [REDACTED] foot lots that back onto the Salz proposed developments and the proposed Royal Palm extension.

I believe the first priority should be to build the Royal Palm extension along with the necessary planting and cultivating of a green space buffer per the Yonge Steeles corridor approved plan, ahead of any development along Steeles. This would allow development of either townhomes or stacked townhomes across the stretch of Royal Palm, which serves as both a mitigant against the drop in values of Crestwood property owners due to the proximity to proposed towers, as well as welcoming more families to the area with properties having larger living spaces, more conducive to families than the proposed highrise developments with a high degree of 1-2 bedroom units and small square footage. It is also incredibly important for traffic flow to have through roads in the area and a proper Royal Palm extension, not a temporary road or cul de sacs, should be an early stage immediate priority.

I have a number of concerns about the proposed developments, including but not limited to;

- Disregard of the secondary plan height limits (i.e. 54 stories vs 22), plus 49 stories at the center of the property, and not following a 45 degree plane to the rear of the property line over and above this extreme disregard of approved limits.
- The impactful shadows and cold over 7 months of the year from fall to early spring the series of proposed developments from Yonge to Hilda across Steeles would create (my oral deputation supported by presentation material will elaborate on this).
- A large balcony and lookout hovering directly above my backyard looking straight down into the backyard and swimming pool on our property where my wife and children would be left in the shadow of skyscrapers with the added negative impact of a loss of privacy.
- I own what would be considered a luxury property, there would be adverse effects on my property value if the developments are out of line with approved limits due to shadow effect and loss of tasteful planning (i.e. diverging from council approved Yonge Steeles corridor plan).
- Development again not being in line with secondary plan allotments for green space. I see zero publicly accessible green space and buffer zone at the North end of the property which contradicts schedules in the secondary plan showing some 100+ feet of green space at the very narrowest along the rear of these properties along Steeles.
- Lack of commercial/retail/service development, especially in light of the loss of highly utilized businesses such as the TD branch, Dollarama, etc.
- Lack of easily accessible ground level parking
- Lack of office space or other employment generating usage. In short an unbalanced development of the area focused squarely on the profit margins per square foot of land for the

developers hence packing in extreme height and density, disregarding guidelines, then having all those residents commute to other locations to work and be entertained.

- Lack of entertainment oriented facilities, walking and biking paths.
- Small square footage of the units, not being conducive to families and providing spacious quality of life to the incoming residents.

In summary, I moved to Crestwood and felt excited about the prospect of the area developing in line with the Yonge-Steeles Corridor Secondary Plan. The proposed series of developments along the area including this one or so grossly out of line with the plan that a firm stance is required to have the developers adhere to the plan, or support their claims with evidence requiring deviation from the plan, and having debate about perhaps minor variances rather than complete disregard and frankly disrespect of the plan.

Council, please respect the Yonge-Steeles Corridor Secondary Plan you approved in 2010.

Sincerely,

Ara Movsessian

■ Crestwood Road

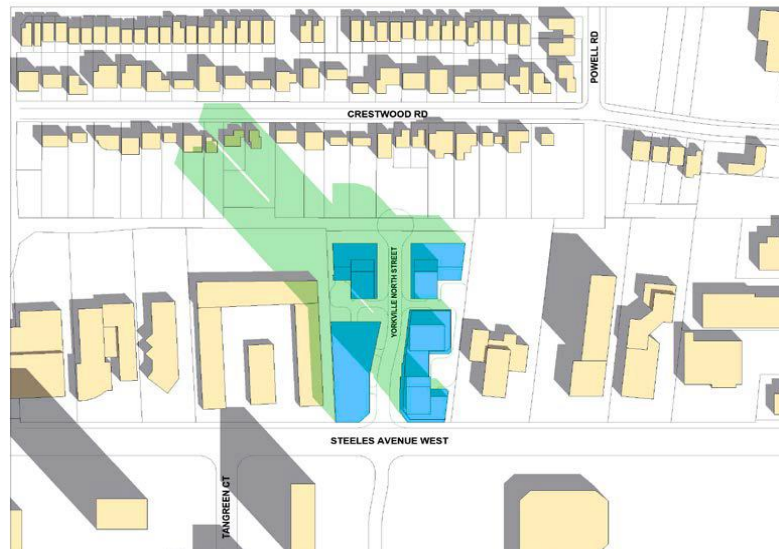
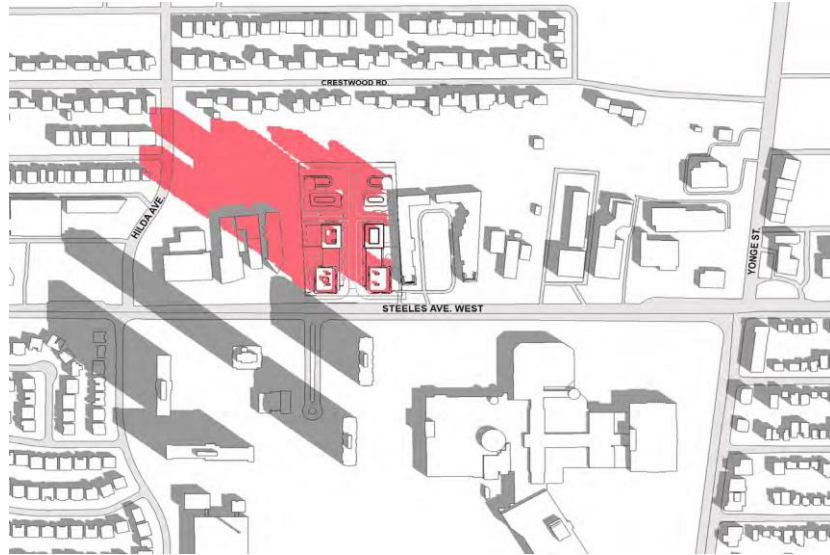
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SHADOW IMPLICATIONS FOR NEIGHBOURHOOD

Re: 100 Steeles, 180 Steeles

Combined effect of multiple developments is significant

- Cannot view Shadow studies for each developer along Steeles from Hilda to Yonge in isolation
- “Wall” effect resulting from multiple towers in multiple locations across length and depth of adjoining lots
- Fall/Winter/early Spring period, the majority of the year, Crestwood and Royal Palm residents are in the dark and cold as a result of the shadows for the majority of the morning every day (see slide 3 on)



Combined effect of multiple developments is significant

Keeping to 22 Storey limit (at Steeles part of property), and respecting 45 degree plane from that level, already results in large towers and shadowing. Exceeding this has drastic implications on the neighbouring properties, particularly residential properties along Crestwood and Royal Palm, including;

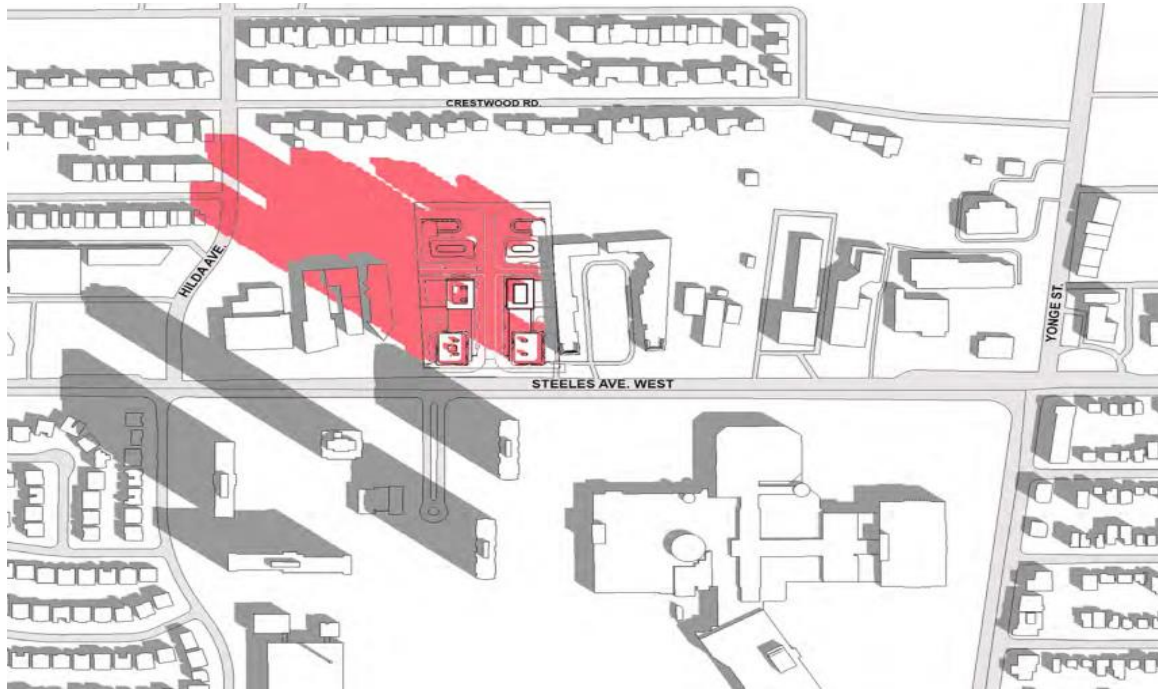
- Extreme cold

- Snow and Ice accumulation without melting effect

- Quality of Life issues – lack of sunlight

- Decline in property value

- “Wall effect” and view changing from blue skies to exceedingly large towers next to 2 storey homes.



MARCH 18 & 21. 10:18AM

180 STEELES

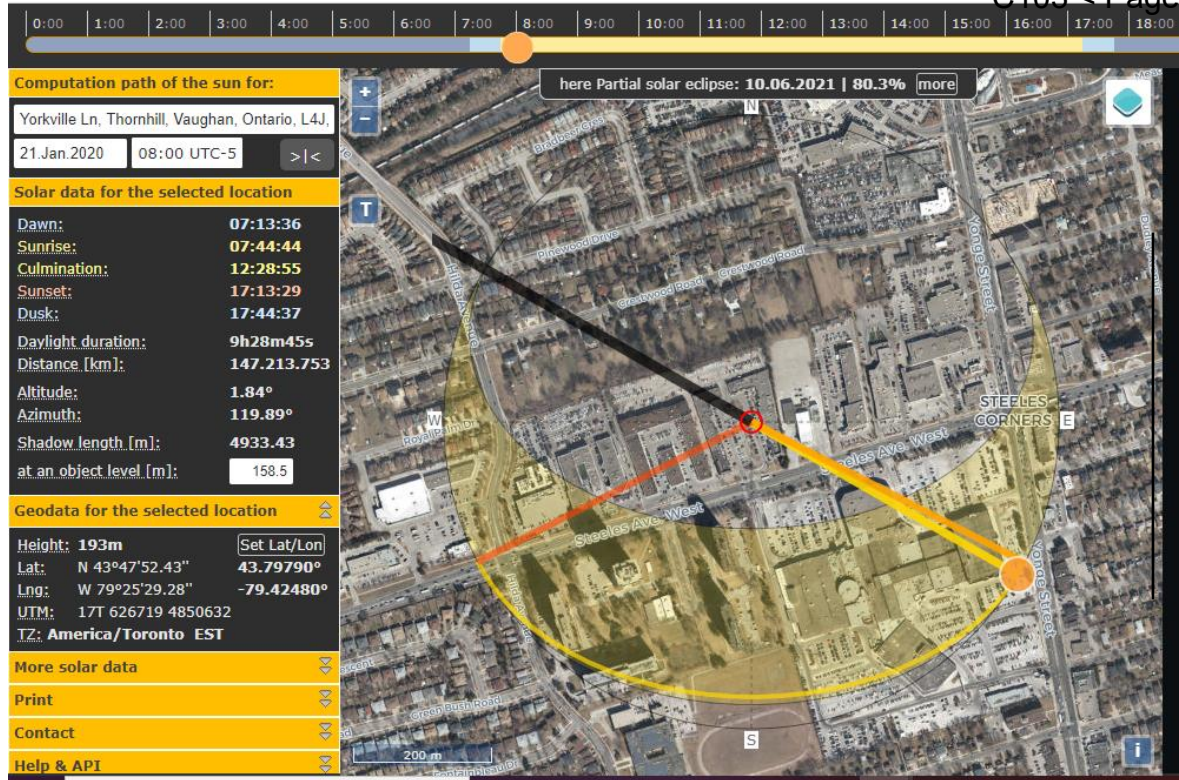
100 STEELES

COMBINED EFFECT ON NEIGHBOURHOOD
NOTE SHADOWS CAST IN COMBINATION.

SHADOW EFFECT ACROSS THE MORNING HOURS MARCH 21. 9:18-11:18AM 100 STEELES

NOTE EFFECT ON ROYAL PALM AND CRESTWOOD RESIDENTS. ADD
SHADOW EFFECT OF 180 STEELES





Shadow Presence over residences =					
	Royal Palm	Crestwood	Pinewood & Adjoining	North of Railroad	NE Yonge/
21-Jan					
8:00					
9:00					
10:00					
11:00					
12:00					
13:00					
14:00					
15:00					
16:00					
17:00					

JANUARY SNAPSHOT – 100 STEELES - SHADOW REACHING NEIGHBOURING STREET RESIDENCES
[HTTPS://WWW.SUNCALC.ORG/#/43.7979,-79.4248,16/2020.01.21/14:00/158.5/1](https://www.suncalc.org/#/43.7979,-79.4248,16/2020.01.21/14:00/158.5/1)

Height and Position Calculation: 49 Storeys at right of center of property = 344.83-192.33 (add 6m mechanical) = 158.5m

	Royal Palm	Crestwood	Pinewood & Adjoining	North of Railroad	NE Yonge/
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10:00					
11:00					
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13:00					
14:00					
15:00					
16:00					
17:00					
21-Feb					
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21-Mar					
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JAN-APRIL
/SEPT-DEC
SNAPSHOT
– 100
STEELES
SHADOW
REACH

	Royal Palm	Crestwood	Pinewood & Adjoining	North of Railroad	NE Yonge/
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21-Nov		
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	Royal Palm	Crestwood
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CLOSER LOOK – 100 STEELES SHADOW REACH OVER ROYAL PALM & CRESTWOOD RESIDENCES - 7 MONTHS OF THE YEAR

Summary

- Combined effect of proposed plus neighbouring developments cast excessively large and prolonged shadow over adjacent residences for more than half of the year. This is not an acceptable building height, massing, and resulting shadow level proposed.
- Multiple adverse effects including quality of life, property values, lack of sunlight, health hazards, heating costs, snow accumulation due to excessive and prolonged exacerbation of cold in winter.
- Design should be within Thornhill Secondary Plan approved heights of 22 storey maximum (at Steeles) and not greater.

Written Submission to Council
Re: Mizrahi Item #5, OPA 20.002

COMMUNICATION - C104
CW (PH) - July 13, 2020
ITEM # 5

Dear Council,

My name is Ara Movsessian, I have been a Thornhill resident for the past 10 years and have lived in the Yonge and Steeles area that entire time, previously on Woodward Avenue, and for the past 5 years, I have lived with my young family at ■ Crestwood Road. We live immediately behind the proposed developments just slightly to the East along Crestwood.

I believe the first priority should be to build the Royal Palm extension along with the necessary planting and cultivating of a green space buffer per the Yonge Steeles corridor approved plan, ahead of any development along Steeles. This would allow development of either townhomes or stacked townhomes across the stretch of Royal Palm, which serves as both a mitigant against the drop in values of Crestwood property owners due to the proximity to proposed towers, as well as welcoming more families to the area with properties having larger living spaces, more conducive to families than the proposed highrise developments with a high degree of 1-2 bedroom units and small square footage. It is also incredibly important for traffic flow to have through roads in the area and a proper Royal Palm extension, not a temporary road or cul de sacs, should be an early stage immediate priority.

I have a number of concerns about the proposed developments, including but not limited to;

- Disregard of the secondary plan height limits and not following a 45 degree plane to the rear of the property line over and above this extreme disregard of approved limits.
- The impactful shadows and cold over 7 months of the year from fall to early spring the series of proposed developments from Yonge to Hilda across Steeles would create (my oral deputation supported by presentation material will elaborate on this).
- A large balcony and lookout hovering directly above Crestwood and Royal Palm extension residents.
- Development again not being in line with secondary plan allotments for green space. I see zero publicly accessible green space and buffer zone at the North end of the property which contradicts schedules in the secondary plan showing some 100+ feet of green space at the very narrowest along the rear of these properties along Steeles.
- Lack of commercial/retail/service development, especially in light of the loss of highly utilized businesses such as the TD branch, Dollarama, etc.
- Lack of easily accessible ground level parking
- Lack of office space or other employment generating usage. In short an unbalanced development of the area focused squarely on the profit margins per square foot of land for the developers hence packing in extreme height and density, disregarding guidelines, then having all those residents commute to other locations to work and be entertained.
- Lack of entertainment oriented facilities, walking and biking paths.
- Small square footage of the units, not being conducive to families and providing spacious quality of life to the incoming residents.

In summary, I moved to Crestwood and felt excited about the prospect of the area developing in line with the Yonge-Steeles Corridor Secondary Plan. The proposed series of developments along the area including this one or so grossly out of line with the plan that a firm stance is required to have the developers adhere to the plan, or support their claims with evidence requiring deviation from the plan, and having debate about perhaps minor variances rather than complete disregard and frankly disrespect of the plan.

Council, please respect the Yonge-Steeles Corridor Secondary Plan you approved in 2010.

Sincerely,

Ara Movsessian

■ Crestwood Road

■

From: Clerks@vaughan.ca
To: [Britto, John](#)
Subject: FW: [External] Official Plan Amendment File OP.19.011/ Zoning By-Law Amendment File Z.19.033
Date: Friday, July 10, 2020 9:03:22 AM

COMMUNICATION - C105
CW (PH) - July 13, 2020
ITEM # 2

From: William T [REDACTED]
Sent: Thursday, July 9, 2020 11:26 PM
To: Clerks@vaughan.ca
Cc: Domenica Pasquale [REDACTED]
Subject: [External] Official Plan Amendment File OP.19.011/ Zoning By-Law Amendment File Z.19.033

We would like to address the city of Vaughan with respects to the proposed properties that would be located on Hartman Ave. We are extremely concerned residents that live on Islington Ave. Our rear balconies face the area where they are requesting the permit to build. Currently the city of Vaughan has allowed in this small area the proposed permits to build 3 multi-dwelling properties. Property #1 located on the south east corner of Hartman and Islington, Property #2: A 7 storey 122 mid-rise unit building just north at the corner of Islington and Pine grove which is the second multi-dwelling property and now a third multi-dwelling property located on the north east corner of Hartman and Islington. This area will be extremely congested. Not to mention Hartman Ave is a dead end street.

To date we will be looking at well over 220 units in such a small area. The height of the proposed building well exceeds what the allowance is for the area of Pine Grove. We have been in touch with the TRCA with respect to the proposed permitting and we share many concerns as they do with the loss of all natural features in this area as well as the environmental risk that this property poses.

1. Confirming the limits of the natural features and associated natural hazards and ensuring that the proposed development is appropriately set back from these sensitive and/or hazardous areas.

2. Ensuring that the natural feature and hazard areas on the site are appropriately zoned into an environmental protection or open space zone and conveyed into public ownership, in order to facilitate the long-term protection and management of the natural system.

3. Ensuring that an appropriate strategy for managing stormwater management on the site is implemented as a part of the development.

We dont believe given the size of the area and the scope of the project that these concerns will be met and achieved and we are asking the city of Vaughan to reject the third request to build. The natural beauty of this area will be lost and we are extremely disappointed that the city has only one view and that is the tax dollar and not the environment and green space of the area. We would like to know what can be done from our end to stop this development from being built or at least be reconsidered to a much smaller development which would be less intrusive and an invasion in our privacy.

Please do not hesitate to contact us at anytime for further discussion

Regards

William & Domenica

██████████ Islington Ave

████████████████████

July 10, 2020

COMMUNICATION - C106
CW (PH) - July 13, 2020
ITEMS 4 and 5

Mr. Todd Coles,
City Clerk, Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

We are writing you to voice our strong objections to the proposed development of the 100 and 180 Steeles Avenue West sites, **which are items 4 and 5 of the Agenda for the July 13, 2020 meeting of the Committee of the Whole.** While we fully understand that progress and development is required, as residents of the Spring Farm Thornhill community for the last 3 decades, we are appalled at the proposed plan for these sites and are expressing our disagreement/dissatisfaction for the following reasons:

- The proposed density of these two developments is between double and triple that allowed in the Secondary Plan
- The proposed height of these two developments is more than double what is currently allowed in the Secondary Plan
- While the proposals may fit with the City of Vaughan's plan for the extension of the Yonge Street subway, they do not enhance the existing neighbourhood and are only of benefit to residents who choose to live in the proposed developments. Although the subway extension is intended to divert traffic from this community, it will only do that if 1876 underground parking spaces are **not** attached to proposed developments. The traffic around Yonge and Steeles is already too congested!
- The artists rendering of each of these developments does not fit with other buildings in the community – *something like this along the waterfront would be great (Urban Toronto, 5 July 20).* The buildings are ugly!
- Existing facilities and infrastructure cannot support the proposed increase in the population and there is no evidence that these requirements have even been considered
- No consideration has been given to the homes that will be overshadowed by these developments and whose sightlines will be obscured
- We expressed these concerns in writing to our local councillor, Alan Shefman, on May 15, 2020, questioning why he and the city had not communicated with residents about these developments.

Mr. Shefman indicated that our concerns were not valid and that the developers had been consulting with the local ratepayers group about these proposed changes for some time. After contacting and consulting the Spring Farm Thornhill Ratepayers Association, we learned that this was not true. Mr. Shefman also basically suggested that these developments were a fait-accompli and signalled his agreement with the proposed changes.

- There has been minimal consultation with the community most affected by these developments and we are distressed that the City of Vaughan is proceeding on discussions about these at a time when residents cannot actually be present at the meeting to voice their concerns in person due to Covid-19; five minute deputations do not do justice to this issue.

It appears that the City of Vaughan has plans to build 43 skyscrapers in this community within the next few years. Have the needs of constituents within the community been considered and by whom? Why do we pay taxes if our views are not considered?

It appears that Council is moving forward with these developments because they fit with Council's plan for development. If we had wanted to live at the Vaughan Metropolitan Centre along the Jane Street & Highway 7 corridor as depicted in the coloured rendering attached to Item 1 of your July 13th Agenda, we would have moved there.

Please review this written submission during the Public Hearing Committee of the Whole on July 13, 2020.

Respectfully,



M. Heather Martin & William M Cleary

cc: Maurizio Bevilaqua, Mayor, City of Vaughan
Alan Shefman, Ward 5 Councillor City of Vaughan

Salz Intro Written Deputation – on behalf of SFRA

My name is Jordan Max, and I am the Vice President of the Springfarm Ratepayers Association or SFRA, which has been formally registered with the City since 2016. Our boundaries in Ward 5 are from Yonge to Bathurst, and Steeles to Centre, and includes the proposed redevelopment sites. The SFRA is not against redevelopment *per se*. We accept redevelopments that are within the established planning parameters set by the City, and that respect their local context.

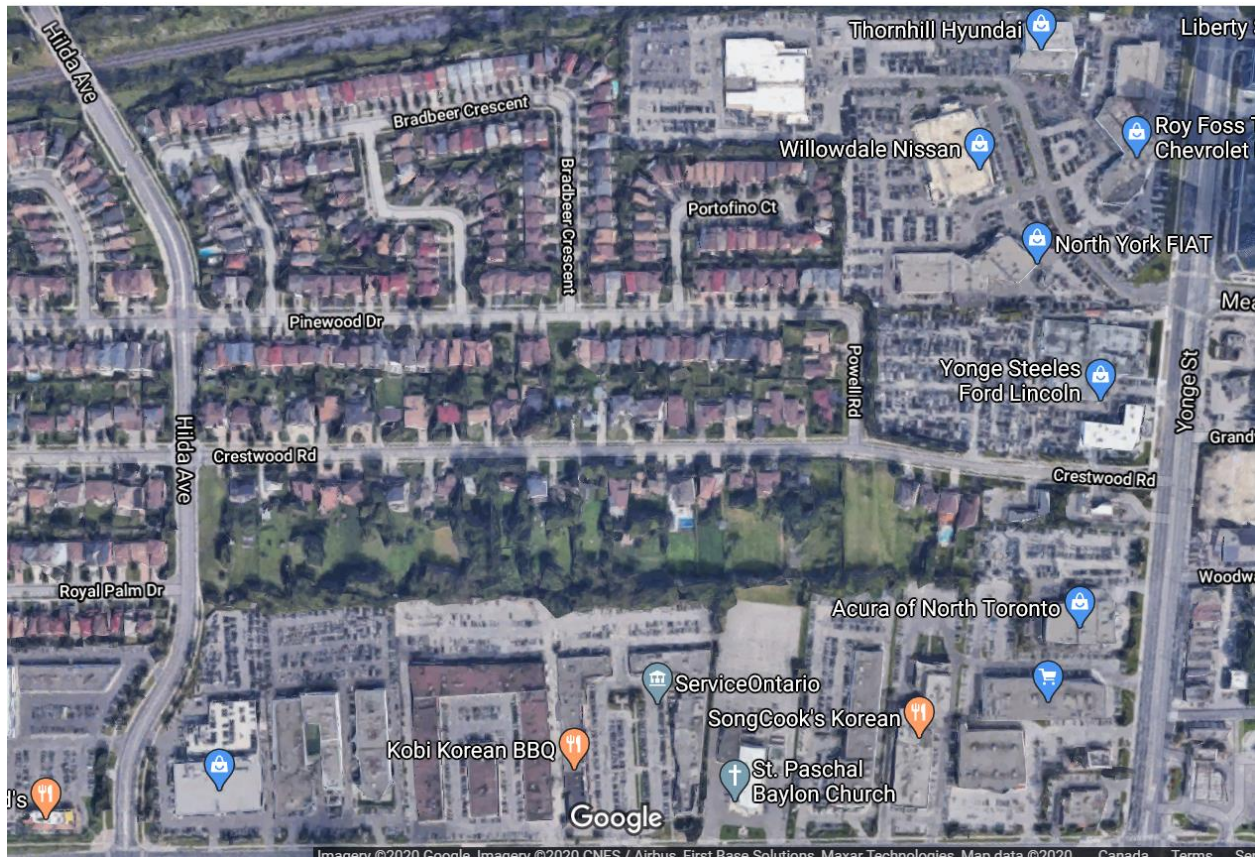
Four years ago we challenged RioCan's proposed 22-storey condominium building at the Springfarm Plaza on Clark at Hilda, on the grounds that it was clearly out of character and proportion with a four-storey zoning allowance. We do our homework. We presented factual analysis on the different elements that illustrated those points, and Council was receptive to our positions. RioCan subsequently abandoned that project. We are even more deeply concerned about the extent of this redevelopment on our residents' daily lives than we were with RioCan's. To paraphrase the famous Yogi Berra saying, "it's déjà vu all over again".

Since we are holding this meeting on two adjacent proposals, much of that analysis is common to both proposals, while some details are different. However, first we want to provide some historical and contextual information to better understand the area these proposals affect.

a) Introduction to the Crestwood neighbourhood

The Crestwood neighbourhood north of the redevelopment site itself shows up in aerial maps since at least 1953. Crestwood Road includes a variety of size homes, and 300-foot deep lots on the south side, with older bungalows and larger recently constructed single detached dwellings. North of Crestwood Avenue, north to the CNR rail corridor, is an area consisting of low-rise residential dwellings on lots typically smaller than those on Crestwood Avenue that dates back to around 1987. Many residents have lived here for at least 30 years. There are approximately 230 single-family homes in the area. To ensure that the opinions and needs of these local residents most directly impacted by these developments were understood and represented, SFRA formed a Crestwood Committee, many members of whom have provided written submissions and oral deputations.

Figure 1 shows an overview of the area. The residential area is north of the green ribbon in the middle, and south of that are a series of retail strip mall plazas accessed from Steeles Ave, with parallel parking and interior parking lots, a church, a private school, five car dealerships, and another 6 dealerships immediately north on the west side of Yonge Street, north of Crestwood Road.

Figure 1 – Crestwood Area Map**b) OPA 210 – Thornhill Community Plan**

In 1987, Council approved Official Plan Amendment #210 ('OPA #210', also known as the Thornhill Community Plan), and designated it as a "General Commercial Area". This designation permits the existing commercial uses to continue and permits retail stores, restaurants, banks and business and professional offices, but precludes residential.¹ OPA 210 was subsequently amended by OPA #255 to Mixed Commercial/Residential Area, with a limit of 124 units/hectare. However, the Yonge Frontage is designated as General Commercial.

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As one of Vaughan's Primary Centres in the Official Plan, the Yonge-Steeles Corridor Secondary Plan was approved by Council in September 2010 and adopted by York Region in January 2016. It replaced OPA 210, and is a well-thought-out plan, which recognized the value of Yonge & Steeles as an intensification area. It was built on the assumption of a future TTC subway station at Yonge & Steeles.

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“1.0 The policies of this Plan have been designed to address either the introduction of Bus Rapid Transit Service along Yonge Street or the extension of the Yonge subway to Highway 407.” (page 1)

The Secondary Plan allowed for 30 storeys of height for high-rise mixed residential use at the northwest corner of Yonge and Steeles, with office space as a priority, tapering west down to 22 stories (where 180 and 100 Steeles Ave West are), with densities ranging from 5.0 down to 3.5 respectively, and mid-rise residential use of 5 storeys and a density of 1.5 FSI.

The Secondary Plan has a linear park as a green space buffer, internal roads north of Steeles, and extends Royal Palm Drive from Hilda to Yonge. It meets all VOP and provincial planning objectives.

The approved Secondary Plan is sufficient and provides a realistic and proportional transition from a single-family neighbourhood to a more urbanized format. It is currently under LPAT appeal by the developers. However, the developer's reports have not provided any quantitative proof that 22 storeys and 3.5 FSI is insufficient to meet local and regional planning objectives.

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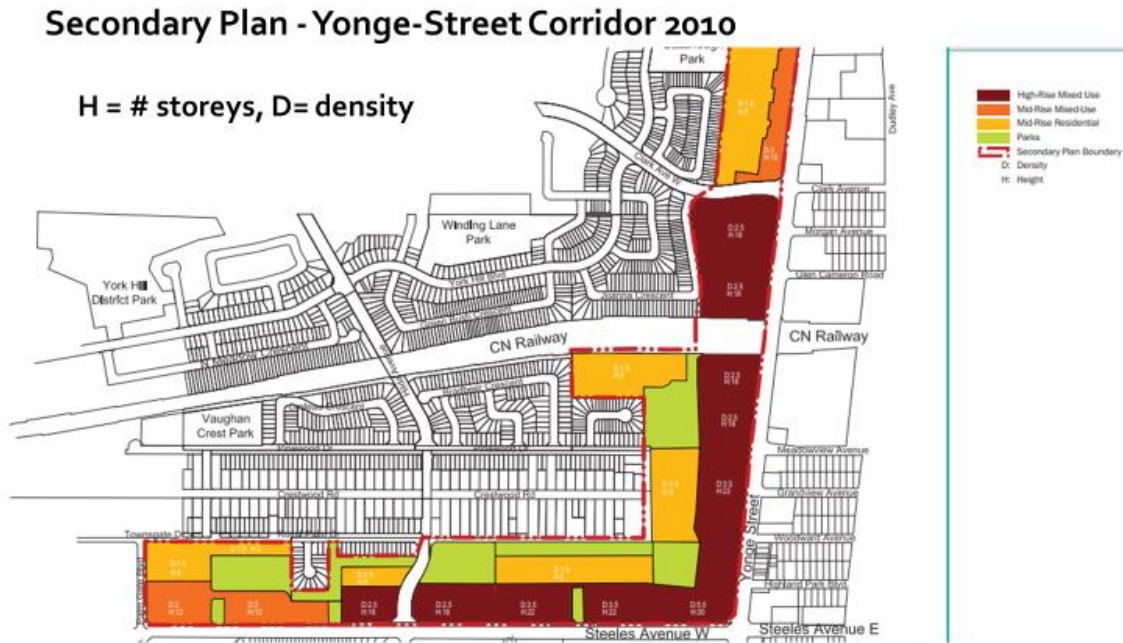
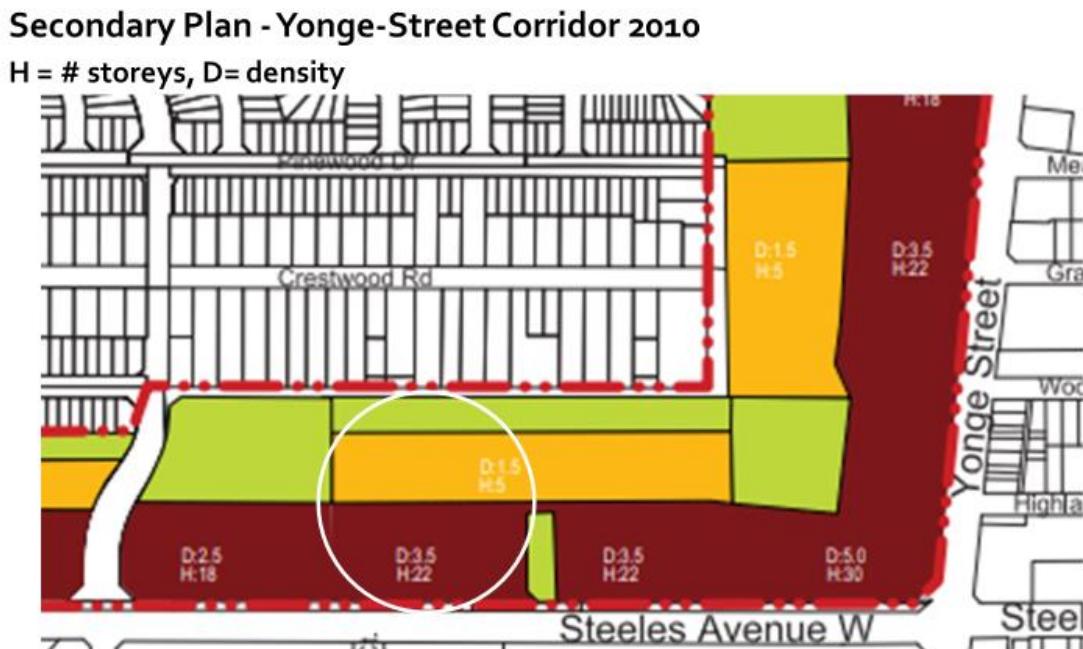


Figure 3 - Secondary Plan Height and Density limits for 180 and 100 Steeles Ave West



Since the Secondary Plan was appealed to the OMB in 2010, apparently the uses and limits now revert to OPA 210. Since the OPA 210 precludes residential use, the developer now wants it

both ways: he argues that the Secondary Plan is not in effect, thereby relying on a lower threshold to argue why he needs even greater height and density.

d) Resident survey results highlights

In May and June 2020, SFRA carried out a survey of the local area residents within our catchment area to determine the current area issues, their response to the redevelopments, and what their preferences for additional local benefits would be for all of the proposed redevelopments. We received 264 responses, including 1/3 of those residents living between Steeles and the CNR tracks and Hilda to Yonge. 85% identified traffic congestion at Yonge & Steeles, followed by local cross-traffic at major intersections, and car dealer test drive speeding on internal roads as a persistent safety issue, followed by lack of municipal services at 35% and other car dealer-generated issues.

Sixty-five percent of Local residents frequently patronize the local restaurants and stores in the strip mall plazas on the north side of Steeles, which have extensive surface parking and are almost always full.

The most frequently-noted concerns with the proposal are increased traffic congestion at Yonge & Steeles, increased height and density, increased local cross-traffic, overcrowded retail stores, and a dramatic change in the local neighbourhood character. Residents appreciate that the developments could provide at and below-grade access to the future subway station, although these are in the Gupta proposal. Retail shops would be of interest although it is uncertain how they would park nearby as currently. Fifty-seven percent of respondents could accept building heights of up to 30 storeys, and another 37% said it would depend on how the buildings were massed and sited. When asked about possible improvements to the proposals, the top-ranked items were mature shade trees, access to underground parking for the subway station, community facilities and public spaces, and an open-air amphitheatre, followed by a seniors centre, family-sized residential units, internal road connections, outdoor fitness equipment, a grocery store, indoor community theatre, and other similar public amenities. Finally, 56 % preferred to see only owner-occupied condominium units in the residential towers, while 44 percent wanted to see a mix of owner and rental units.

e) Major Concerns

The SFRA's Crestwood Committee has spent a considerable amount of time reviewing in depth the submitted technical reports and studies on both redevelopment proposals. We are all amateurs, not paid professional staff working for the City or developers. We found substantive errors in assumptions and methodologies supporting and justifying the proposal. In some cases, the work is incomplete, inaccurate, or shoddy. There is no provision for surface parking for the numerous local at-grade retail stores and restaurants that will replace those currently well serviced by surface parking. Patrons of those stores will not be able to access the underground parking. Do they honestly expect that all patrons will walk, bike, or take public transit to do local shopping or have meals out?

We found that both proposals violated the Urban Design Guide by locating the origin of the 45-degree angular plane to transition from lower-rise residential 33 feet north of the site's property line, which allows for 16 floors as the first intersect with that extended 45 degree line. Correctly, it would intersect with the third or fourth floor based on current setbacks from the property line. Moreover, the Salz mid-rise building even adds 2 additional floors beyond the intersect of the incorrectly-placed 45 degree line, again in contravention of the City's Urban Design Guide.

And as you hopefully know, if you have a poor foundation, the building above it is going to be shaky and ultimately unsafe. The same is true for questionable studies and reports. No amount of artistic architecture can correct that.

We have substantial concerns with the number of buildings, proposed heights and densities. From the World on Yonge, Vanguard building and 10 Tangreen, we know what 25 to 34 storey buildings in the vicinity look like, and they tower over and shade the area. The Salz-proposed buildings ranging from 18-54 storeys are more than double those allowed in the Yonge-Steeles Corridor Secondary Plan approved by Vaughan Council in 2010. The proposed addition 20,000+ people to the immediate area from this and the three other projects is a 2000% increase in population. Two thousand percent, 20 times the current load. It will have a disastrous impact on traffic congestion, public transportation, green space, internal roads, shadow, wind, infrastructure, and community services and facilities. These are explained in greater detail in other written submissions by local residents.

Simply put, there are too many buildings crammed into the site, with excessive height and density.

Moreover, despite knowing the current shortage of parks, community centres, libraries in the area, the developers have chosen to not include any features or benefits to residents of the immediate neighbourhood that will be overwhelmed. Nor is there any apparent attempt in the proposal to relate, integrate or co-ordinate it with its adjacent, equally large redevelopment. Simply put, this is not good planning. You will soon be hearing more on each of these concerns from local residents.

We also note with astonishment that the Salz proposal contains provision for a five-storey height new car dealership on Steeles. Our residents survey especially noted the current impacts from the 16 car dealerships within 1 kilometer radius of Yonge & Steeles, which is responsible for much in the way of speed-racing test drives on major and internal streets, noise and light pollution at night, and frequent traffic congestion on Steeles Avenue and Hilda Avenue whenever new cars are being delivered to dealers. It is absurd that this area needs another car dealership, and even more absurd that the developer touts the importance of heights and density on Steeles Avenue (49 and 54-storey towers) yet puts a 5-storey height commercial dealer fronting onto the same Steeles Avenue West. He proposes that only 1/3 of the by-law required underground parking is necessary due for such "public-transit friendly" buildings, yet

puts a car dealership next door. If the developer had replaced the dealership with another residential tower, he could have easily lowered the heights and densities of the other buildings.

f) Projects Integration

Council is being asked to receive two adjacent proposals for high-rise development on their own merits. Another one, from Gupta, is at the northwest corner of Yonge & Steeles, with two 52 storey and one 65-storey residential towers was submitted over a year ago. A fourth one, adjacent to the Gupta one, is anticipated from Humbolt Properties, and the preliminary concept shown to SFRA is consistent with 3 residential towers of around 50 storeys. Taken together, these four projects, all within 500 metres of Yonge & Steeles, constitute at least 16 residential buildings, with around 7,500 units, resulting in upwards of 20,000 new residents.

Section 8.5 of the Secondary Plan was quite explicit that the entire area be planned in a block, so that there would be connections between internal roads, relationships between different projects, and co-ordination of open and green space and community facilities.

8.5 Development Plan

“A detailed Development Plan shall be prepared by all significant development proponents within High- Rise, Mid-Rise, Low-Rise Mixed-Use and Mid-Rise Residential designations to establish the contextual relationship of the proposed development to existing and proposed development in the surrounding area in accordance with Official Plan policy 10.1.1.6. In addition to the provisions of Section 10.1.1.6, such plans should include the following:

- i. A Phasing Plan in accordance with Section 8.6, showing how orderly development will be achieved on the development parcel over the long term and how coordination with the provision of servicing, parks, roads, human services, transit and other infrastructure improvements will be achieved including consideration of the equitable sharing of the costs of public infrastructure with adjacent landowners;
- ii. A Travel Demand Management Plan in accordance with Section 5.9 of this Plan;
- iii. The location and massing of proposed buildings and open spaces in relation to existing and proposed developments in the surrounding area;
- iv. A plan for providing a range of housing choices that reflect a variety of types, tenures, unit sizes to meet the needs of a range of residents, including affordable housing provision, in accordance with Regional Policies;
- v. A Community Services Impact Statement in accordance with Section 7.1 of this Plan;

- vi. Pedestrian comfort considerations on the public realm through the submission of wind and sun/shadow reports;
- vii. Light, view and privacy considerations for residents and workers;
- viii. Sustainable design initiatives in accordance with Section 6.1 of this Plan;
- ix. Mitigation of urban heat island effects through the use of green or white roofs and greening to increase shade and cooling;
- x. The preservation and enhancement of the tree canopy; and
- xi. The provision of innovative on-site approaches to managing stormwater that include natural stormwater infiltration, recovery of stormwater and reuse through the use of storage facilities such as cisterns and low-impact development to achieve the criteria and requirements identified in Appendix 1.” (pp. 13-14)

The current proposal does not indicate any connections or linkage between the two adjacent projects, particularly the internal east-west service roads. Each project has been designed as a standalone entity, and in fact is inward-facing, with no regard for integration with neighbouring properties, which was frequently noted at the May 28, 2020 Design Review Panel’s initial assessment.

Moreover, since the four land owners mentioned above are part of a larger Landowners Group and are currently in multi-party mediation at LPAT to appeal the Secondary Plan, it is certainly not unreasonable that they be expected to work together to integrate, rationalize and co-ordinate their respective projects as a cohesive whole. Even if individually they could not afford community features or benefits, they could most certainly afford them by pooling their resources.

SFRA’s position is that Council must consider the impacts of these four projects in their combined entirety, and demand that the landowners collectively work with the City and local residents to create an overall Development Plan for this new, mostly vertical neighbourhood, within the reasonable guidelines of the Yonge-Steeles Secondary Plan.

g) Conclusion

On behalf of the Springfarm Ratepayers Association, and the local residents, I urge Council to send this developer a very strong message to rework their proposals to comply with the limits and requirements that this Council approved in the Yonge-Steeles Corridor Secondary Plan. The Secondary Plan made sense then, it still makes sense today.

If Council agrees to substantially modify or gut the Secondary Plan, it might as well just tear up its Official Plan and all other Secondary Plans, as they will become meaningless. The Official Plan clearly stated the unique value of the VMC as the place with highest densities and the tallest buildings Yonge and Steeles is not intended to be another VMC. Vaughan will just be known as Houston North, where planning is irrelevant and whatever developers want, they get. I hope that this is not Council's wish.

We reiterate: the SFRA is not opposed to redevelopment *per se*, but it must be well-thought out, proportionate, integrated, co-ordinated, and negotiated with local residents. The Springfarm Ratepayers Association is ready to roll up its sleeves and work co-operatively with the developer, as long as it respects the local community and approved Secondary Plan. Please don't let Edifice Complex and architecture prevail over common sense and consistent use of good planning.

Mizrahi Intro Written Deputation – on behalf of SFRA

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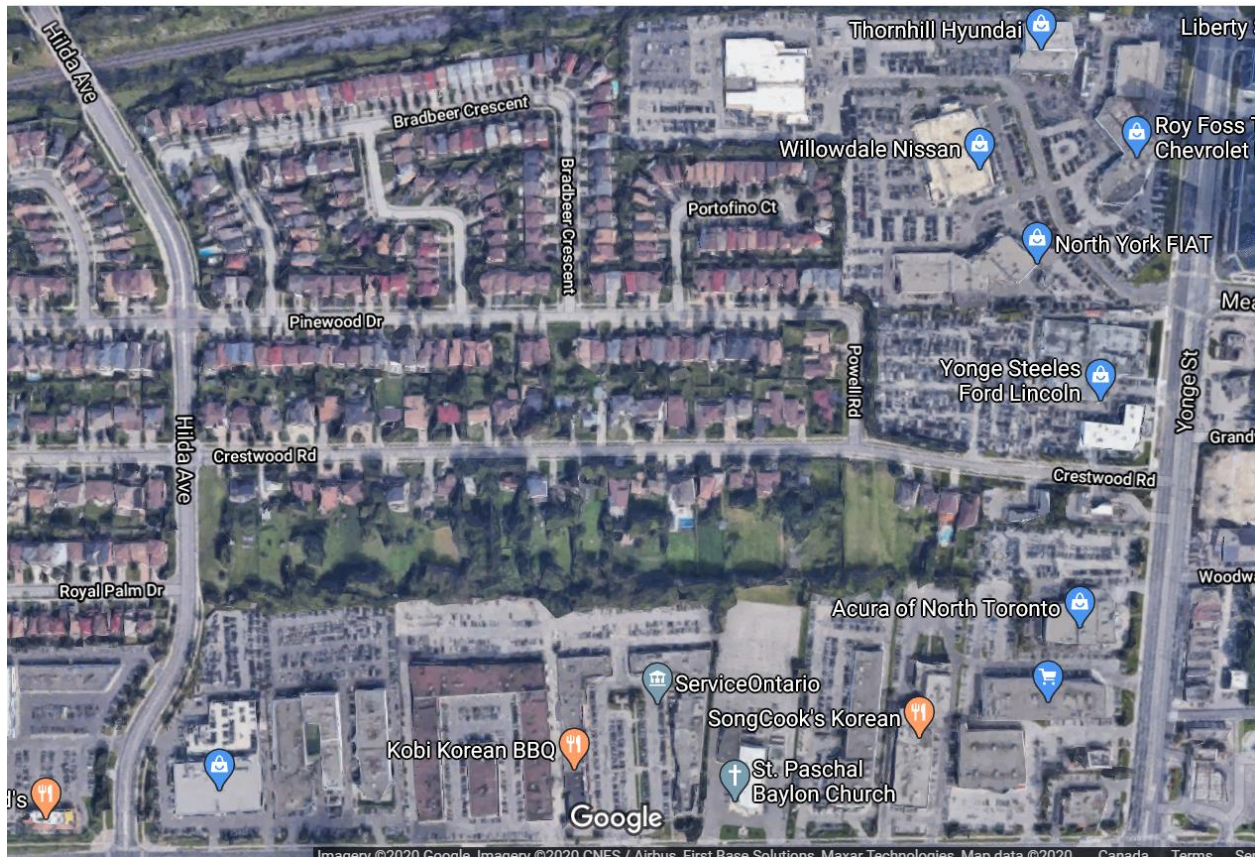
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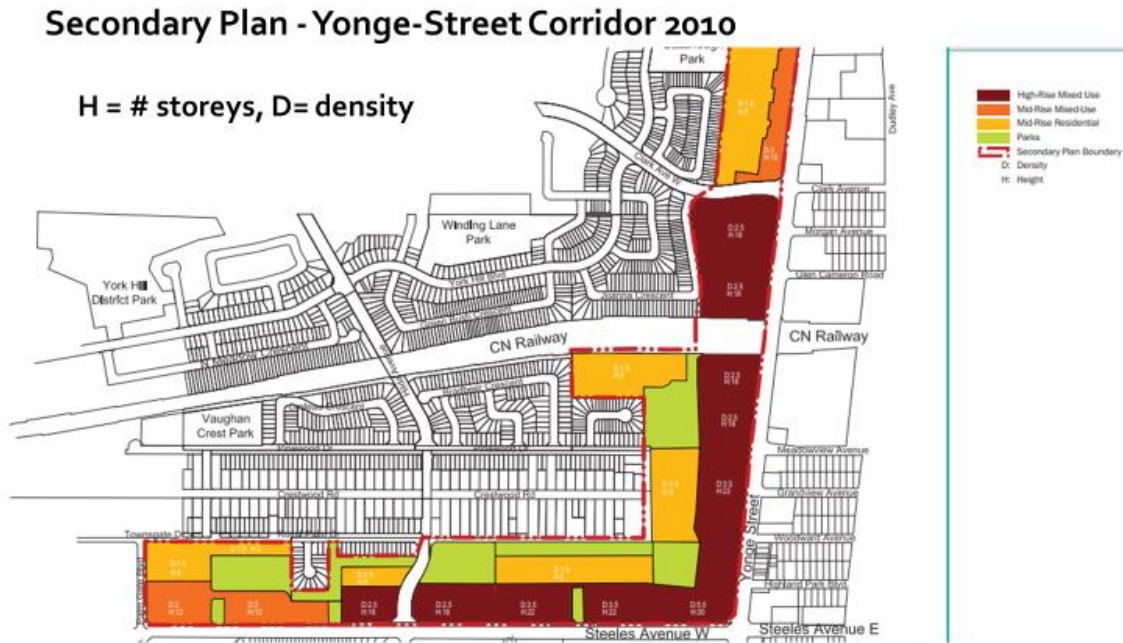
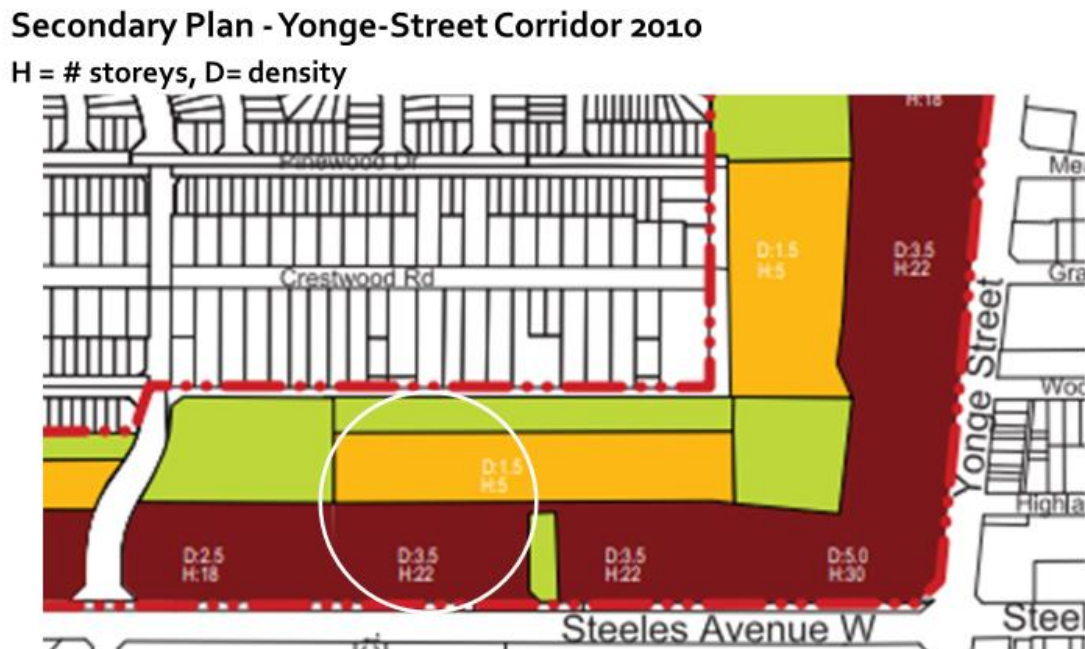


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- i. A Phasing Plan in accordance with Section 8.6, showing how orderly development will be achieved on the development parcel over the long term and how coordination with the provision of servicing, parks, roads, human services, transit and other infrastructure improvements will be achieved including consideration of the equitable sharing of the costs of public infrastructure with adjacent landowners;
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- iii. The location and massing of proposed buildings and open spaces in relation to existing and proposed developments in the surrounding area;
- iv. A plan for providing a range of housing choices that reflect a variety of types, tenures, unit sizes to meet the needs of a range of residents, including affordable housing provision, in accordance with Regional Policies;
- v. A Community Services Impact Statement in accordance with Section 7.1 of this Plan;
- vi. Pedestrian comfort considerations on the public realm through the submission of wind and sun/shadow reports;
- vii. Light, view and privacy considerations for residents and workers;
- viii. Sustainable design initiatives in accordance with Section 6.1 of this Plan;
- ix. Mitigation of urban heat island effects through the use of green or white roofs and greening to increase shade and cooling;
- x. The preservation and enhancement of the tree canopy; and
- xi. The provision of innovative on-site approaches to managing stormwater that include natural stormwater infiltration, recovery of stormwater and reuse through the use of storage facilities such as cisterns and low-impact development to achieve the criteria and requirements identified in Appendix 1.” (pp. 13-14)

The current proposal does not indicate any connections or linkage between the two adjacent projects, particularly the internal east-west service roads. Each project has been designed as a standalone entity, and in fact is inward-facing, with no regard for integration with neighbouring properties, which was frequently noted at the May 28, 2020 Design Review Panel's initial assessment.

Moreover, since the four land owners mentioned above are part of a larger Landowners Group and are currently in multi-party mediation at LPAT to appeal the Secondary Plan, it is certainly not unreasonable that they be expected to work together to integrate, rationalize and co-ordinate their respective projects as a cohesive whole. Even if individually they could not afford community features or benefits, they could most certainly afford them by pooling their resources.

SFRA's position is that Council must consider the impacts of these four projects in their combined entirety, and demand that the landowners collectively work with the City and local residents to create an overall Development Plan for this new, mostly vertical neighbourhood, within the reasonable guidelines of the Yonge-Steeles Secondary Plan.

g) Conclusion

On behalf of the Springfarm Ratepayers Association, and the local residents, I urge Council to send this developer a very strong message to rework their proposals to comply with the limits and requirements that this Council approved in the Yonge-Steeles Corridor Secondary Plan. The Secondary Plan made sense then, it still makes sense today.

If Council agrees to substantially modify or gut the Secondary Plan, it might as well just tear up its Official Plan and all other Secondary Plans, as they will become meaningless. The Official Plan clearly stated the unique value of the VMC as the place with highest densities and the tallest buildings Yonge and Steeles is not intended to be another VMC. Vaughan will just be known as Houston North, where planning is irrelevant and whatever developers want, they get. I hope that this is not Council's wish.

We reiterate: the SFRA is not opposed to redevelopment *per se*, but it must be well-thought out, proportionate, integrated, co-ordinated, and negotiated with local residents. The Springfarm Ratepayers Association is ready to roll up its sleeves and work co-operatively with the developer, as long as it respects the local community and approved Secondary Plan. Please don't let Edifice Complex and architecture prevail over common sense and consistent use of good planning.

From: Clerks@vaughan.ca
To: [Britto, John](#)
Subject: FW: [External] Development at Yonge and Steeles
Date: Friday, July 10, 2020 11:00:36 AM

COMMUNICATION - C109
CW (PH) - July 13, 2020
ITEMS 4 and 5

From: Valerie Burke [REDACTED]
Sent: Friday, July 10, 2020 10:54 AM
To: Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>
Subject: [External] Development at Yonge and Steeles

Dear Mr. Coles,

Please register my objection to the proposed development plans within the Yonge & Steeles neighbourhood.

During this crucial period of heightened awareness of the importance of protecting our environment to ensure our health and wellness, it is imperative the development incorporate leading-edge sustainability initiatives! Such initiatives include energy and water conservation, zero stormwater runoff, mitigation of heat island effect and wind tunneling. Bird friendly and night sky compliant standards must be included to protect people and wildlife from the harmful effects of light pollution. Lighting should be downward facing and window design abide by bird friendly standards to protect migratory birds and resident birds from getting killed/injured from collisions with glass windows.

The Yonge-Steeles area is a significant gateway to the City of Vaughan and special attention needs to be given to the beauty and comfort of the public realm. The building should be set back from the road to provide ample space with green, living landscaping to enhance the pedestrian experience. Our knowledge, living through the Covid pandemic, has underscored the need for parkland, greenspace and trees and beautiful public spaces. The project should promote health and wellness.

I am also very concerned about the excessive height and density and its impact on the existing neighbourhood. It is of paramount importance that the proposed density and height align with the Secondary Plan and that the design be an enhancement to the surrounding neighbourhood. It is my sincere hope that the development will be planned and constructed with sensitivity to the neighbourhood and become a source of pride, not loathing.

Sincerely,

Valerie Burke

Thornhill Resident

From: Clerks@vaughan.ca
To: [Britto, John](#)
Subject: FW: [External] Yonge-Steeles Development
Date: Friday, July 10, 2020 11:03:40 AM

From: Qi Ruan [REDACTED]
Sent: Friday, July 10, 2020 11:04 AM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Yonge-Steeles Development

COMMUNICATION - C110
CW (PH) - July 13, 2020
ITEMS 4 and 5

Dear Mr. Coles,

Please register my objection to the proposed development plans at the Yonge & Steeles neighbourhood because (pick one or two reasons to include in your email):

1. The proposed density is between double and triple that allowed in the Secondary Plan
2. The proposed height is more than double what is currently allowed in the Secondary Plan
3. The proposals do not enhance the existing neighbourhood
4. The facilities being proposed are only for the benefit of the residents who live in the proposed developments
5. There has been little to no consultation with the community
6. The existing facilities/infrastructure cannot support this large an increase in population

Please keep me informed of any actions Council may take on these proposals.

Qi Ruan

[REDACTED] heatherton way, thornhill

Email: [REDACTED]

From: Clerks@vaughan.ca
To: [Britto, John](#)
Subject: FW: [External] Yonge-Steeles Development
Date: Friday, July 10, 2020 11:16:41 AM

From: [REDACTED] COMMUNICATION - C111
Sent: Friday, July 10, 2020 11:17 AM CW (PH) - July 13, 2020
To: Clerks@vaughan.ca ITEMS 4 and 5
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan
<Alan.Shefman@vaughan.ca>; springfarmra@gmail.com
Subject: [External] Yonge-Steeles Development

Dear Mr. Coles,

Please register my objection to the proposed development plans at the Yonge & Steeles neighbourhood because (pick one or two reasons to include in your email):

1. The proposed density is between double and triple that allowed in the Secondary Plan
2. The proposed height is more than double what is currently allowed in the Secondary Plan
3. The proposals do not enhance the existing neighbourhood
4. The facilities being proposed are only for the benefit of the residents who live in the proposed developments
5. There has been little to no consultation with the community
6. The existing facilities/infrastructure cannot support this large an increase in population

Please keep me informed of any actions Council may take on these proposals.

Regards

Jun Wang

[REDACTED] heatherton way

Email: [REDACTED]

100 Steeles West (Salz) - Transportation Considerations Report - Analysis

Martin Rosen

I have lived on North Meadow Crescent since 1991.

COMMUNICATION - C112

CW (PH) - July 13, 2020

ITEM # 4

The **Transportation Considerations Report for 100 Steeles West**, relies heavily on highly questionable premises and assumptions favourable to the developer. The Report opens with key provincial policy documents to legitimize its proposals. It quotes at length from the **2014 Provincial Policy Statement**, **the Places to Grow Growth Plan**, and **Ontario's Five Year Climate Change Action Plan** which all encourage increased density to reduce auto-based travel and encourage active transportation. This apparently provides encouragement to slash mandated parking requirements by over 60% and lowball projected vehicle traffic because, presumably, most residents should instead be walking, biking and taking transit for all their daily mobility needs.

However, what they fail to explain is that what all these policy documents encourage is not just any kind of unchecked density, but, very specifically, **mixed-use** density. Mixed use is an absolutely essential component of sustainable density, a theme that is emphasized repeatedly in each of those policy documents.

Sadly, this proposed project is anything but mixed use. Other than 1,203 m² of retail and a car dealership, over 98% is devoted exclusively to residential condos. In plain language that means that all these thousands of future residents will need to commute to a job or to school each day, travelling some distance to a location that is most likely not within walking or even biking range for most. How will they get there? Spoiler alert: the Report does not answer this fundamental question.

What's more, it means that heaviest travel is all going in one direction during peak periods, as almost no one is coming to this site to work. That is a nightmare scenario for any transit planner. The problem is further compounded by the many other development proposals in this immediate area, which all weigh overwhelmingly on the residential component. There are no office towers, schools, institutions, community centres, open spaces, or entertainment attractions.

This is not a recipe for an accessible, sustainable, self-contained walkable community that is the cornerstone of all those provincial policy documents encouraging densification. Rather it is simply more residential sprawl, just vertical instead of horizontal.

Proposed Yonge North Subway Extension

Although it does not explicitly state this in the Report, this proposal's density exemption justification ultimately relies on support for the unbuilt YNSE. It needs to be recognized that the subway extension to Steeles was already fully justified and approved based on the existing proposed density levels in the Secondary Plan. In fact, even under current densities (pre-Covid) thousands of riders were coming in by bus from Steeles to Finch Station during AM Peak. Rather than providing further unneeded justification for the extension, substantial increases to the currently approved densities could create loading and crowding issues especially if it is overwhelmingly residential.

The Yonge and Steeles Area Regional Transportation Study

The **Yonge and Steeles Area Regional Transportation Study** approved by Regional Council in 2015, consolidated recommendations of ongoing studies, and developed an overall plan to ensure growth is accommodated in a predictable manner that does not overwhelm the transportation system prior to the subway extension. One of the key conclusions out of this study is that the road network is already failing today during the peak periods and there are few opportunities to increase arterial road capacity. This impact cars, but also the buses which are the mainstay of current transit service in the area.

Transit Travel Review 5.3

Despite its heavy reliance on the future YSNE, the Report acknowledges that it could be a few years before the subway is extended. In reality, it could even be decades until completion. With the traffic and parking issues that will be discussed further on, much of the transportation will need to be carried by existing local bus service.

The Report provides Table 3 showing current level of service for the bus stops that are in the immediate area and proudly proclaims that three of them are at a Level of Service (LOS) rated “A”. What they fail to point out is that this rating was only based on peak PM hour. At that time, all the travel would be headed inbound to their site as people are returning home. In that situation, the relevant stops are westbound on Steeles and north and south on Yonge. All of these stops fall in the “E” category. Similarly, if LOS information was available for AM peak, it is likely that eastbound Steeles would also fall into a similarly low category or worse.

As pointed out in the Regional Transportation Study, buses travelling along Steeles to and from Finch Station are frequently at capacity and caught in congestion during peak periods. We agree with the Report that “Should the Yonge Subway Extension be constructed, a subway station at Yonge / Steeles would significantly improve both transit and traffic performance in the immediately surrounding area.” But in the years until that is a reality, a significant increase to the current bus ridership would present serious problems. This has not been accounted for.

It is mystifying that despite repeated mentions of the subway extension throughout the Report, nowhere is there any attempt to provide the basic numbers on the ridership that would be generated by the proposed development to support the YSNE. As we note further on, the auto trip numbers have been severely downplayed to enable slashing parking allowances and support the contention of minimal traffic impact even during peak hours. That raises the obvious question as to how then most of the thousands of non-driving residents will be commuting each day. Nowhere does the Transportation Report provide these numbers or even offer an explanation.

The overall lack of any transit ridership analysis is a serious flaw for a project that is essentially based on having access to top tier transit service as its primary justification for density triple that allowed in the Secondary Plan.

Vehicular Travel Assessment 8.0

The Report gets off to a good start here with the TTS data for the area, which is the gold standard of travel surveys- an objective 3rd party (U of T) rigorous survey. But those numbers don't support the low level of auto use desired, so instead they turned to the TTS data on the Finch-Yonge area which obviously provided much better transit use numbers.

But, even that wasn't enough, so the consultants ignored the rigorous TTS data and used their own small single day survey at 3 condo complexes outside of the area. We don't know what methodology was used by their own survey team, but we do know their motivation. They seemed to use the number of suites as a basis for their analysis. But, did they account for vacant units such as unoccupied units at World on Yonge owned by foreign investors? Furthermore, all three buildings are within close proximity to large office towers. We don't know how many of the residents chose to live there to walk to their office.

By ultimately relying on their own in-house survey from outside areas, rather than the 3rd party objective TTS numbers in the target area, the traffic generation figures are highly suspect. This is evident in the numbers generated in their analysis based on these weak assumptions. And to further compound the low numbers, the consultants have deducted the current peak hour trips in and out of the existing plaza. Again, who surveyed the current trips at the plaza? Yes, this was done in-house as well.

Based on their own survey they determined that currently 75 trips leave the plaza 8-9AM. This is a plaza of predominantly small restaurants, salons, and shops which mostly don't even open until well after the morning rush. It is strictly commercial, so there is no one living there currently. It is odd that there are 75 cars leaving this plaza during rush hour before 9AM. Compare this to the projected number of trips out from the proposed 1,800 units and thousands of residents during morning peak: 264. The consultants then deduct the 75 supposed current trips, to claim that only 210 new trips will be generated.

The situation is even more extreme during evening peak, where the potentially thousands of returning residents are expected to generate a mere 208 trips, set off against the supposed current level of 170 into the plaza. It is easy to see how these kinds of figures, which form the basis of all the traffic projections, are carefully manipulated to support their contention of minimal impact on future congestion, back-ups at study area intersections, and vehicle movements and traffic flow on surrounding roads.

Contrast this consultant Report with the objective **Yonge and Steeles Area Regional Transportation Study** which in 2015 stated that "few would argue that the existing network is near or at capacity today. Key arterial to arterial intersections are operating at Level of Service E or F in the AM and PM peak periods. Similarly, buses travelling along Yonge Street experience high load factors and are delayed due to congestion and curb-side activities. Walking and cycling networks are also deficient in terms of comfort and connectivity."

Based on the York Region transportation demand model, the Study projected that AM peak hour auto driver trips from the study area will increase by 7,900 auto trips or 36% by 2031 under a high growth

scenario (and this was based on the much lower densities in the Secondary Plan). Even with more aggressive modal share targets in place, for example a 50% sustainable mode share, auto driver trips will still increase significantly. Accommodating any growth in automobile trips is only possible if traffic from outside of the study area is diverted or if drivers shift their travel times from the peak hours.

Vehicular Parking Considerations 10.0

The Report carefully calculates the parking requirement based on standard Zoning bylaws. The grand total for all the residents, visitors, delivery, service, and shoppers comes to 3,545. But the developer has determined that these numbers are not applicable to this development. So, with absolutely no explanation, the consultant simply slashes that number by an astounding 60% to 1,414 in a 5 level underground garage.

Although not a word of explanation is given for these drastic reductions, it is likely that the entire case is based on the future subway extension. As already described, the YSNE could be decades away. Where is the transportation plan for the interim? Furthermore, areas that support lower parking needs, like the VMC are planned self-contained, mixed-use developments that naturally reduces the need for a car. It is designed from the start to make it easy to walk or bike to jobs, shopping, schools, library, YMCA, community centre, large parks with hiking trails, etc. There is no similar master plan for Yonge Steeles and this condo development only exacerbates the situation.

Loading Considerations 11.0

Loading zones. The Report notes that the Block 1 auto dealership GFA requires two large loading spaces. But none is included in the proposal. Instead they plan two in Block 2 down the road and around the corner and must share it with 2 large buildings and other retail for all deliveries. More problematic, is that one of the 2 loading spaces is meant to accommodate a municipal garbage truck. So the question becomes, what will happen to the auto carrier trailer trucks that deliver cars to the dealership around the corner and up the street? These carriers are 20 meters long before their ramps are lowered. This far exceeds the one 11 meter loading space dedicated to delivery trucks. As a result, all the truck car carriers will most likely stop on Steeles to unload vehicles being delivered. This is exactly what happens now on Hilda and on Steeles at car dealers located there. These unloading car trailers occupy an entire lane of traffic for extended periods of time causing major disruptions to cars and especially buses.

Once again, it must be noted the ultimate irony of this dense development premised largely on a massive reduction of car use, elimination of parking spaces, promoting alternatives to the car; dedicating almost all of its prime retail space to selling ... unbelievably, more cars.

Bicycle Considerations 12.0

After slashing car parking, the Report has gone ahead and decided to adopt the increased bicycle parking requirements used at VMC. No mention is made of the fact that VMC is a master planned community building an extensive system of dedicated bike lanes and trails through connected green

spaces to promote biking. Over 17 kms of bike lanes already in the VMC. Contrast that with the Yonge Steeles area with no bike lanes, and where, by their own estimation the biking network is LOS of F.

Despite that, 1100 bike parking spaces are planned, mostly underground. By the way, if you are an area resident who wishes to use one of the handful of retail that is replacing the current plaza, forget driving there, as there is no parking for you. But you might be one of the two lucky cyclists to find a spot. Yes, 2. On the other hand, if you are going to the car dealership, there is bike parking available for 40 cyclists. Of course, future residents of the development can easily walk to the dealership. However, if they do make a purchase, they will be hard pressed to find a parking spot for it.

Conclusions

The premises and assumptions in this Transportation Report are highly suspect. Almost all the projections rely on in-house surveys of condos in completely different contexts. Any available objective databases, such as the TTS, were discarded for the analysis and projections.

Unusual projections, such as zero future peak traffic growth on the Yonge street corridor and Steeles, raise further questions as to the overall credibility of the data and analysis.

The Report slashes the parking allotment by 60% with not a single word of explanation or support.

The use of VMC standards for items such as bicycle parking requirements has no substantive basis given the many major differences in context and planning.

Inclusion of a 12,718 m² car dealership as the prime retail location on site will create additional traffic issues on Steeles due to lack of a loading zone. Furthermore, a car dealership as its face undermines the very foundation and main justification of the development itself to encourage active transportation.

There is no proper analysis provided of existing transit capacity and what measures would need to be taken to provide sufficient service in the intervening years until the possible build of a Yonge subway extension. This is particularly problematic as the entire development relies heavily on high transit use.

The overall lack of any projected transit ridership analysis is a serious flaw for a project that is entirely based on having access to top tier transit service as its primary justification.

Due to the many questionable assumptions, unreliable data sources and incomplete analysis, this entire Transportation Report is in need of a comprehensive Peer Review by objective transportation planners.

From: Clerks@vaughan.ca
To: [Britto, John](#)
Subject: FW: [External] Notice of Public Hearing - Official Plan amendment File OP.19.011 -Hartman / Islington
Date: Friday, July 10, 2020 11:48:36 AM

From: Stephen Tsui [REDACTED] COMMUNICATION - C113
Sent: Friday, July 10, 2020 11:48 AM CW (PH) - July 13, 2020
To: Clerks@vaughan.ca ITEM # 2
Cc: [REDACTED]
Subject: [External] Notice of Public Hearing - Official Plan amendment File OP.19.011 -Hartman / Islington

Re: Description of subject land 8307 and 8311 Islington Ave. and 4,6,10 and 12 Hartman Ave

-
Hello,

These are my comments for the hearing on Monday July 13, 2020 7:00 pm

After reading the "Woodbridge Centre Secondary Plan" by the city of Vaughan issued February 24, 2015, I ask myself what was the point of this plan and study. After all it was dated only 5 years ago not 50!!!

This study was done to provide guidance for developers. If everyone is allowed to appeal and go over above and beyond the allowance usage of the land, what was the point of planning and spending tax payers money!!

The Plan talks about preserving the history and green space: instead we are using every inch to build in the name of more profits.

1. Sign posted on site says 3 storey Townhouse, while the Notice is showing a 5 storey stacked town. This is deceiving or false advertising?
If there was a revision, why wasn't the sign changed? How is the general public supposed to know?
2. Lot usage from .5 to 1.39 – more than double!
3. Set back from main road from 6.7 to 7.5 – too close to a very busy street!!!

We know that the city will grow and change, but we are talking about abusing and overbuilding, not considering adequate space for people walking, dogs, cars, life!!!

From 6 family homes, we are now squeezing 72 families!!!! This will bring over 150 cars in one small area.

Most of these families will be young families with children. How about their safety? What about the preservation of some natural green space?

There is another project that is also applying for exception to the plan at the corner of Pine Grove and Islington. Both developments will bring over 200 families in one small block???

Not considering the 50+ existing apartment building on Pine Grove and the 3 storey stacked townhouse built last year, over 100!! Where does it end?

Let it be clear that we are not against new development in general, we are against the over abuse of the space. Build reasonable.

This is not downtown Vaughn, we have designated areas of the city for high density. Islington corridor is not one of them.

Thank you

Regards

Stephen

180 Steeles West (Mizrahi) - Transportation Considerations Report - Analysis

Martin Rosen

I have lived on North Meadow Crescent since 1991.

COMMUNICATION - C114

CW (PH) - July 13, 2020

ITEM # 5

The **Transportation Considerations Report for 180 Steeles**, relies heavily on questionable premises and assumptions favourable to the developer. The Report opens with key provincial policy documents to legitimize its proposals. It quotes at length from the **2014 Provincial Policy Statement**, the **Places to Grow Growth Plan**, and **Ontario's Five Year Climate Change Action Plan** which all encourage increased density to reduce auto-based travel and encourage active transportation. This provides justification to slash mandated parking requirements by over half (50%) and lowball projected vehicle traffic because presumably most residents should instead be walking, biking and taking transit for all their daily mobility needs.

However, what they fail to explain is that what all these policy documents encourage is not just any kind of unchecked density, but, very specifically, **mixed-use** density. Mixed use is an absolutely essential component of sustainable density, a theme that is emphasized repeatedly in each of those documents.

Sadly, this proposed project is anything but mixed use. Other than 3,200 m² of retail, over 90% is devoted exclusively to residential condos. In plain language that means that all these thousands of future residents will need to commute to a job or to school each day, travelling some distance to a location that is most likely not within walking or even biking range for most. How will they get there? Spoiler alert: the Report does not answer this fundamental question.

What's more, it means that heaviest travel is all going in one direction during peak periods, as almost no one is coming to this site to work. That is a nightmare scenario for any transit planner. The problem is further compounded by the many other development proposals in this immediate area, which all weigh overwhelmingly on the residential component. There are no office towers, schools, institutions, community centres, open spaces, or entertainment attractions.

This is not a recipe for an accessible, sustainable, self-contained walkable community that is the cornerstone of all those provincial policy documents encouraging densification. Rather it is simply more residential sprawl, just vertical instead of horizontal.

Proposed Yonge North Subway Extension

Although it does not explicitly state this in the Report, this proposal's density exemption justification ultimately relies on support for the unbuilt YNSE. It needs to be recognized that the subway extension to Steeles was already fully justified and approved based on the existing proposed density levels in the Secondary Plan. In fact, even under current densities (pre-Covid) thousands of riders were coming in by bus from Steeles to Finch Station during AM Peak. Rather than providing further unneeded justification for the extension, substantial increases to the currently approved densities could create loading and crowding issues especially if it is overwhelmingly residential.

The Yonge and Steeles Area Regional Transportation Study

The **Yonge and Steeles Area Regional Transportation Study** approved by Regional Council in 2015, consolidated recommendations of ongoing studies, and developed an overall plan to ensure growth is accommodated in a predictable manner that does not overwhelm the transportation system prior to the subway extension. One of the key conclusions out of this study is that the road network is already failing today during the peak periods and there are few opportunities to increase arterial road capacity. This impact cars, but also the buses which are the mainstay of current transit service in the area.

Transit Travel Review 5.3

Despite its heavy reliance on the future YSNE, the Report acknowledges that it could be a few years before the subway is extended. In reality, it could even be decades until completion. With the traffic and parking issues that will be discussed further on, much of the transportation will need to be carried by existing local bus service.

The Report provides Table 3 showing current level of service for the bus stops that are in the immediate area and proudly proclaims that three of them are at a Level of Service (LOS) rated “A”. What they fail to point out is that this rating was only based on peak PM hour. At that time, all the travel would be headed inbound to their site as people are returning home. In that situation, the relevant stops are westbound on Steeles and north and south on Yonge. All of these stops fall in the “E” category. Similarly, if LOS information was available for AM peak, it is likely that eastbound Steeles would also fall into a similarly low category or worse.

As pointed out in the Regional Transportation Study, buses travelling along Steeles to and from Finch Station are frequently at capacity and caught in congestion during peak periods. We agree with the Report that “Should the Yonge Subway Extension be constructed, a subway station at Yonge / Steeles would significantly improve both transit and traffic performance in the immediately surrounding area.” But in the years until that is a reality, a significant increase to the current bus ridership would present serious problems. This has not been accounted for.

It is mystifying that despite repeated mentions of the subway extension throughout the Report, nowhere is there any attempt to provide the basic numbers on the ridership that would be generated by the proposed development to support the YSNE. As we note further on, the auto trip numbers have been severely downplayed to enable slashing parking allowances and support the contention of minimal traffic impact even during peak hours. That raises the obvious question as to how then most of the thousands of non-driving residents will be commuting each day. Nowhere does the Transportation Report provide these numbers or even offer an explanation.

The overall lack of any transit ridership analysis is a serious flaw for a project that is essentially based on having access to top tier transit service as its primary justification for density twice that allowed in the Secondary Plan.

Vehicular Travel Assessment 8.0

The Report gets off to a good start here with the TTS data for the area, which is the gold standard of travel surveys- an objective 3rd party (U of T) rigorous survey. But those numbers don't support the low level of auto use desired, so instead they turned to the TTS data on the Finch-Yonge area which obviously provided much better transit use numbers.

But, even that wasn't enough, so the consultants ignored the rigorous TTS data and used their own small single day survey at 3 condo complexes outside of the area. We don't know what methodology was used by their own survey team, but we do know their motivation. They seemed to use the number of suites as a basis for their analysis. But, did they account for vacant units such as unoccupied units at World on Yonge owned by foreign investors? Furthermore, all three buildings are within close proximity to large office towers. We don't know how many of the residents chose to live there to walk to their office.

By ultimately relying on their own in-house survey from outside areas, rather than the 3rd party objective TTS numbers in the target area, the traffic generation figures are highly suspect. This is evident in the numbers generated in their analysis based on these weak assumptions. And to further compound the low numbers, the consultants have deducted the current peak hour trips in and out of the existing plaza. Again, who surveyed the current trips at the plaza? Yes, this was done in-house as well.

Based on these formulas from their own in-house surveys, some 4,000 residents from over 2,000 units are expected to generate a grand total of 290 new trips out during AM peak, and only 140 back in during the PM peak. It is easy to see how these kinds of suspect calculations, which form the basis of all the traffic projections, are carefully crafted to support their contention of minimal impact on future congestion, back-ups at study area intersections, and vehicle movements and traffic flow on surrounding roads.

Contrast this consultant Report with the objective **Yonge and Steeles Area Regional Transportation Study** which in 2015 stated that "few would argue that the existing network is near or at capacity today. Key arterial to arterial intersections are operating at Level of Service E or F in the AM and PM peak periods. Similarly, buses travelling along Yonge Street experience high load factors and are delayed due to congestion and curb-side activities. Walking and cycling networks are also deficient in terms of comfort and connectivity."

Based on the York Region transportation demand model, the Study projected that AM peak hour auto driver trips from the study area will increase by 7,900 auto trips or 36% by 2031 under a high growth scenario (and this was based on the much lower densities in the Secondary Plan). Even with more aggressive modal share targets in place, for example a 50% sustainable mode share, auto driver trips will still increase significantly. Accommodating any growth in automobile trips is only possible if traffic from outside of the study area is diverted or if drivers shift their travel times from the peak hours.

Trip Assignment 8.3

Another concerning aspect of this proposal is the main entry into the complex. In the “interim”, which means until a new external road is built by the City at Royal Palm Drive, all entry and exit will be onto Steeles at a non-signalized intersection. Consequently, only right in and right out movements will be allowed. That means any trips heading to Yonge will be forced to travel through local streets to eventually head east. Cars approaching from the west will similarly need to proceed past the development, through local roads to eventually turn back westbound on Steeles. This will create a great deal of further congestion on local roads such as Hilda. Again, the lowball trip generation numbers have resulted in a serious underestimating the impact on these parts of the road network.

Vehicular Growth Rates 8.5

Almost shocking is the Report’s projections of traffic growth to 2024. Supposedly considerations were taken for some of the other major proposed developments in the Yonge corridor. Despite all of that, the consultants confidently predict that “corridor growth rates were calculated to be **negative** for Yonge Street in both the AM and PM peak hours”, and similarly on Steeles, a conservative rate of **0%** was applied in the PM peak as **negative** growth was observed.

The idea that traffic will actually remain static, much less shrink, on these arteries over the next few years defies reason. It certainly contradicts the **Regional Transportation Study**.

Vehicular Parking Considerations 10.0

The Report carefully calculates the parking requirement based on standard Zoning bylaws. The grand total for all the residents, visitors, delivery, service, and shoppers comes to 3,858 parking spaces required. But the consultant has determined that the VMC standards are more fitting, so slashes that number by almost half to 2,050. The entire case for such a drastic cut in parking spaces is based on YSNE and a surrounding transportation context equivalent to the master planned community of VMC.

As already described, the YSNE could be years away, unlike the VMC which had an operating subway prior to any condo occupancy. Furthermore, the VMC as a planned self-contained, mixed-use community naturally reduces the need for a car. It is designed to make it easy to walk or bike to jobs, shopping, schools, library, YMCA, community centre, large parks with hiking trails, etc. It is entirely planned to reduce or eliminate the need for a car. There is no similar master plan for Yonge Steeles and as an infill area, it would be extremely unlikely to support that level of walkability.

Having already made the leap of slashing the parking spaces from mandated 3,858 to the unsupported VMC standard of 2,050, the consultants have still not achieved sufficient space savings. So, without any explanation, they simply drop even that lowball figure even further to 1,876 spaces. No explanation.

Bicycle Considerations 12.0

After slashing car parking spaces, the Report has gone ahead and decided to adopt the increased bicycle parking requirements used at VMC. Again, no mention is made of the fact that VMC is a master planned community, building an extensive system of dedicated bike lanes and trails throughout connected green spaces to promote biking. Over 17 kms of bike lanes already are in the VMC. Contrast that with the Yonge Steeles area with not a single bike lane, and where, by their own estimation the biking network is Level of Service rating at a dismal “F” throughout the area.

Despite that, 1261 bike parking spaces, will be available. However, if you are an outsider who wishes to shop at one of the handful of retail stores replacing the current plaza, forget driving there, as there is no parking for you. But you might be one of the 12 lucky cyclists to find a spot. Yes, 12 spaces for about 18 stores.

Conclusions

The premises and assumptions in this Transportation Report are highly suspect. Almost all the projections rely on in-house surveys of condos in completely different contexts. Any available objective databases, such as the TTS, were discarded for the analysis and projections.

Unusual projections such as negative future peak traffic growth on the Yonge street corridor and Steeles raise further questions as to the overall credibility of the data and analysis.

The use of VMC standards for items such as vehicle and bicycle parking requirements has no substantive basis given the many major differences in context and planning.

There is no proper analysis provided of existing transit capacity and what measures would need to be taken to provide sufficient service in the intervening years until the possible build of a Yonge subway extension. This is particularly problematic as the entire development relies heavily on high transit use.

The overall lack of any projected transit ridership analysis is a serious flaw for a project that is entirely based on having access to top tier transit service as its primary justification.

Due to the many questionable assumptions, unreliable data sources and incomplete analysis, this entire Transportation Report is in need of a comprehensive Peer Review by objective transportation planners.

Victor Manoharan

■ Crestwood Road
Thornhill, Vaughan
L4J 8H8
July 8, 2020

Office of the City Clerk
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

**Sub: THE SALZ CORPORATION
100 STEELES AVENUE
CITY OF VAUGHAN**

**Item #4 OPA 20.001
Zoning By-law Amendment File Z.20.004
Draft Plan of Subdivision File 19T-20V001**

Respected board members, I have lived in this area for the past 30 years. On behalf of the Springfarm I am submitting this letter for your consideration. We are requesting that the board reject the Salz Corporation proposal for the following reasons:

Respected board members, I have lived in this area for the past 30 years. On behalf of the Springfarm I am submitting this letter for your consideration. We are requesting that the board reject the Mizrahi proposal for the following reasons:

1 [a]

City of Vaughan's 2010 Official Plan and Secondary Plan designated the parcel as Commercial General [CG], Commercial Convenience [CC] and a small northern portion Residential Medium Density[R2}. The intent of planners was to create a mixed use of commercial businesses and general commercial buildings. This would create jobs and provide commercial services for the local population. We oppose the request to have the present zoning changed to RA3 Apartment Residential.

1 [b]

Presently there are no schools, hospitals, Health Centres, Child Care Centres, Recreation Centres, City, Provincial or Federal branches within walking distance. This along with the other three proposals would increase the population in this area by 20,345 people (7535 units x 2.7 people per unit).

The existing current population of the Springfarm neighbourhood is 20,700 people. More particularly, all residential units south of the railway tracks amount to a current population of approximately 1000 people. This new growth would dramatically increase and change the lifestyle of people while putting a huge burden on existing services. The population growth of the immediate area would increase 2000% while the entire Springfarm area would double in population. Where are the additional supporting services to serve a population of 30,000 people?

1 [c]

Commercial business not only creates jobs but they also pay our City much higher taxes. Businesses pay full commercial tax and at the same time demand no schools, libraries, health services, etc. This not only increases the tax revenue for the City but also reduces the tax burden and commuting issues for local residents.

2

Ontario is far behind in its planning, especially in rail transit for urban areas. This idea of building residential towers around subway stations has no merit. This does not reduce car traffic, as a matter of fact it increases road traffic and congestion. This model forces residents and families to drive around for many essential services. Perhaps it would be a better way to plan and build residential towers around commercial and business centres within walking distance.

3

The commercial portion of the 6 requested buildings in the Salz proposal would result in less than 2% commercial development and 98% residential development. Most of this 2% in the proposed commercial portion is a new car dealership building. As Figure 1 shows, we already have 16 dealership buildings within walking distance from this site.

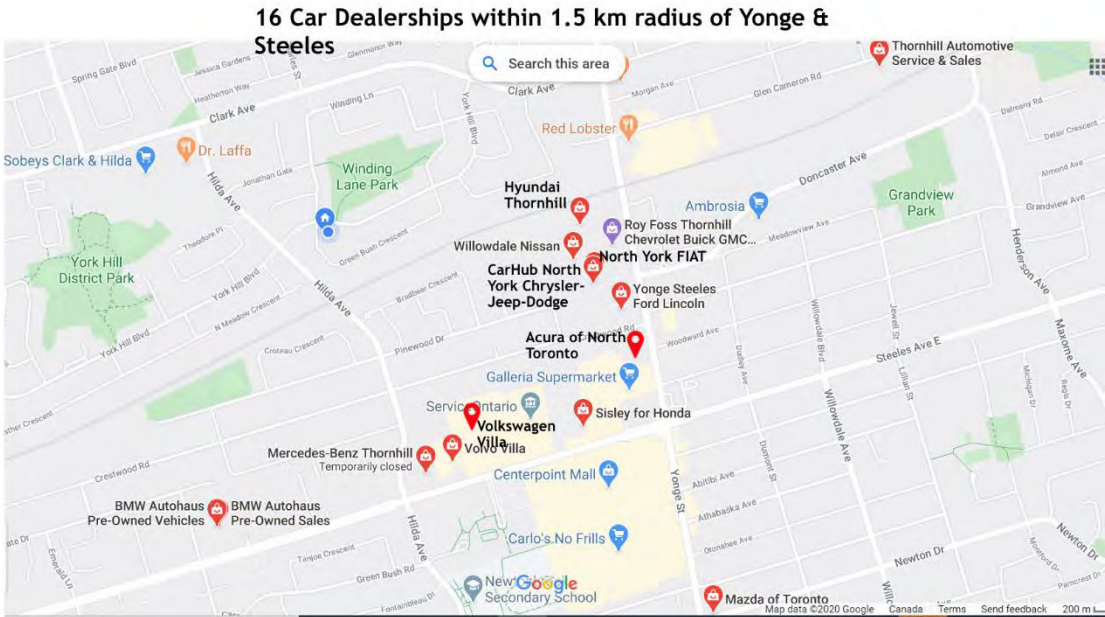


Figure 1

Do we need one more car dealership? I question if this is the proper use for this valuable site. A good development example to follow would be what has taken place along Yonge Street in Richmond Hill. Many of the car dealerships have relocated, freeing up valuable sites for more useful developments for residents.

4

The present density on the site is 3.5 for commercial and 1.5 for residential. The Salz request is for 8.4. This would result in a 240% increase. Is the city willing to increase the density for all lots within the development area?

5

We request that the board reject the proposal and direct Salz to resubmit development plans with a minimum of 70% commercial and 30% residential mix. This would benefit both the developer, the City and the area residents.

Council, please respect the Yonge-Steeles Corridor Secondary Plan you approved in 2010.

Victor Manoharan

■ Crestwood Road
Thornhill, Vaughan
L4J 8H8
July 8, 2020

Office of the City Clerk
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

**Sub: MIZRAHI DEVELOPMENT
180 STEELES AVENUE
CITY OF VAUGHAN**

**Item #5 OPA 20.002
Zoning By-law Amendment File Z.20.005**

Respected board members, I have lived in this area for the past 30 years. On behalf of the Springfarm I am submitting this letter for your consideration. We are requesting that the board reject the Mizrahi proposal for the following reasons:

1 [a]

City of Vaughan's 2010 Official Plan and Secondary Plan designated the parcel as Commercial General [CG], Commercial Convenience [CC] and a small northern portion Residential Medium Density[R2}. The intent of planners was to create a mixed use of commercial businesses and general commercial buildings. This would create jobs and provide commercial services for the local population. We oppose the request to have the present zoning changed to RA3 Apartment Residential.

1 [b]

Presently there are no schools, hospitals, Health Centres, Child Care Centres, Recreation Centres, City, Provincial or Federal branches within walking distance. This along with the other three proposals would increase the population in this area by 20,345 people (7535 units x 2.7 people per unit).

The existing current population of the Springfarm neighbourhood is 20,700 people. More particularly, all residential units south of the railway tracks amount to a current population of approximately 1000 people. This new growth would dramatically increase and change the lifestyle of people while putting a huge burden on existing services. The population growth of the immediate area would increase

2000% while the entire Springfarm area would double in population. Where are the additional supporting services to serve a population of 30,000 people?

1 [c]

Commercial business not only creates jobs but they also pay our City much higher taxes. Businesses pay full commercial tax and at the same time demand no schools, libraries, health services, etc. This not only increases the tax revenue for the City but also reduces the tax burden and commuting issues for local residents.

2

Ontario is far behind in its planning, especially in rail transit for urban areas. This idea of building residential towers around subway stations has no merit. This does not reduce car traffic, as a matter of fact it increases road traffic and congestion. This model forces residents and families to drive around for many essential services. Perhaps it would be a better way to plan and build residential towers around commercial and business centres within walking distance.

3

The commercial portion of the 6 requested buildings in the Mizrahi proposal would result in less than 2% commercial development and 98% residential development.

4

The present density on the site is 3.5 for commercial and 1.5 for residential. The Mizrahi request is for 6.46. This would result in a 186% increase in density. Is the city willing to increase the density for all lots within the development area?

5

We request that the board reject the proposal and direct Mizrahi to resubmit development plans with a minimum of 70% commercial and 30% residential mix. This would benefit both the developer, the City and the area residents.

We notice each developer treats their proposal as a single stand alone project. Their argument that the existing services are adequate for the population increase, is not true when all developments are put added together. It more than doubles the population and increases the service requirements.

Council, please respect the Yonge-Steeles Corridor Secondary Plan you approved in 2010.



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C 117 < Page 1 of 15 >

COREARCHITECTS

CONSTANTINE

COMMUNICATION - C117
CW (PH) - July 13, 2020
ITEM # 5

STATUTORY PUBLIC HEARING

MIZRAHI CONSTANTINE (180 SAW) INC.
180 Steeles Avenue West

JULY 13th, 2020
CITY OF VAUGHAN

COMMITTEE OF THE WHOLE - PUBLIC MEETING
LIVE STREAMING HEARING, 7:00 PM



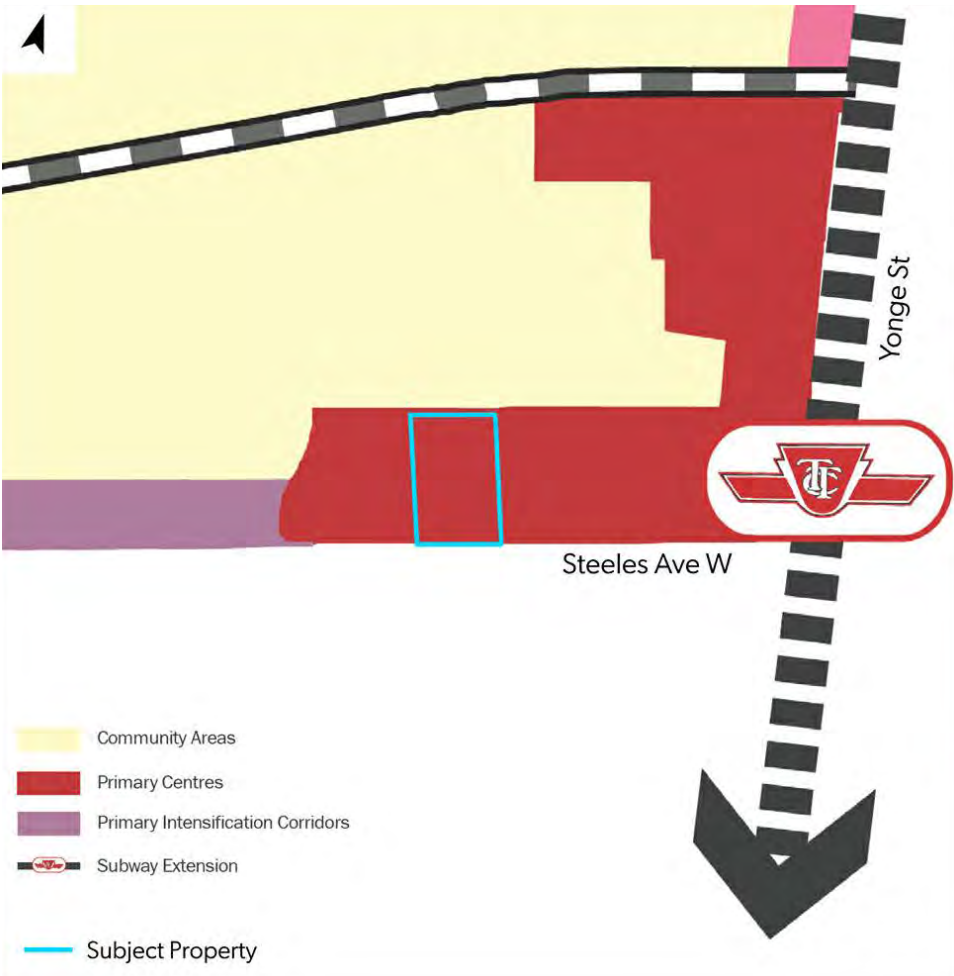
Subject Property and Context



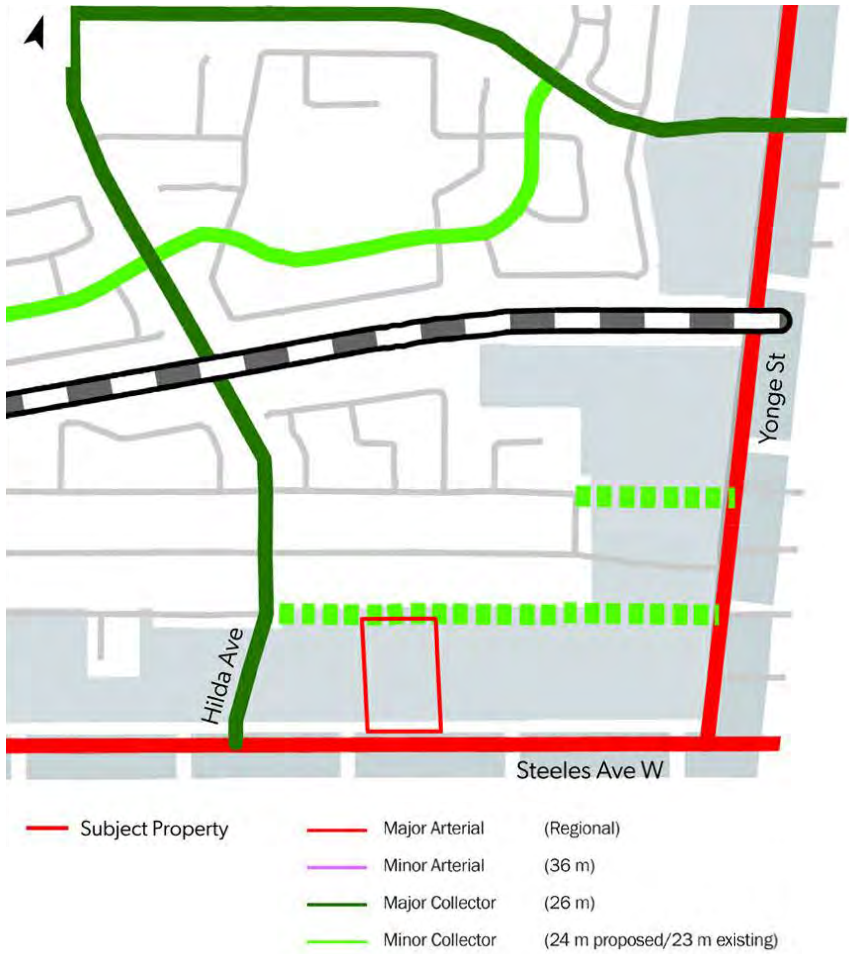
Site Location: 180 Steeles Ave., Vaughan;
Site Area: Approximately 5.57 Acres (2.25 hectares);

- The proposal consists of four (4) towers and two (2) mid-rise buildings ranging in height from 16 storeys to 45 storeys atop 5 storey podiums which will include retail uses at-grade.

Urban Structure and Transit



VOP Schedule 1 - Urban Structure



VOP Schedule 9 - Future Transit Network

- Steeles Avenue West is designated as a Regional Intensification Corridor and a Major Arterial Road;
- The urban character of the corridor is accordingly suited to future intensification to support the development of the intersection as a Primary Centre.

Community Engagement and Consultation



Collaborative work has been done together with the Spring Farm Ratepayers Association (SFRA) over the last 2+ years.

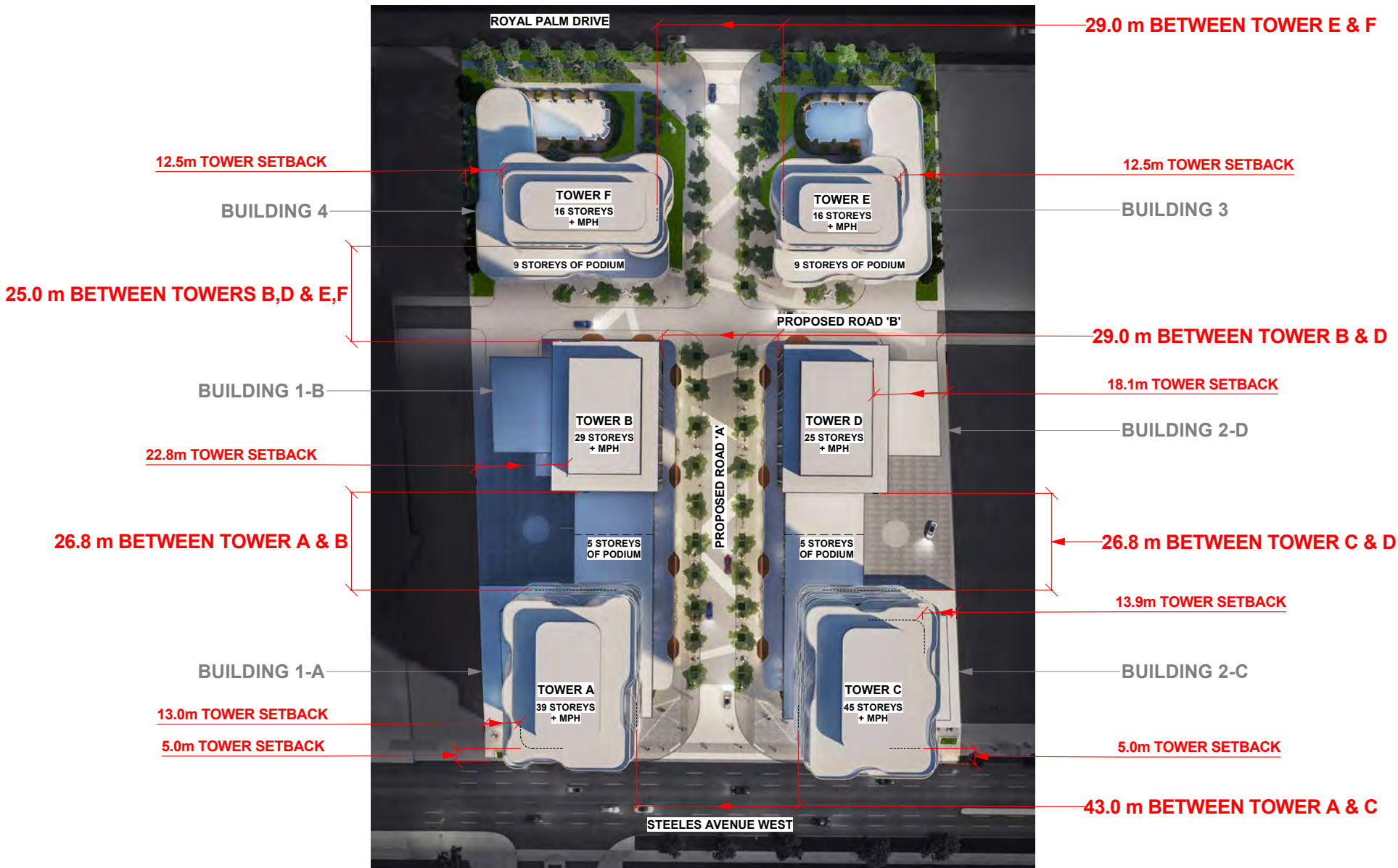
Meetings include;

- February 13th, 2018 - Initial introduction of Mizrahi to SFRA
- June 11th, 2018 - Pre-meeting with SFRA
- June 25th, 2018 - Spring Farm - Annual General Meeting - Presentation on who Mizrahi is to the general assembly
- September 17th, 2019 - Pre-submission discussion and collaboration session. Drawings and renderings shared and discussed.
- Meeting Booked: March 30th, 2020 - Post-submission discussion and collaboration session [Cancelled due to COVID-19]

We have also been actively engaged with city officials and staff prior to submission, which has shaped the design of the proposal.

We intend to continue working collaboratively with the community and are committed to continued public engagement and transparency.

Proposed Development



Development Statistics	Proposed
Site Area	22,489 m ²
Building Heights	B1 Tower A: 126.45m + 6.0m MPH B1 Tower B: 95.85m + 6.0m MPH B2 Tower D: 83.55m + 6.0m MPH B2 Tower C: 144.45m + 6.0m MPH B4: 53.30m + 4.5m MPH B3: 53.30m + 4.5m MPH
Gross Construction Area	Total: 161,391 m ² Residential: 141,993 m ² Retail: 3,620 m ²
FSI	6.46
Amenity Space	Indoor: 4,585 m ² Outdoor: 3,883 m ²
Landscaped Area	3,620 m ²
Parking	Vehicle Resident: 1,562 Visitor: 314 Total: 1,876 Bike Residential Short Term: 215 Residential Long Term: 1,041 Retail Short Term: 12

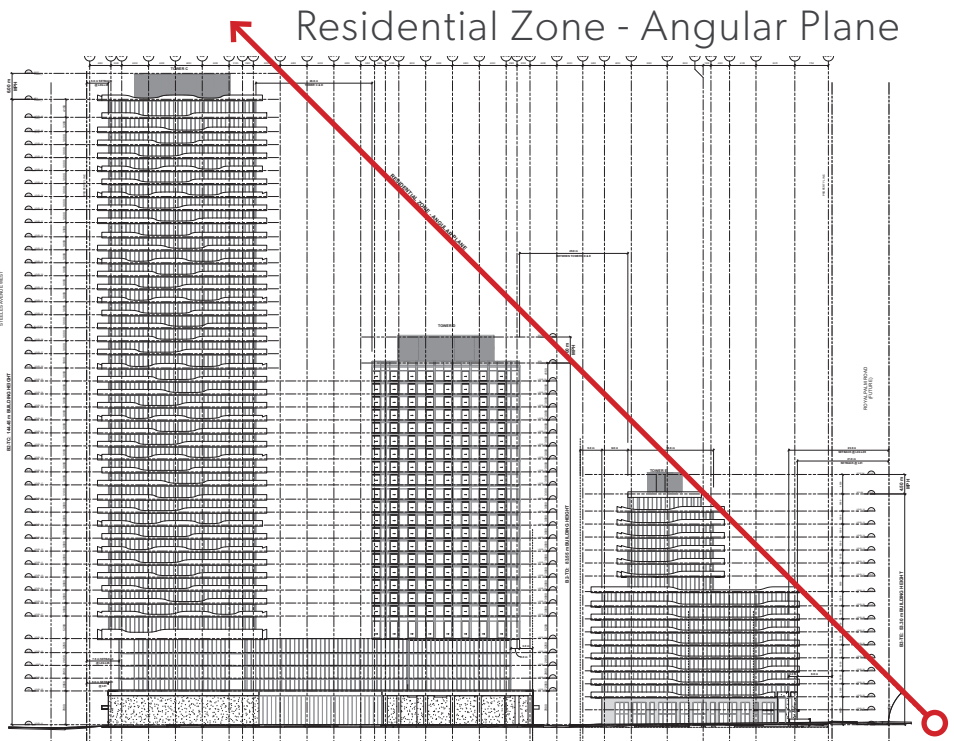
Traffic and Circulation



- The development proposes two new private local streets which will bisect the site which will reduce the overall mass of the block and provide improved access to and circulation.
- This will increase the efficiency of the road network and improve walkability, building on the City's goals of improving connections to Yonge Street.
- The proposal will to be transit supportive, proposing sufficient density to complement significant transit infrastructure expansion.
- The proposal aims to integrate with the future development of new transit stops in the area.

Circulation Diagram

Land Use Compatibility



Landscape Design



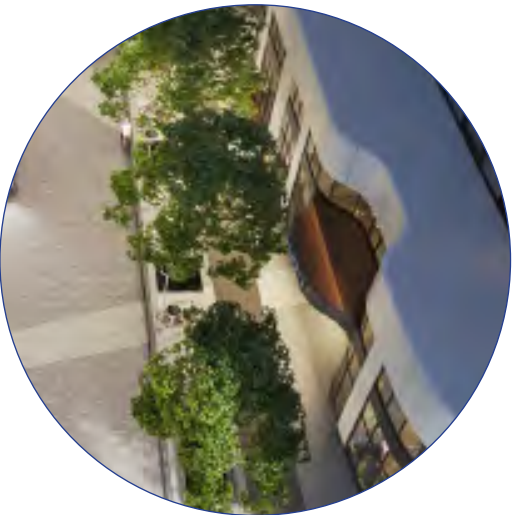
Proposed street trees in the tree pit



Proposed vehicular concrete unit pavers



Proposed ornamental trees and mixed shrub planting bed

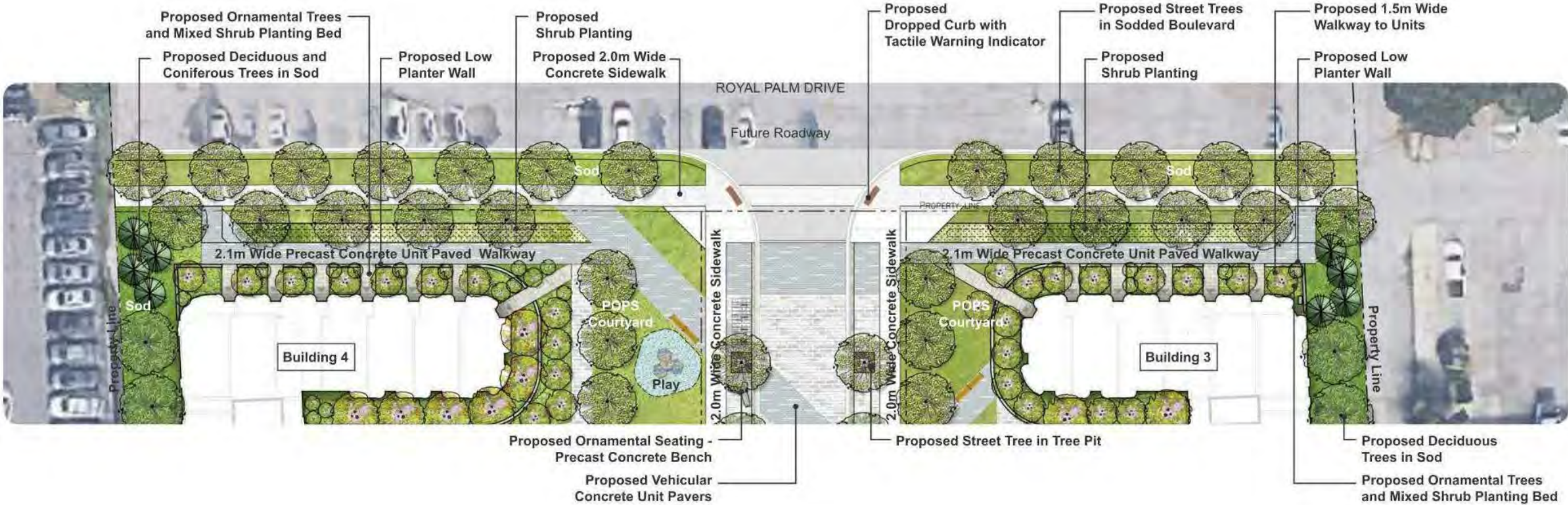


Projected awnings enhance public realm providing weather protection

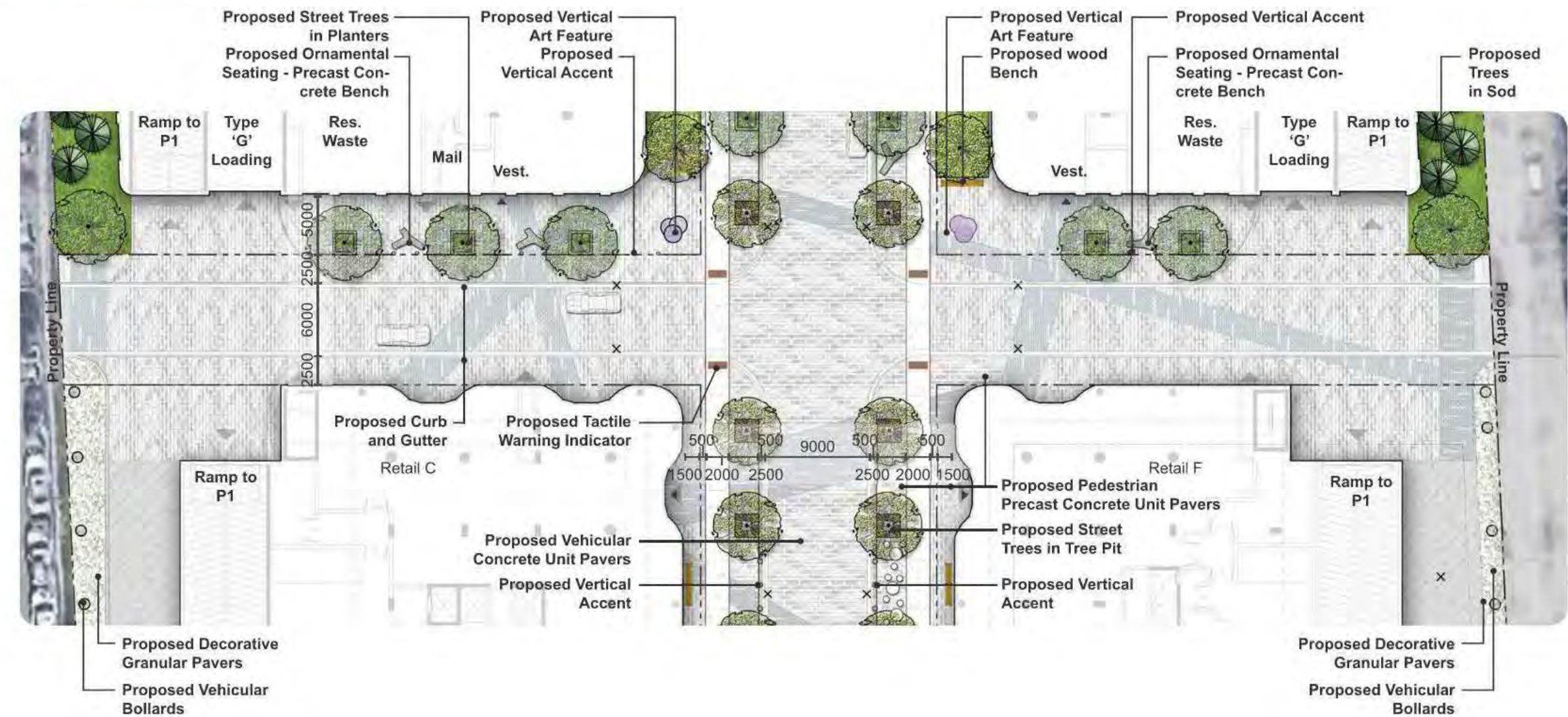
Landscape Design



Key Plan

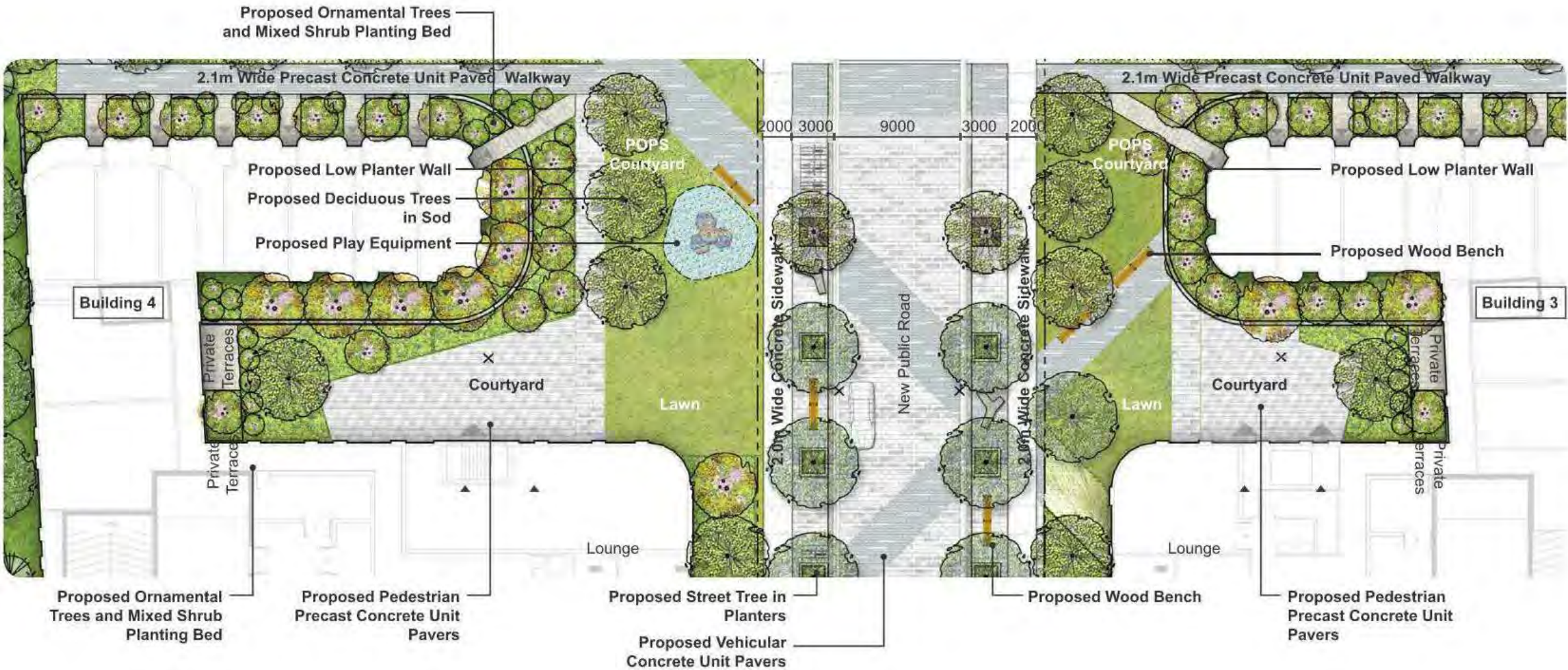


Landscape Design



Key Plan

Landscape Design



Key Plan

Mixed-Use Development



Mixed-Use Development



Mixed-Use Development



Thank You Comments & Questions?

Contact

Ryan Guetter, Senior Vice President
Weston Consulting
905-738-8080 ext. 241
rguetter@westonconsulting.com



7800 JANE STREET

METRUS (TERRA) PROPERTIES INC.
CITY OF VAUGHAN

Planning Applications Submitted Include:

- **Draft Plan of Subdivision**
- **Official Plan Amendment**
- **Zoning By-Law Amendment**

Supporting Studies Submitted Include :

- **Planning Justification Report - KLM Planning Partners Inc.**
- **NAV-Bombardier Flight Path Analysis - Charles (Chas) Cormier**
- **Pedestrian Level Wind Study - Gradient Wind Engineering Inc.**
- **Shadow Study - Quadrangle Architects Ltd.**
- **Functional Servicing & Stormwater Management Report - TMIG**
- **Phase One Environmental Site Assessment (ESA) - EXP**
- **Phase Two Environmental Site Assessment (ESA) - EXP**
- **Traffic Impact Study - BA Group**
- **Noise Feasibility Study - HGC Engineering Ltd.**



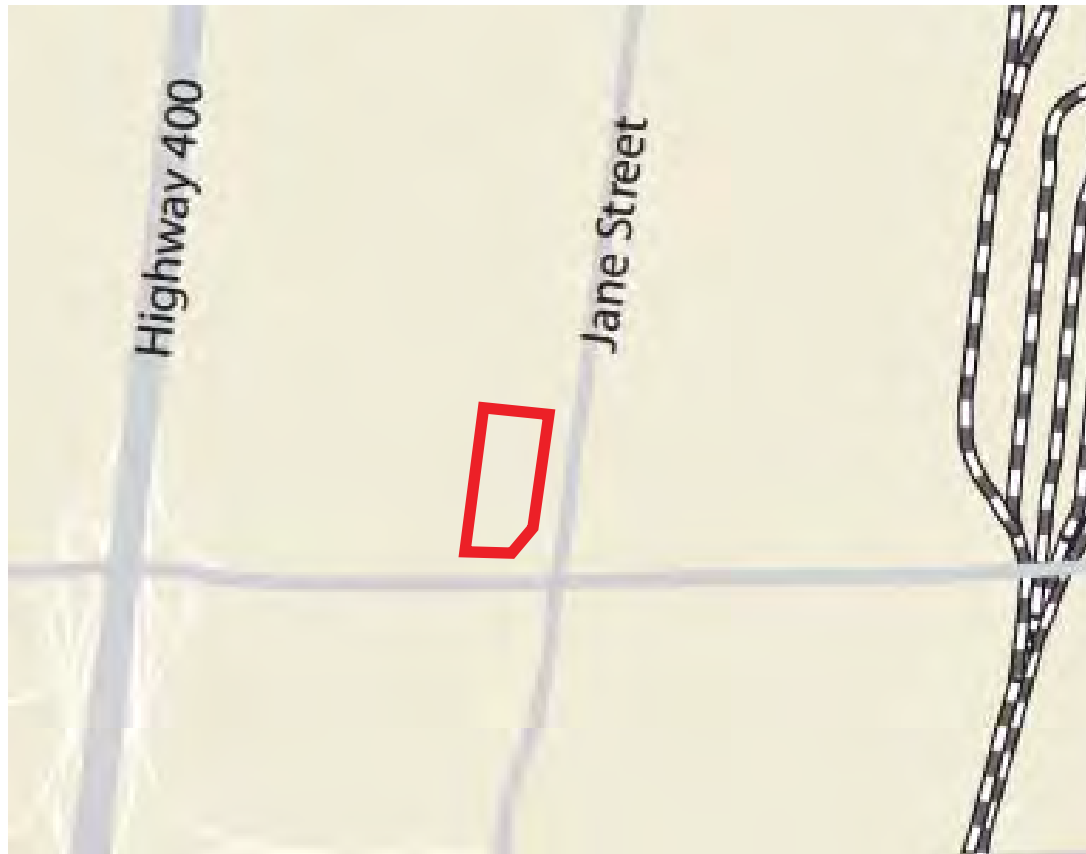
SITE LOCATION



POLICY CONTEXT

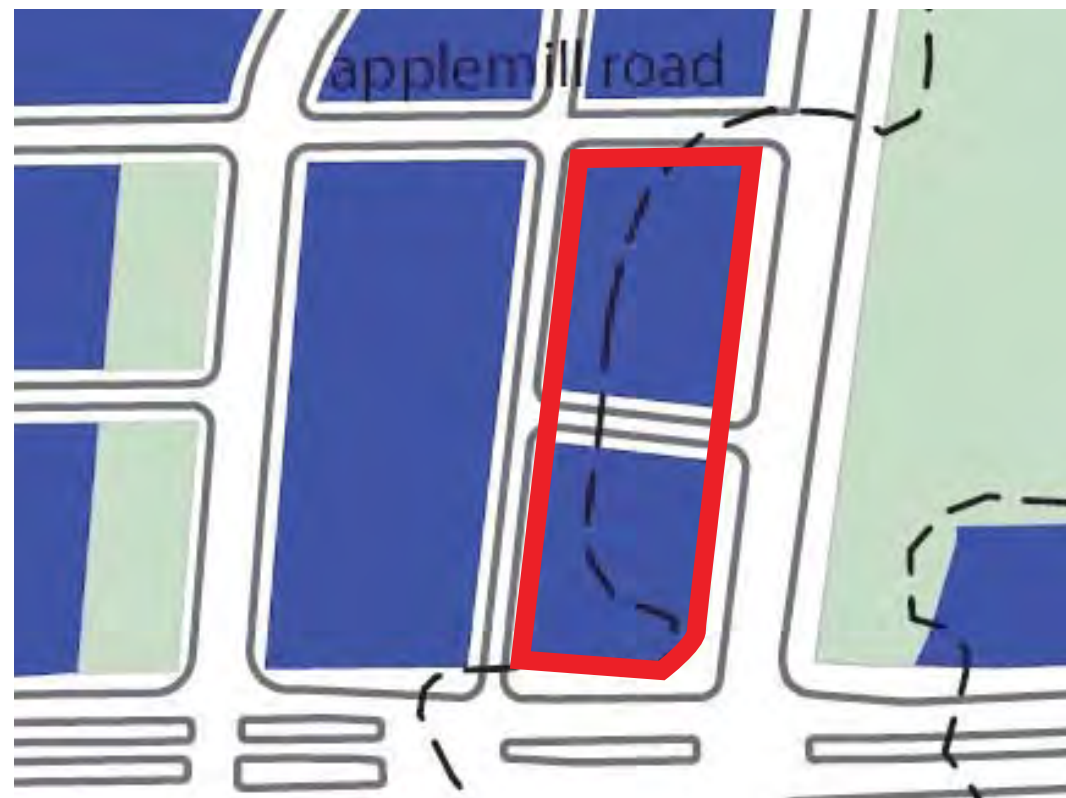
Official Plan (2010)

As per Schedule 1A-Urban Area, the subject lands are currently designated "Urban Area".



Vaughan Metropolitan Centre Secondary Plan

As per Schedule F - Land Use Precincts, the subject lands are intended to be designated "Station Precinct" and are partially within the "Existing Floodplain".



 Subject Lands

POLICY CONTEXT

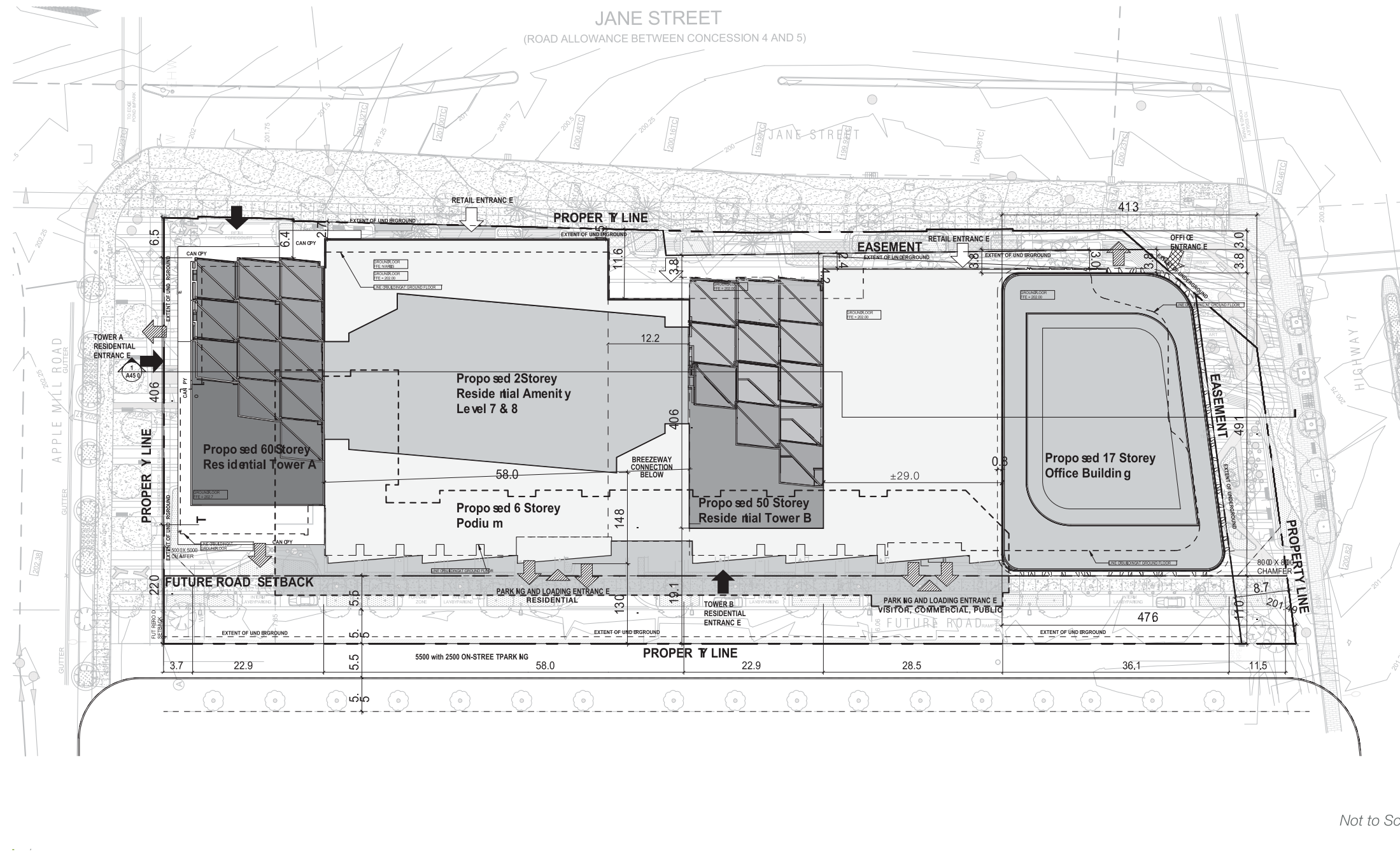


Zoning By-law 1-88

Lands are currently zoned C7- Service Commercial Zone, permitting a range of commercial and office uses.

 Subject Lands

PROPOSED DEVELOPMENT - SITE PLAN



- 17 Storey Office Building
- South Tower: 50 Storey Mixed Use Residential
- North Tower: 60 Storey Mixed Use Residential
- 6 Storey Podium with Retail and Townhouses at Grade
- 2 Storey Amenity Pavilion
- East-West Pedestrian Connection via Pedestrian Galleria
- 2 Levels of Parking Below Grade, 4 Levels Integrated Above
- New North-South Public Street

PROPOSED DEVELOPMENT - AERIAL RENDERING



PROPOSED OFFICIAL PLAN AMENDMENT



Subject Property

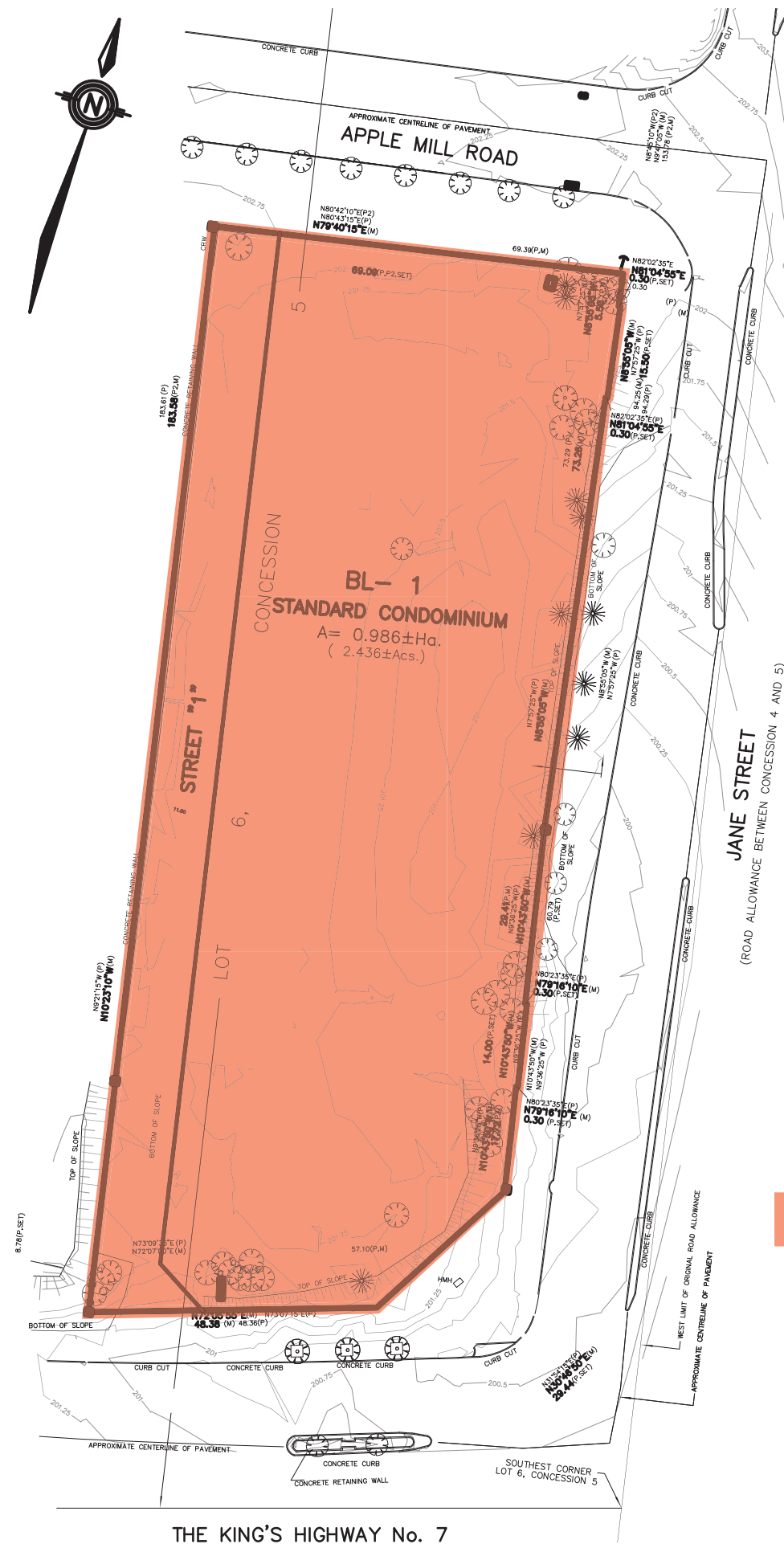


H 5 storey minimum - 30 storey maximum
D 2.5 minimum FSI - 5.0 maximum FSI

- Increase maximum permitted height from 30 storeys to 50 and 60 storeys
- Increase maximum permitted density from 5.0 FSI to 10.4 FSI
- Delete East-West Local Road
- Increase maximum permitted floor plate size from 750m² to 850m²
- Remove the subject lands from the Existing Floodplain

PROPOSED DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT

- Draft Plan of Subdivision:
 - One(1) Block
 - Facilitate the creation of a public street
- Zoning By-law Amendment
 - From C7 - Service Commercial Zone to C9 Corporate Centre Zone
 - Permit Mixed-Use Development
 - Incorporate site-specific zone standards



Lands to be re-zoned from C7-Service Commercial to C9-Corporate Centre Zone



PROPOSED RENDERING



PROPOSED RENDERING

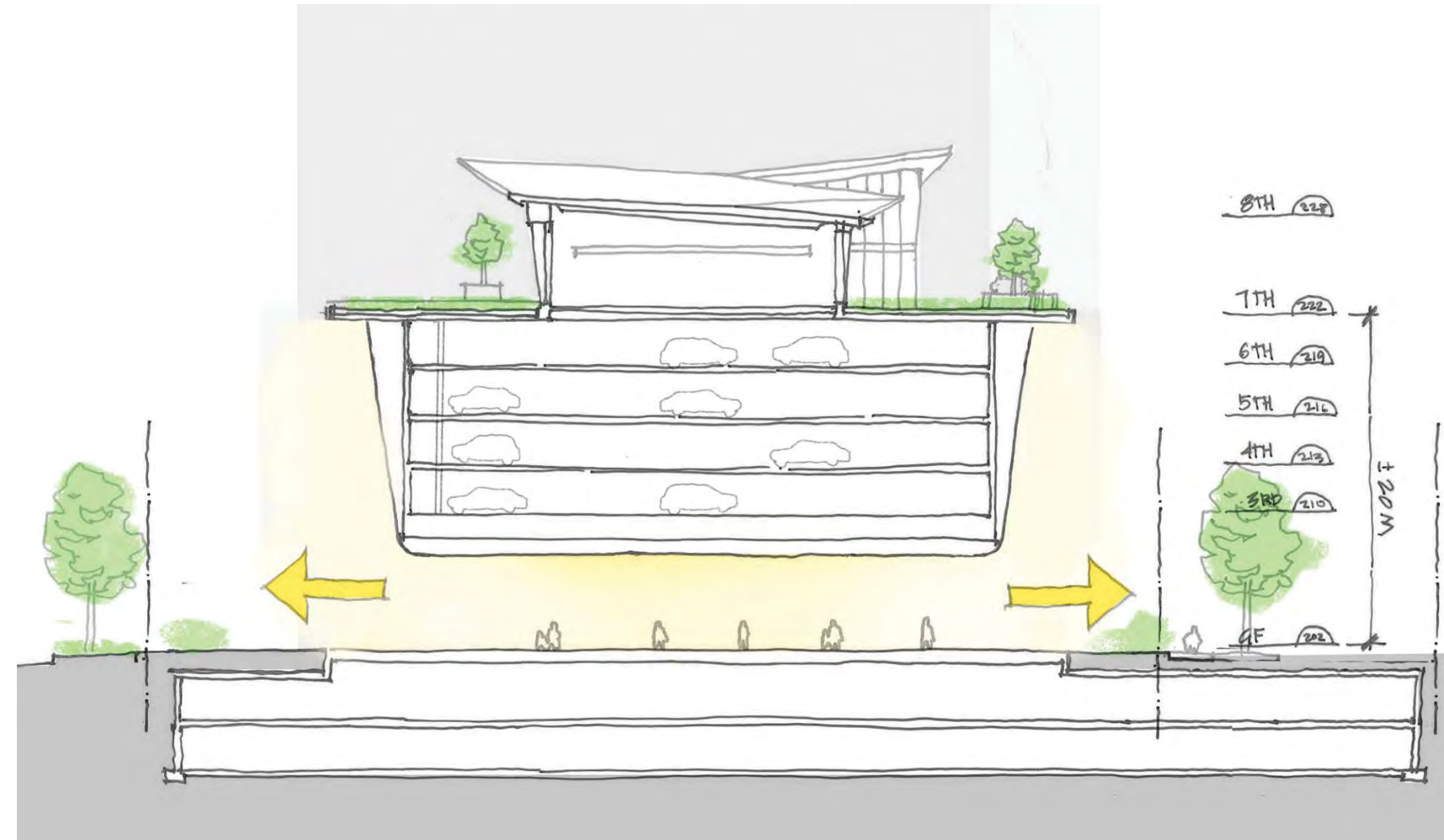


West Facade View from Future Road - Looking Southeast

PROPOSED RENDERING - PEDESTRIAN GALLERIA



View 1 - Breezeway Section Perspective - Looking South



View 2 - Breezeway Section Diagram - Looking South

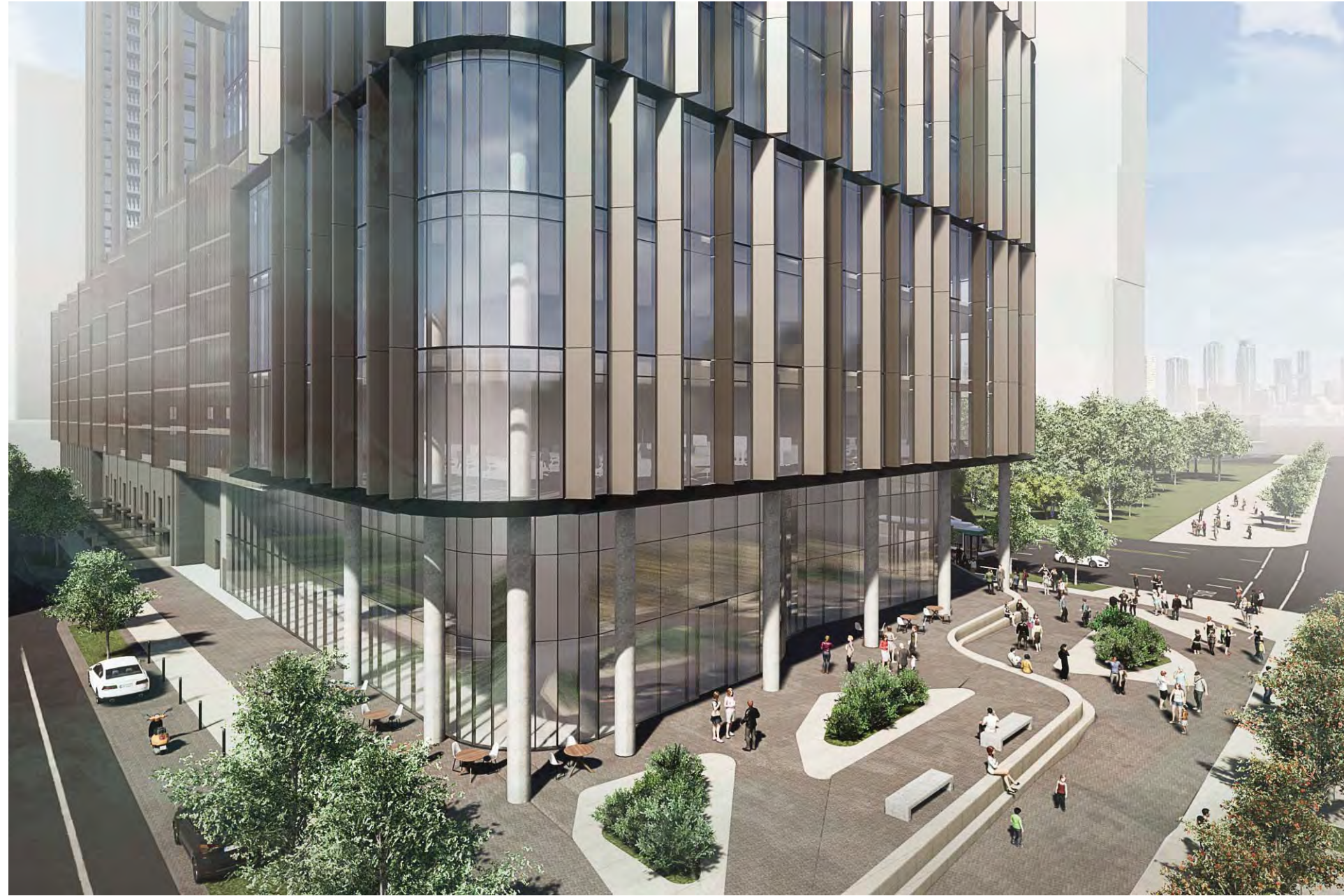
PROPOSED RENDERING - RESIDENTIAL LOBBY



View from Jane Street and Applemill Road of North Tower Lobby



PROPOSED RENDERING - OFFICE BUILDING




View 1 - Aerial of Office Lobby and Retail from Highway 7 - Looking Northeast



View 2 - Pedestrian View of Office Lobby and Retail from Highway 7 - Looking North

NEXT STEPS

- Attend Design Review Panel  (Completed June 25, 2020)
- Address Staff Comments
- Submit Site Plan Application



THANK YOU



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CONSULTING
planning + urban design

COMMUNICATION – C119
ITEM 3
Committee of the Whole (Public Hearing)
July 13, 2020

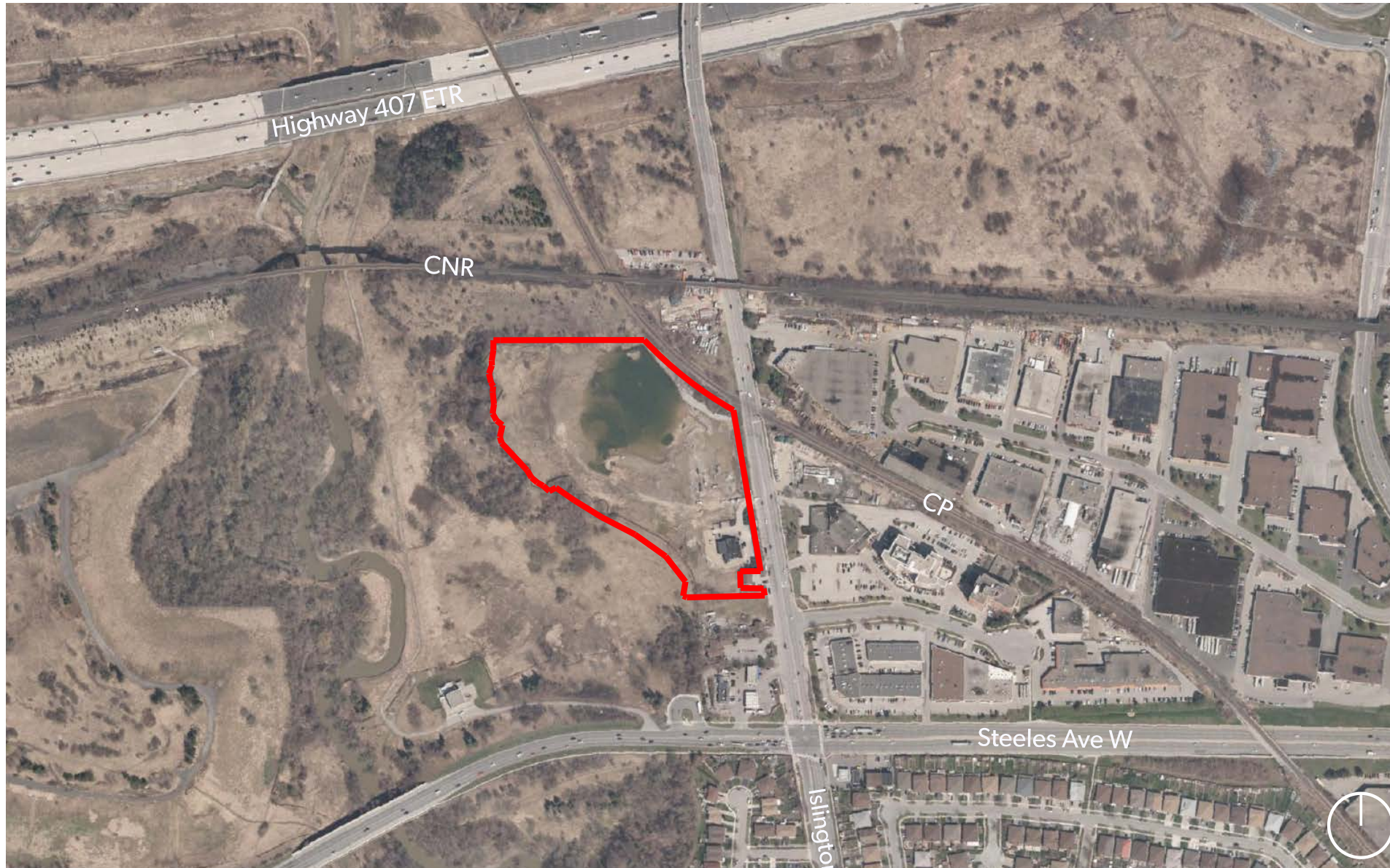
STATUTORY PUBLIC HEARING

PRIMONT ISLINGTON INC.
7082 Islington Avenue

JULY 13th, 2020
CITY OF VAUGHAN

COMMITTEE OF THE WHOLE - PUBLIC MEETING
CITY FILES: OP.19.013 and Z.19.035
LIVE STREAMING HEARING, 7:00 PM

Subject Property

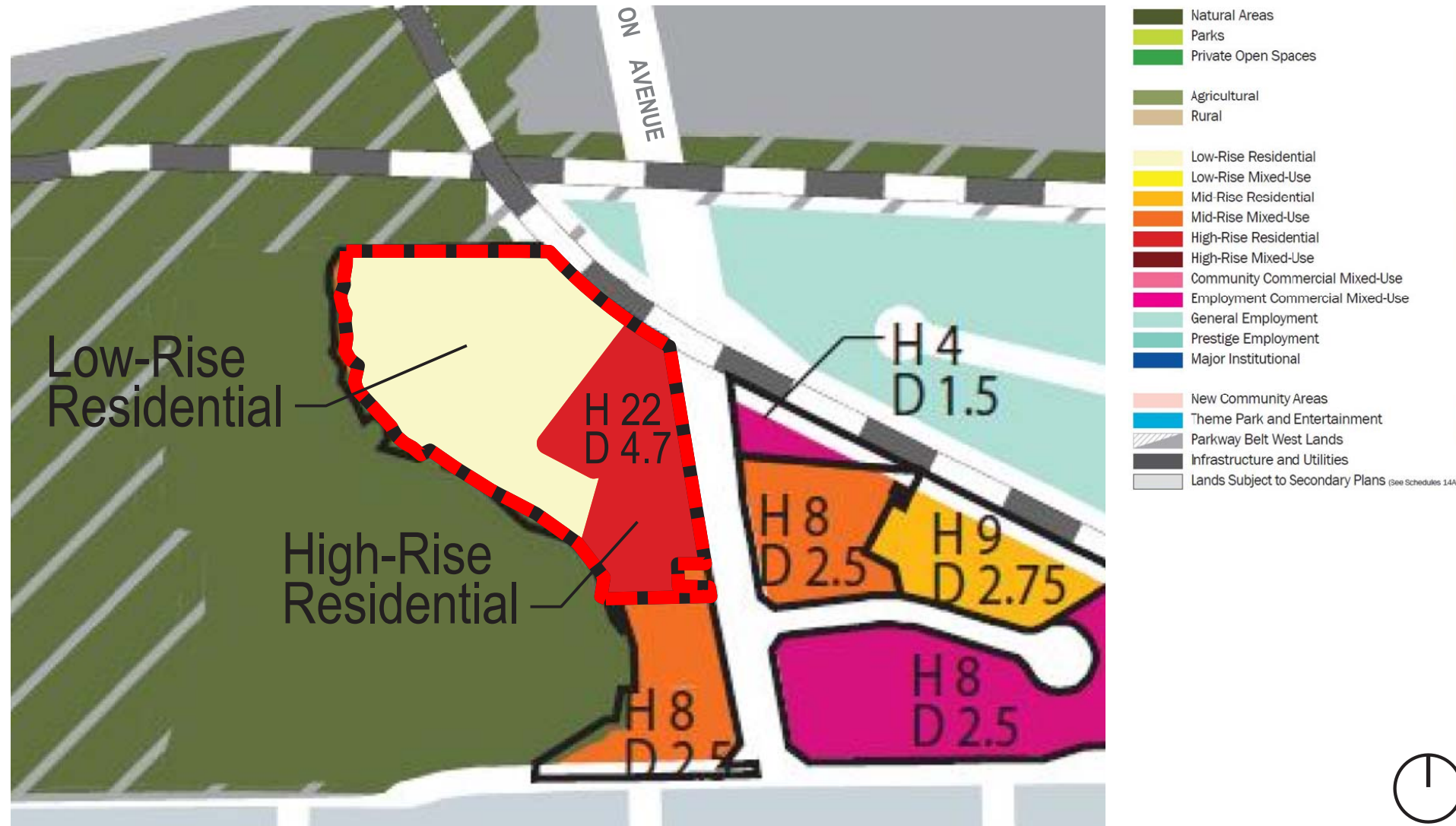


Site Location: 7082 Islington Ave., Vaughan;
Site Area: Approximately 31.31 Acres (12.82 hectares);

- The subject property has a tableland portion of approximately 4.5 hectares (11.32 acres) with approximately a 201 metre frontage on Islington Avenue;
- Railroad track borders the property to the north;
- Currently occupied by a temporary sales office for the proposed development.

In-Force Official Plan

Official Plan Amendment 27 to Vaughan Official Plan 2010



Vaughan Official Plan (2010) Amendment Number 27 was deemed to have come into effect on July 17th, 2018.

Purpose of OPA

To amend Volume 1 and Volume 2 of the OP to permit the development of 135, 4-storey townhouses (back-to-back and block townhouse) dwelling units with 14 residential blocks and 4, 19-22 storey residential apartment buildings.

Amendment

Subject to the requirements for a Section 37 Agreement, for a portion of the subject lands designated "High-Rise Residential" only:

- Permit maximum building height of 22 storeys
- Permit a maximum density of 4.7 FSI

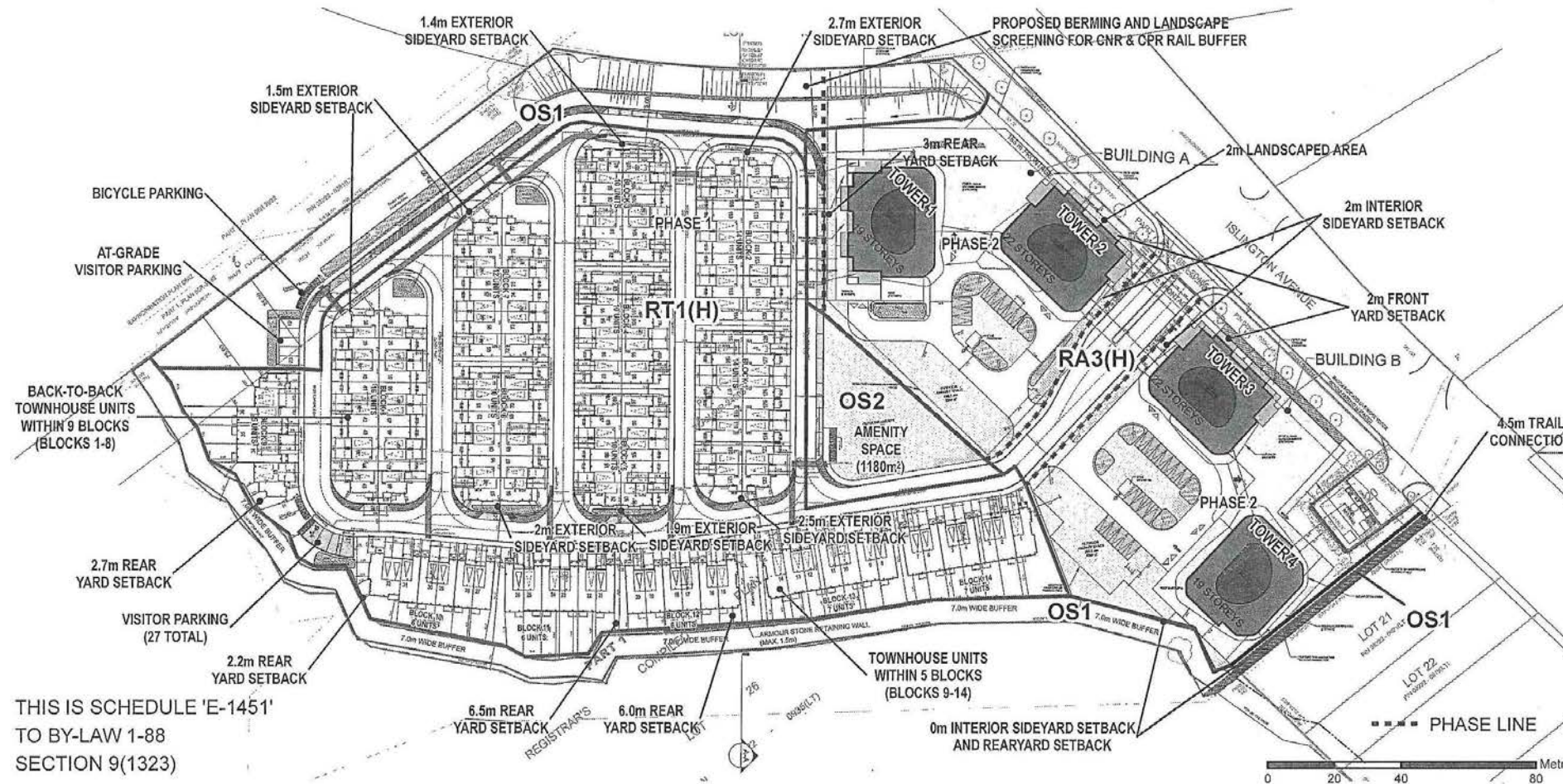


By-law 143-2018, an Amendment to By-law 1-88

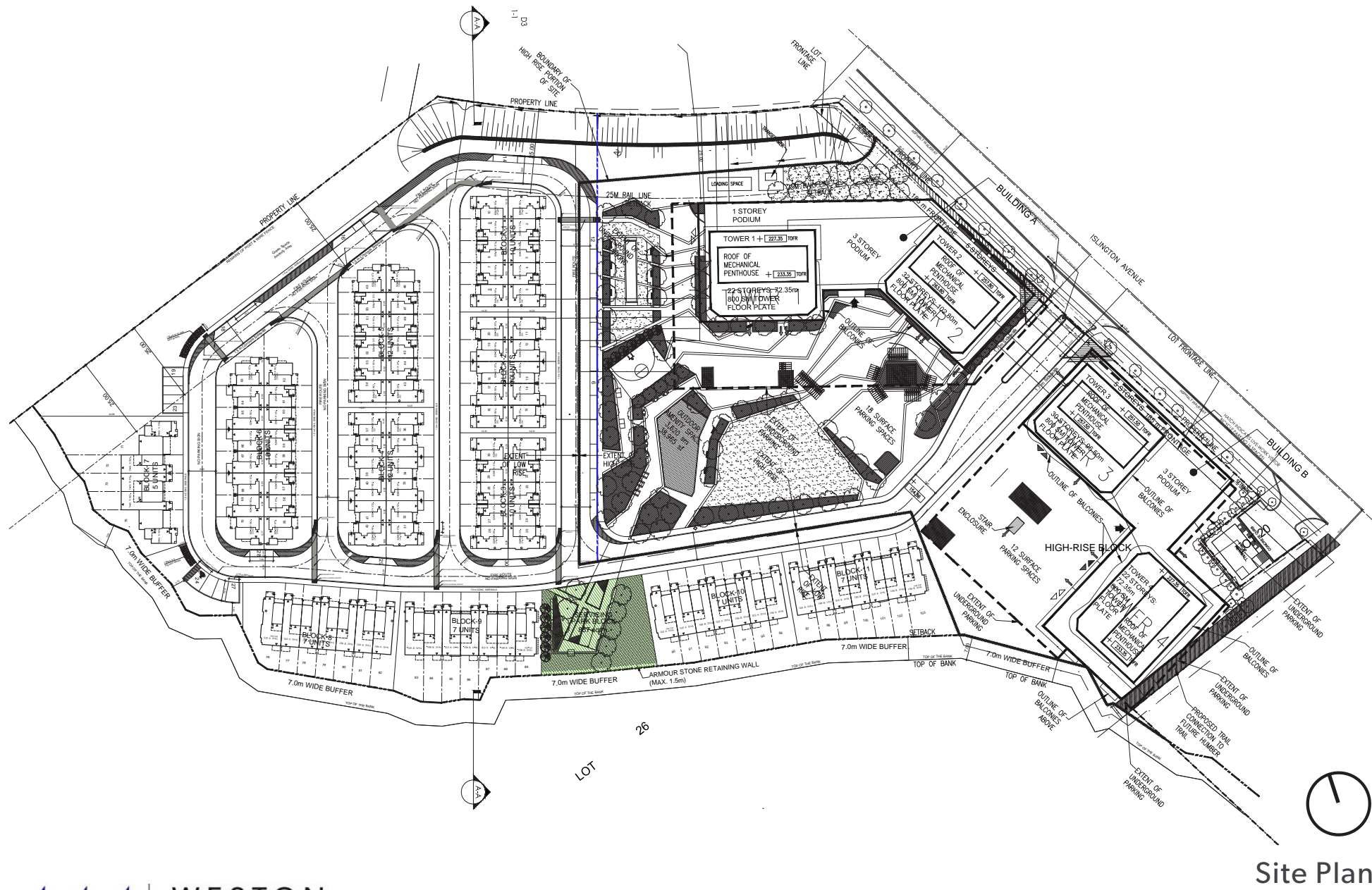
City of Vaughan By-law 1-88 has been amended by By-law 143-2018 and was deemed to have come into effect on July 27, 2018.

Summary of changes

- RA3(H) Apartment Residential Zone with Holding Symbol “(H)”, and subject to site-specific exception 9(1323) to RT1(H) Residential Townhouse Zone and RA3(H) Residential Apartment Zone with Holding Symbol “(H)”, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone.

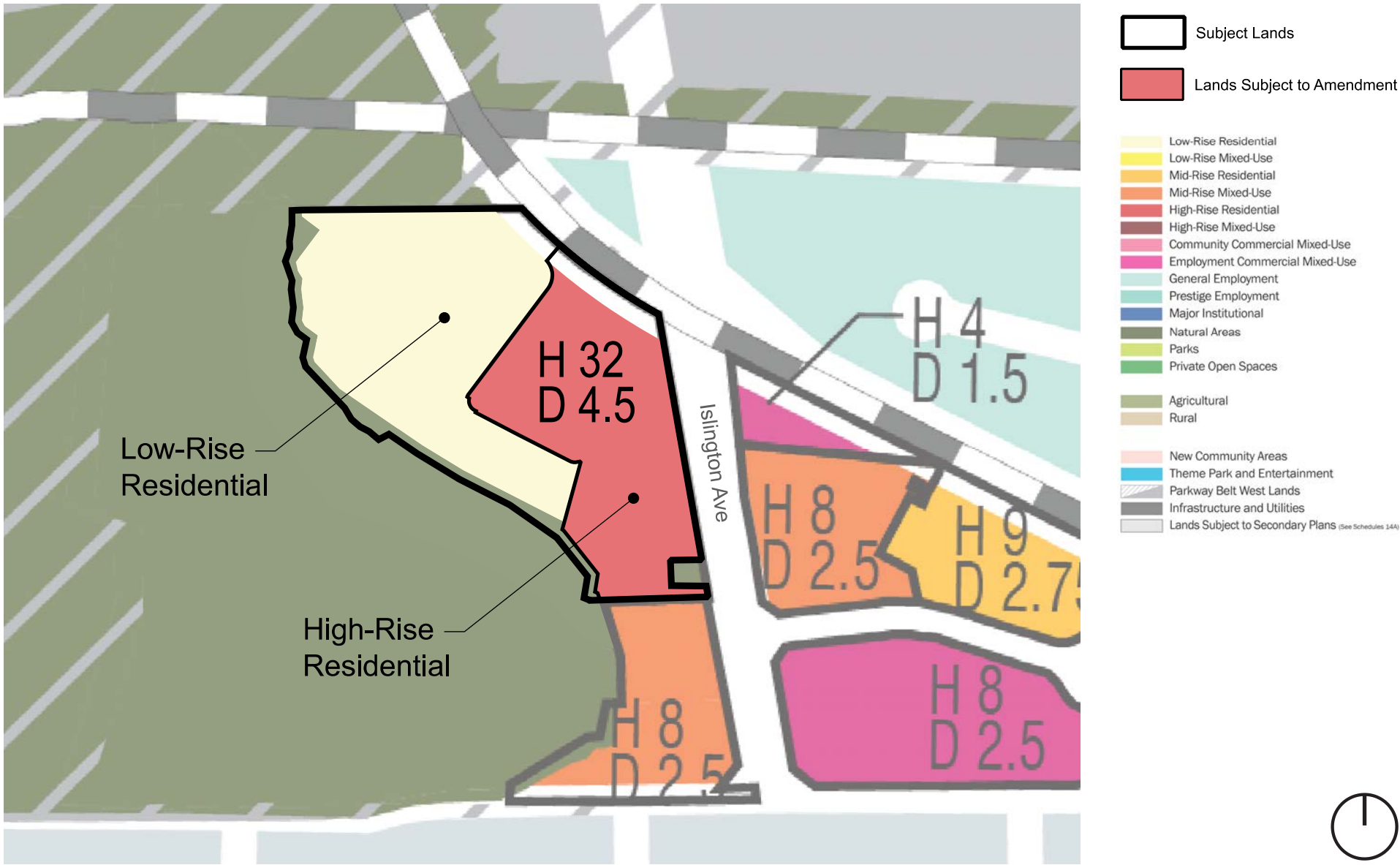


Proposed Development



Development Statistics	Proposed
Access	Apartment buildings fronting Islington Avenue with vehicle and pedestrian access via an internal road off Islington Ave.
Structure	<p>Total Residential Units: 1,100 Units Building A (22 & 32 storeys) Units: 547 Building B (22 & 30 storeys) Units: 450</p> <p>Townhouses (4 storeys) Units: 103 Back-to-back & street townhouses</p>
Gross Floor Area	<p>Total: 92,990 m² - (1,000,936 ft²) Building A: 46,730 m² Building B: 46,260 m²</p>
FSI	4.5
Amenity Space	<p>Total: 10, 625 m² Indoor: 1,890 m² Outdoor: 8,735 m²</p>
Landscaped Area	3,620 m ²
Parking	<p>1,098 total vehicular parking spaces Residential Parking: 898 spaces Visitor Parking: 200 spaces Bicycle Parking: 599 spaces</p>

Proposed Official Plan Amendment

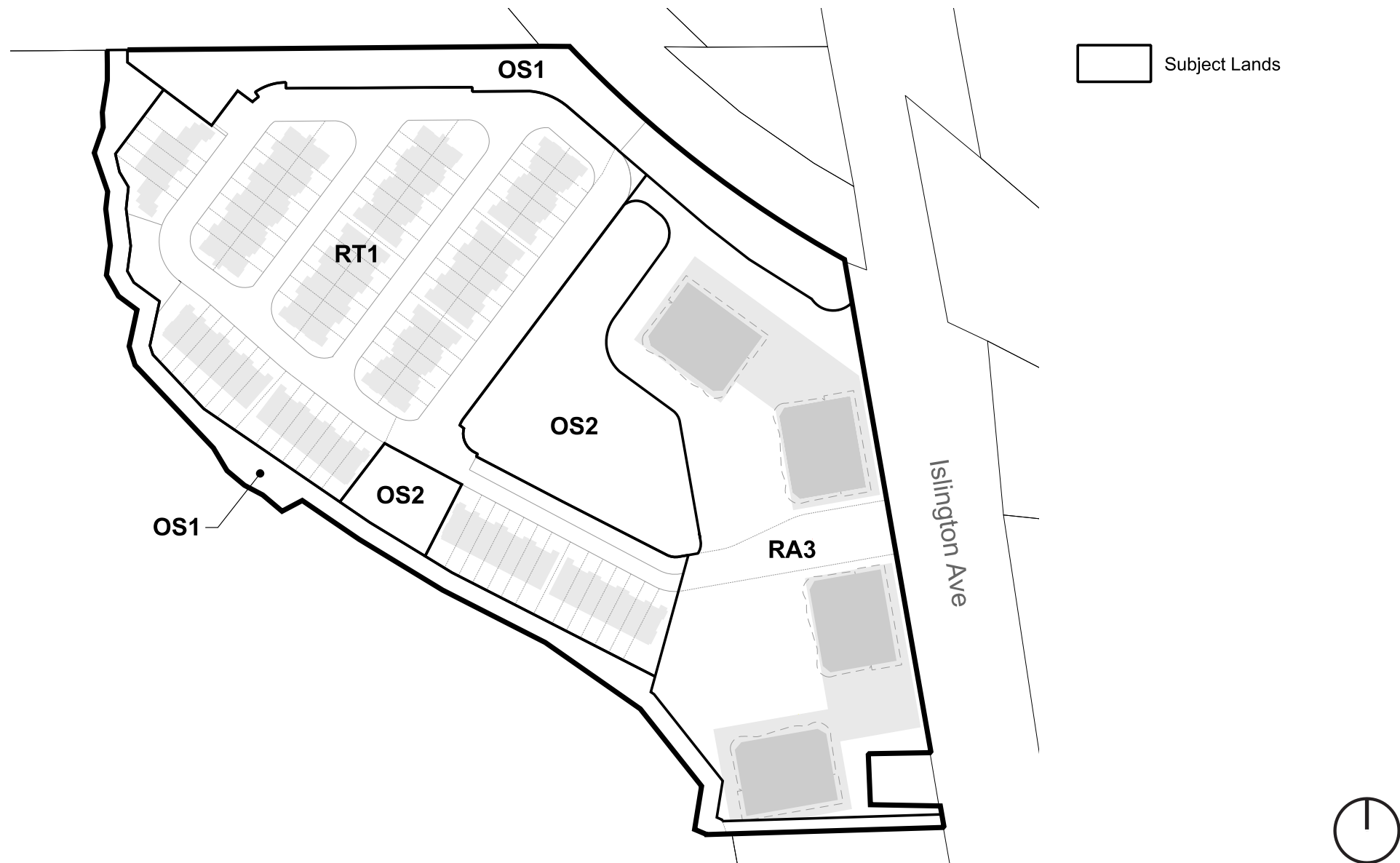


Amendment

- Schedule 1 – Land use Plan to Vaughan Official Plan shall be amended to identify the Subject Lands as High-Rise Residential Pursuant to Schedule 1 to this Amendment
- Notwithstanding the Site Specific Policies contained in Section 13.41 (OPA #27), the following Site Specific policies are added:
 - “Notwithstanding Section 13.41.1.7 the portion of the subject property designated as “High-Rise Residential” as shown on Schedule 1 shall be permitted a maximum building height of 32 storeys

	Official Plan Amendment #27	OP.19.013
Building Height	22 Storeys	32 Storeys
Density	4.7 FSI	4.5 FSI

Proposed Zoning By-Law Amendment



Rezone the property;

From

- Residential Apartment Zone (RA3(H))
- Residential Townhouse Zone (RT1(H)) with Holding Symbol
- Open Space Conversion Zone (OS1)
- Open Space Park Zone (OS2)

From

- Residential Apartment Zone (RA3)
- Residential Townhouse Zone (RT1)
- Open Space Conversion Zone (OS1)
- Open Space Park Zone (OS2) with Site Specific Exceptions

Subject to site specific provisions for height, setbacks, amenity space, open space and parking

3D Renderings of Proposed Development



Central Green Space

3D Renderings of Proposed Development



Landscape Plan



WESTON
CONSULTING
planning + urban design



Thank You Comments & Questions?

Contact

Sabrina Sgotto, Associate
Weston Consulting
905-738-8080 ext. 243
ssgotto@westonconsulting.com



Project No. 1986

July 10, 2020

Todd Coles, City Clerk
Office of the City Clerk
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Submitted electronically to clerks@vaughan.ca

Dear Mr. Coles

Re: 100 Steeles Avenue West, Public Hearing Presentation, Official Plan Amendment OP.20.001, Zoning By-law Amendment Z.20.004, and 19T-20V001

We are the planning consultants for The Salz Corporation, the owners of lands located at 100 Steeles Avenue West (the "Subject Lands") within the Yonge Steeles Corridor Secondary Plan.

The proposal presents an opportunity to redevelop an under-utilized property and create a mixed-use high-density development in walking distance to the planned Yonge-Steeles subway station.

Proposal

The proposal includes 4 development blocks and a future street network with a north-south public street connecting Steeles Avenue West to the future Royal Palm Road extension. The first block is a commercial block, the second block is a mixed use block featuring two towers of 54 and 49 storeys joined by a shared midrise podium, and the third and fourth blocks are both residential blocks with 18 storey buildings located in the northern half of the subject site. Grade related residential units and new retail and commercial space will provide for an animated and vibrant streetscape. The proposal requires rezoning and subdivision approval and an Official Plan Amendment.

In summary, the proposal provides for the following:

- New north-south public road – Yorkville North Street – connection to Royal Palm Drive Extension
- Linear green space along northern end of site

- Four Blocks with the taller buildings (49 and 54 storeys) located closer to Steeles and the lower buildings at the north towards the new Royal Palm extension (18 storeys).
- Also a 4-storey commercial building as well as retail at grade along corner of Steeles and the new north-south street.
- There are currently 1,765 dwelling units proposed
- 137,941 sqm. Total Gross Floor Area
 - 13,921 sqm. Non-residential GFA
 - 123,923 sqm. Residential GFA
- Net Density (FSI) of 8.4 times the area of the lot (Gross 6.68 FSI)

Yonge Steeles Corridor Secondary Plan

The subject site is located within the Yonge Steeles Corridor Secondary Plan area which is currently under appeal with the Local Planning Appeal Tribunal.

Mediation is ongoing as part of the appeal process with several landowners, municipalities, and agencies involved.

At this time, the Yonge Steeles Corridor Secondary Plan is not in-effect and we look forward to continuing to work with City staff and other stakeholders to process this proposal in conjunction with the ongoing medication and appeal process for the Yonge Steeles Corridor Secondary Plan.

Conclusion

The applicant met with the representatives of the Spring Farm Ratepayers Association in December 2019 and look forward to listening to the comments at the public meeting in order to consider all comments in the ongoing planning process.

If you have any questions or would like to discuss any of this further, please do not hesitate to contact the undersigned or Daniel Rende of our office at 416-947-9744.

Yours truly,
Bousfields Inc.



Michael Bissett, MCIP, RPP

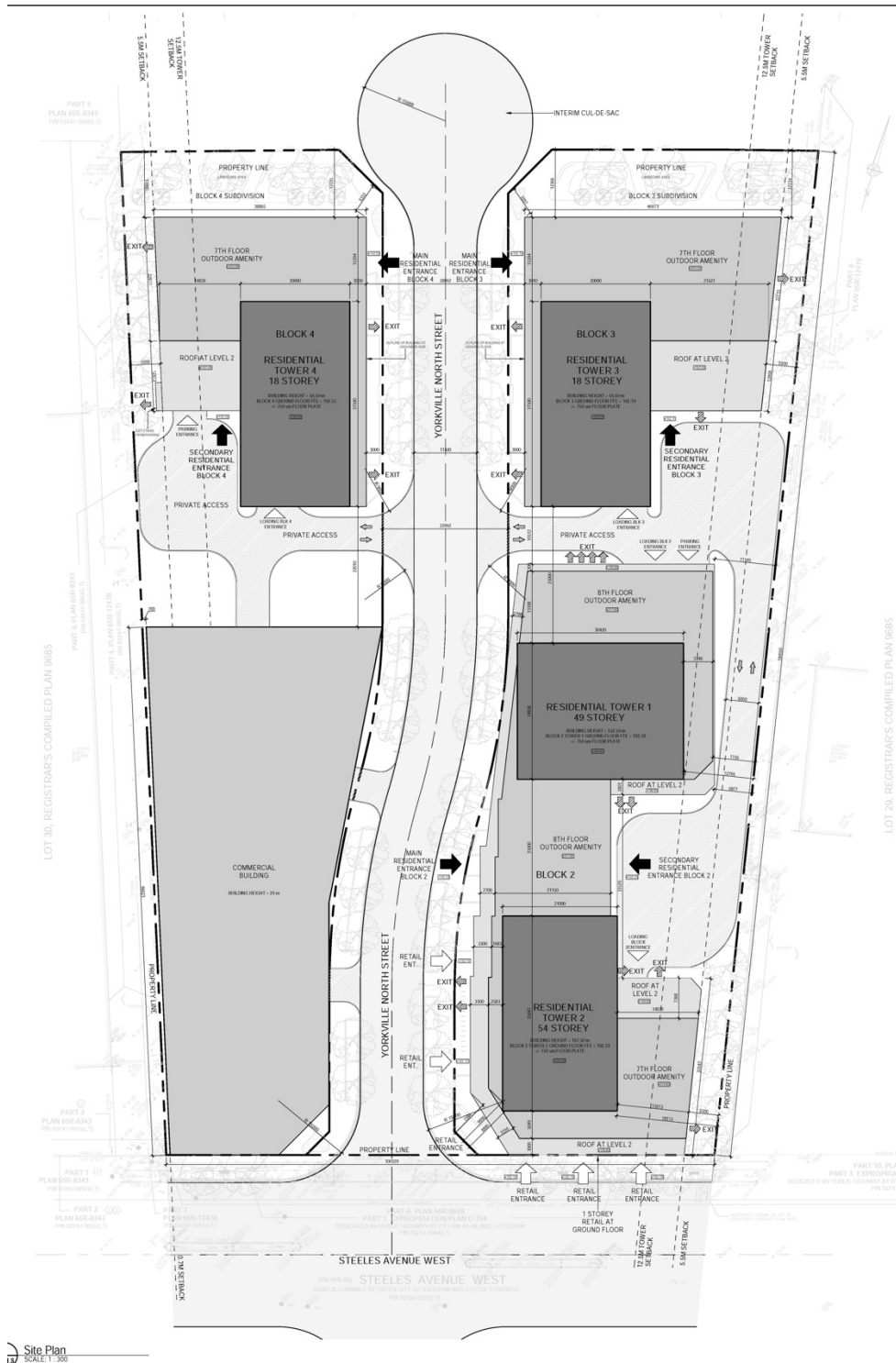
cc: *Mary Caputo, Senior Planner, City of Vaughan*



Rendering of Proposal – view looking northeast

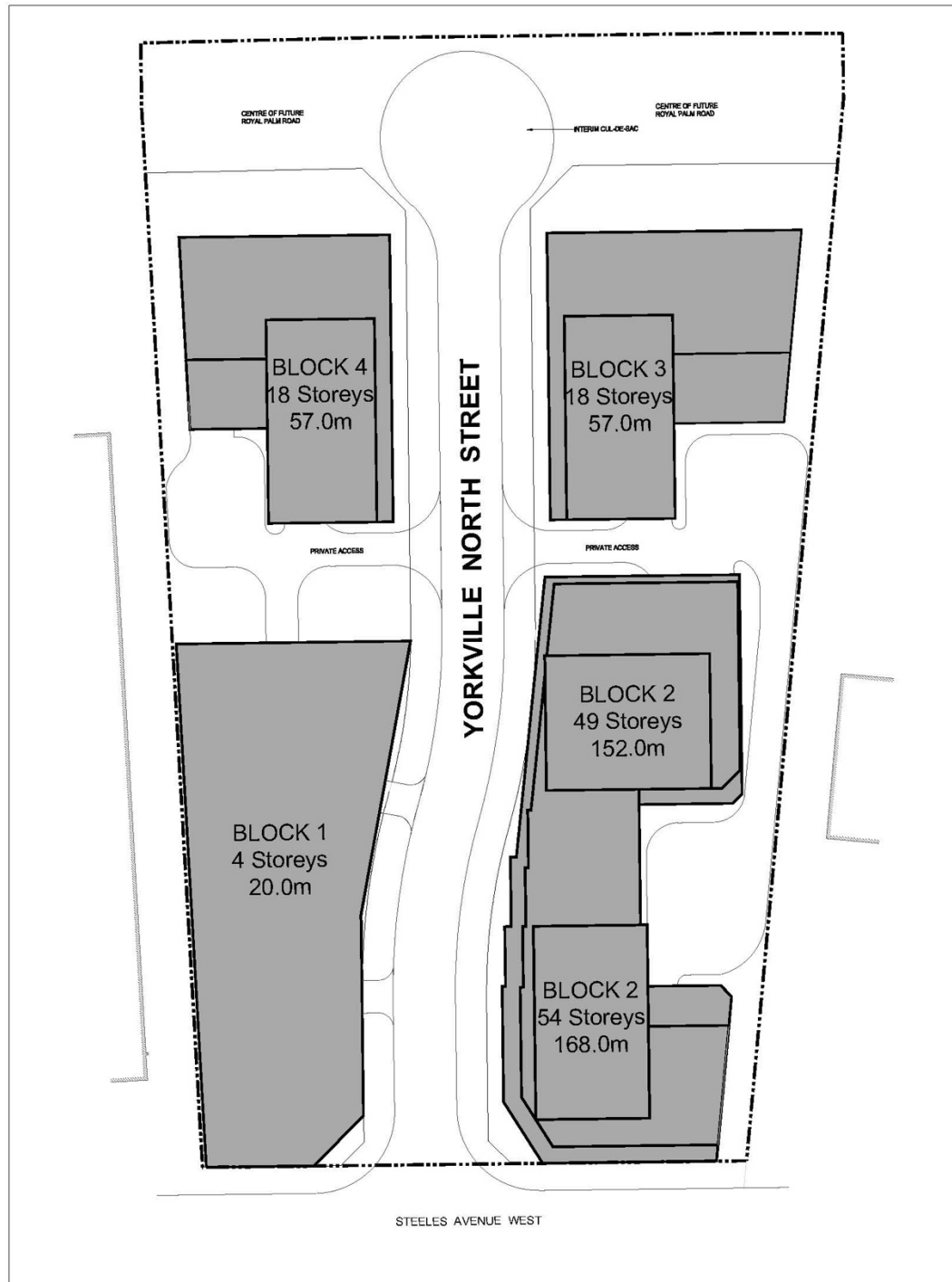


Rendering of proposal – view looking southeast



Site Plan
SCALE 1:300

Site Plan



Simplified Site Plan from draft zoning by-law

SHADOW IMPLICATIONS FOR NEIGHBOURHOOD

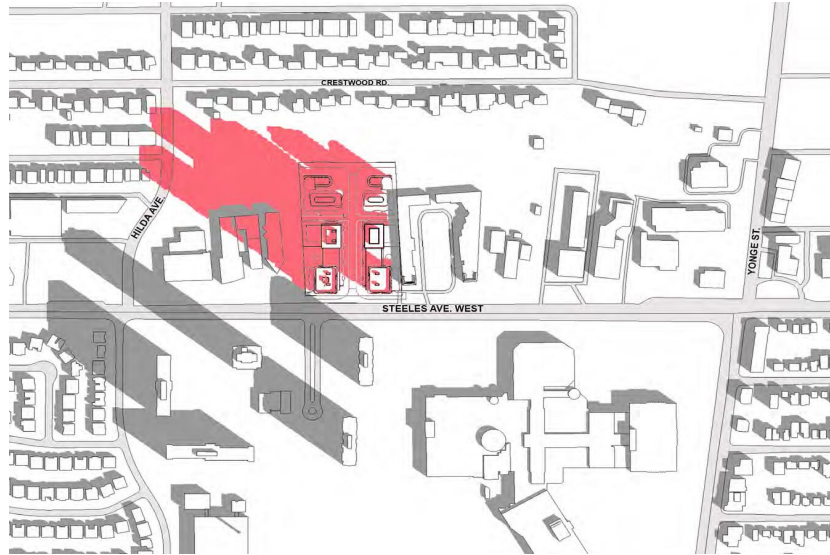
Re: 100 Steeles, 180 Steeles

Disclaimer

- I am presenting this information to the City as a local resident, not as an authority on shadow studies per se
- I assume no liability for any of the information presented

Combined effect of multiple developments is significant

- Cannot view Shadow studies for each developer along Steeles from Hilda to Yonge in isolation
- “Wall” effect resulting from multiple towers in multiple locations across length and depth of adjoining lots
- Fall/Winter/early Spring period, the majority of the year, Crestwood and Royal Palm residents are in the dark and cold as a result of the shadows for the majority of the day (see slide 3 on)



Combined effect of multiple developments is significant

Keeping to 22 Storey limit (at Steeles part of property), and respecting 45 degree plane from that level, already results in large towers and shadowing. Exceeding this has drastic implications on the neighbouring properties, particularly residential properties along Crestwood and Royal Palm, including;

- Extreme cold

- Snow and Ice accumulation without melting effect

- Quality of Life issues – lack of sunlight

- Decline in property value

- “Wall effect” and view changing from blue skies to exceedingly large towers next to 2 storey homes.



MARCH 18 & 21. 10:18AM

180 STEELES

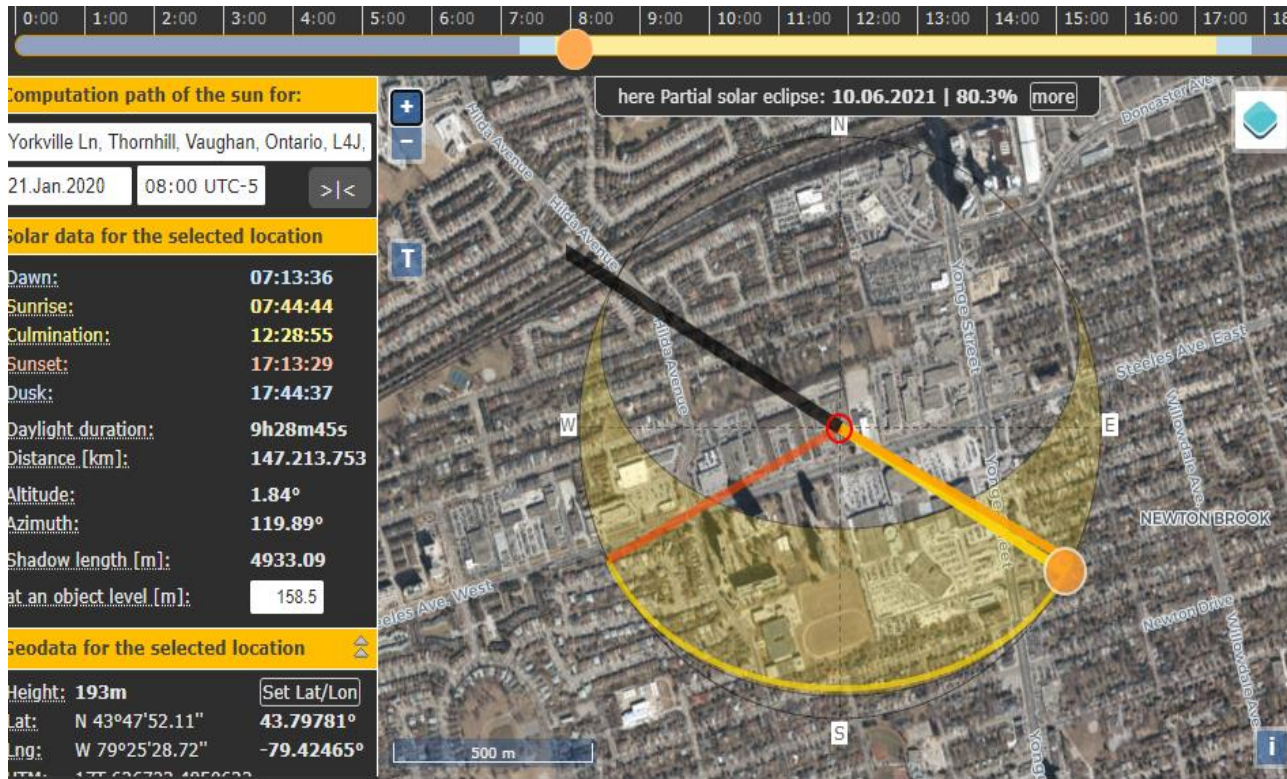
100 STEELES

COMBINED EFFECT ON NEIGHBOURHOOD
NOTE SHADOWS CAST IN COMBINATION.

SHADOW EFFECT ACROSS THE MORNING HOURS MARCH 21. 9:18-11:18AM 100 STEELES

NOTE EFFECT ON ROYAL PALM AND CRESTWOOD RESIDENTS. ADD
SHADOW EFFECT OF 180 STEELES. NOTE HEIGHT AND REACH AS
PROPOSED.





Shadow Presence over residences =					
	Royal Palm	Crestwood	Pinewood & Adjoining	North of Railroad	NE Yonge/
21-Jan					
8:00					
9:00					
10:00					
11:00					
12:00					
13:00					
14:00					
15:00					
16:00					
17:00					

JANUARY SNAPSHOT – 100 STEELES - SHADOW REACHING NEIGHBOURING STREET RESIDENCES
[HTTPS://WWW.SUNCALC.ORG/#/43.7979,-79.4248,16/2020.01.21/14:00/158.5/1](https://www.suncalc.org/#/43.7979,-79.4248,16/2020.01.21/14:00/158.5/1)

Height and Position Calculation: 49 Storeys at right of center of property = 344.83-192.33 (add 6m mechanical) = 158.5m

	Royal Palm	Crestwood	Pinewood & Adjoining	North of Railroad	NE Yonge/
21-Jan					
8:00					
9:00					
10:00					
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16:00					
17:00					
21-Feb					
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14:00					
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16:00					
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21-Mar					
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17:00					
18:00					
21-Apr					
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9:00					
10:00					
11:00					
12:00					

JAN-APRIL
/SEPT-DEC
SNAPSHOT
– 100
STEELES
SHADOW
REACH

	Royal Palm	Crestwood	Pinewood & Adjoining	North of Railroad	NE Yonge/
21-Sep					
8:00					
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14:00					
15:00					
16:00					
17:00					
18:00					
21-Oct					
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21-Nov					
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	Royal Palm	Crestwood
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	Royal Palm	Crestwood
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CLOSER LOOK – 100 STEELES SHADOW REACH OVER ROYAL PALM & CRESTWOOD RESIDENCES - 7 MONTHS OF THE YEAR

	Royal Palm	Crestwood	Pinewood & Adjoining
21-Jan			
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21-Feb			
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21-Mar			
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JAN-MAR /SEPT-DEC SNAPSHOT 180 STEELES SHADOW REACH

	Royal Palm	Crestwood	Pinewood & Adjoining
21-Sep			
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21-Oct			
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	Royal Palm	Crestwood
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	Royal Palm	Crestwood
21-Sep		
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CLOSER LOOK – 180 STEELES SHADOW REACH OVER ROYAL PALM & CRESTWOOD RESIDENCES - 6 MONTHS OF THE YEAR

Approved



View of 180 & 100 Steeles Ave. W from Crestwood Road as per Secondary Plan

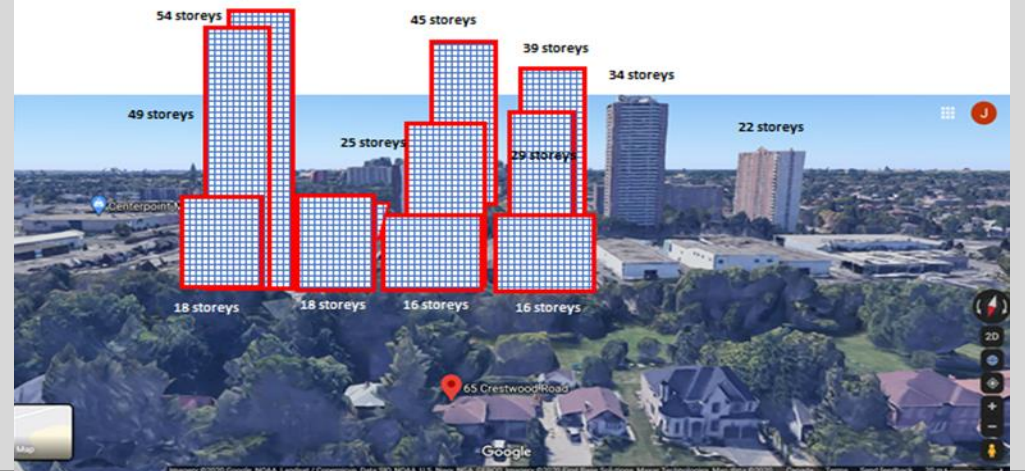


Proposed

Projected view of 180 & 100 Steeles Ave. W from Crestwood Road



Projected view of 180 & 100 Steeles Ave. W from Crestwood Road



Shadow impact quotes

"The shadow study shows that virtually all the open spaces, including the POPS (Public Owned Private Spaces), are in shadow all day except at noon. Even for the retail experience, this may not be enough. The applicant should seek to optimize sun exposure within the limitations."

Vaughan Design Review Panel. May 28, 2020 minutes regarding shadows (p. 4) for 180 Steeles proposal

"future development at the intersection of Steeles Avenue West and Yonge Street will feature the tallest and most dense development in the area. As such, the proposed development at 180 Steeles Avenue West is an appropriate design in terms of its role in supporting the height and massing strategy along the corridor. Therefore, shadowing impacts must be broadly acceptable in light of the future anticipated condition".

Urban Design Brief, 180 Steeles. Weston Consulting, page 92

Summary

- Combined effect of proposed plus neighbouring developments cast excessively large and prolonged shadow over adjacent residences for more than half of the year. This is not an acceptable building height, massing, and resulting shadow level proposed.
- Multiple adverse effects including quality of life, property values, lack of sunlight, health hazards, heating costs, snow accumulation due to excessive and prolonged exacerbation of cold in winter.
- Design should be within Thornhill Secondary Plan approved heights of 22 storey maximum (at Steeles) and not greater. Council, please respect the Yonge Steeles corridor plan you approved in 2010.
- Living things such as people, plants, trees need light to grow, and they are not getting it here.



WESTON
CONSULTING

planning + urban design

COMMUNICATION – C122

ITEM 2

Committee of the Whole (Public Hearing)

July 13, 2020

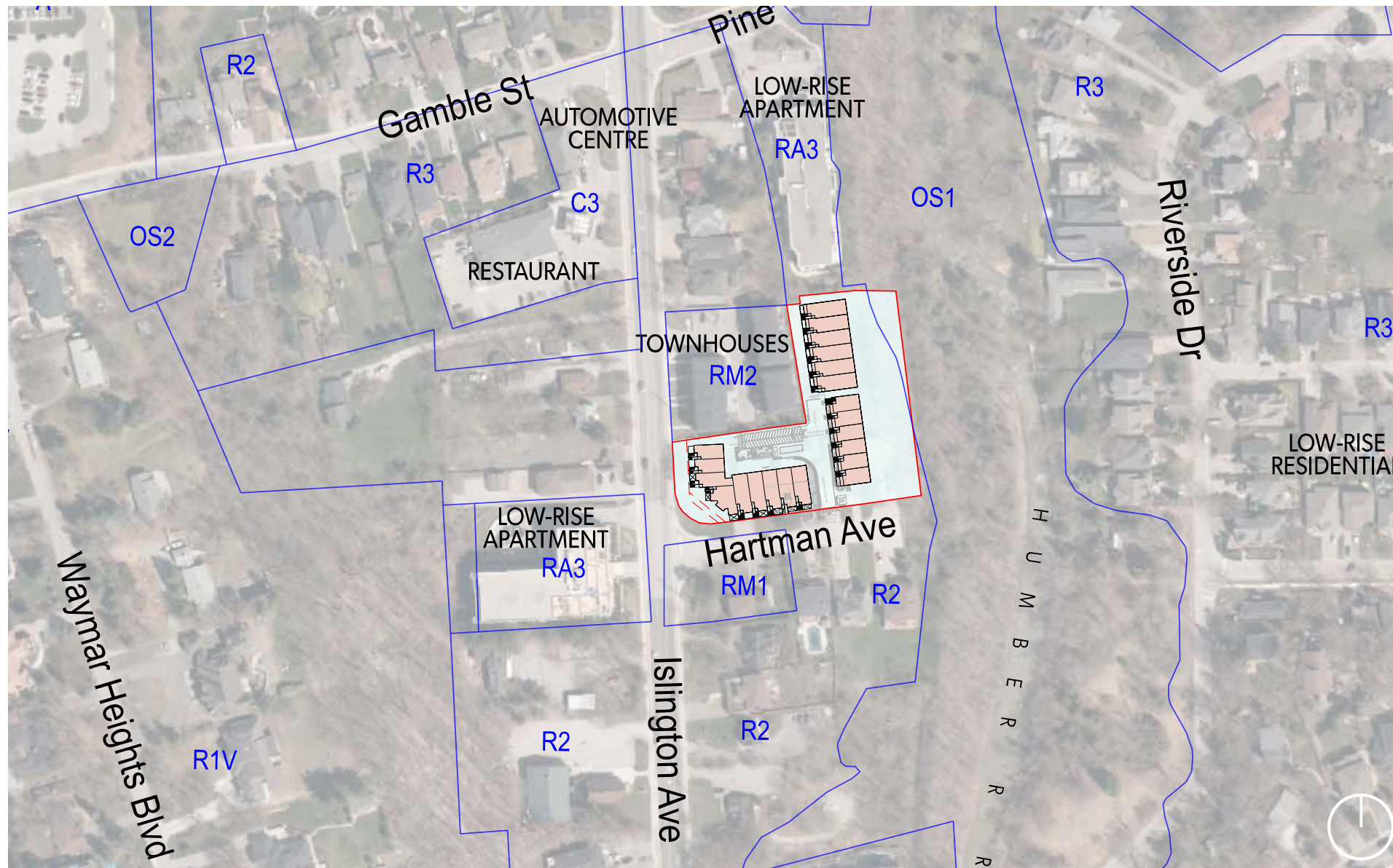
STATUTORY PUBLIC HEARING

NAIMAN CONSULTING
8307 and 8311 Islington Avenue and
4, 6, 10 and 12 Hartman Avenue

JULY 13th, 2020
CITY OF VAUGHAN

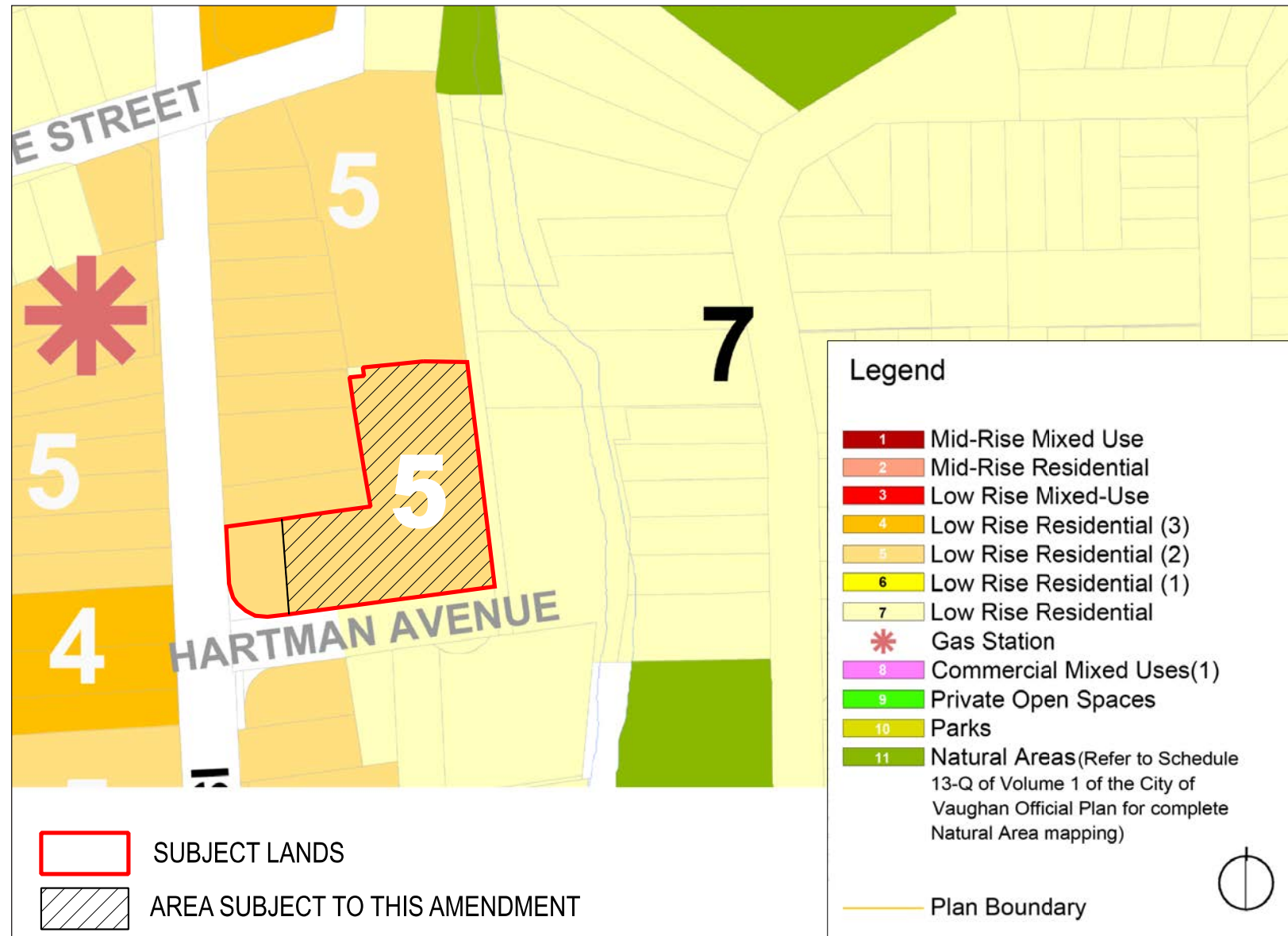
COMMITTEE OF THE WHOLE - PUBLIC MEETING
LIVE STREAMING HEARING, 7:00 PM

Stacked Townhouse Development



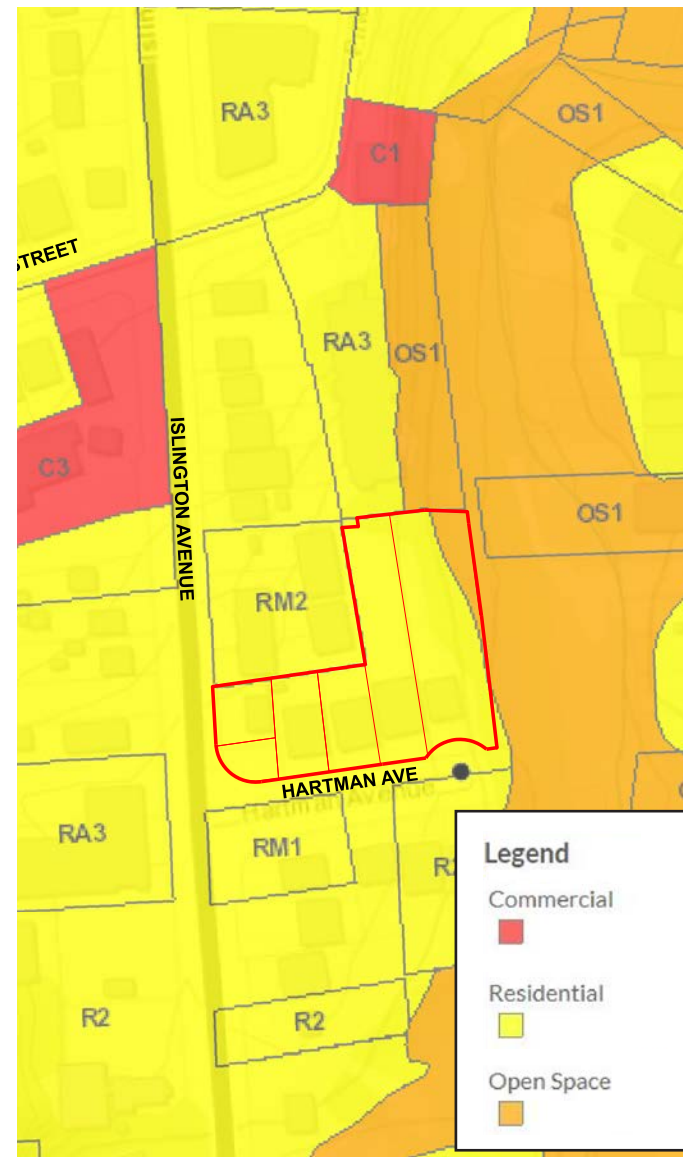
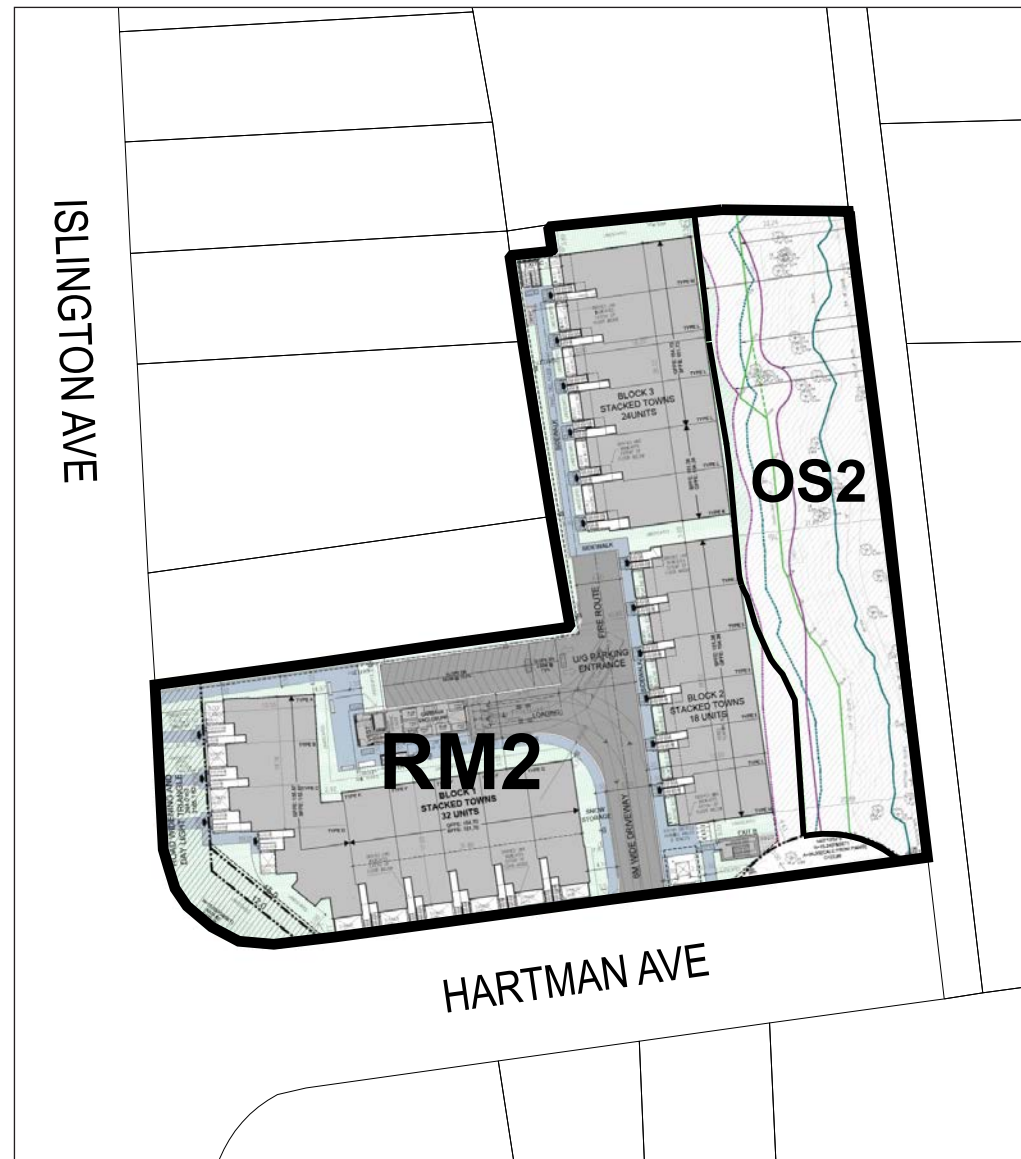
- Located at intersection of Islington Avenue and Hartman Avenue;
- 6 parcel assembly (1 vacant and 5 with single family detached dwellings);
- Proposed three blocks of three-storey stacked townhomes fronting Islington Avenue;
- Two applications – Official Plan Amendment and Zoning By-law Amendment – Site Plan Control Approval to follow;

Policy Framework Review - Vaughan Official Plan



- The lands have a split designation, Low Rise Residential at the rear and Low Rise Residential (2) along Islington Avenue.
- An OPA is being considered for 3-storey stacked townhomes at 1.39 FSI;
- An Amendment to Volume 2, designating all parts of lands Low-Rise Residential (2) within the Woodbridge Centre Secondary Plan;
- OPA 15 policies shall not apply to the development of the subject lands.

Policy Framework Review - Zoning By-law No. 1- 88



Zoning Map

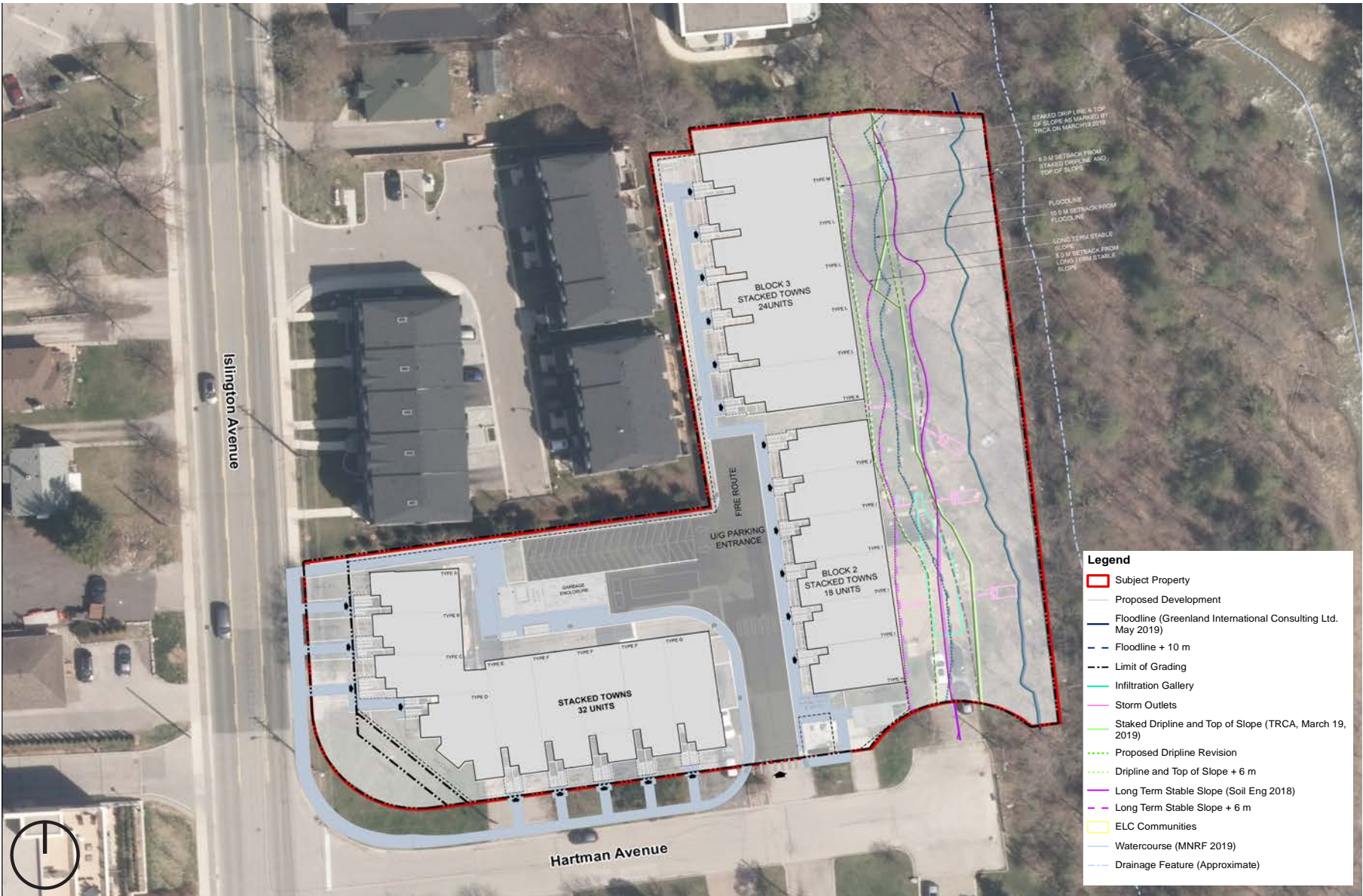
- The subject property is currently zoned as Residential Zone 2 (R2) and Open Space Conservation Zone (OS1)
- Zoning By-law Amendment submitted to re-zone Multiple Residential Zone (RM2) with site specific exceptions to permit the proposed residential development
- The Open Space Conservation Zone (OS1) will be maintained on the subject lands. The lands are planned to be conveyed to the Toronto and Region Conservation Authority (TRCA).

Surrounding Context



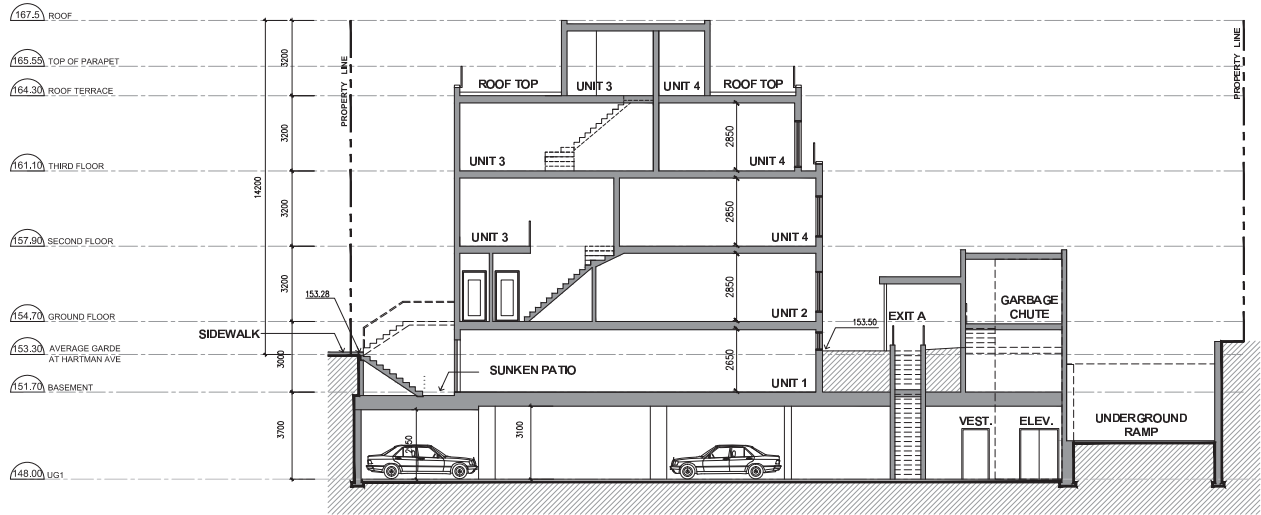
- The Woodbridge Centre Secondary Plan identifies strategies and policies to guide the future development of an area in transition;
- The neighbourhood context can be described as a predominantly residential area;
- The buildings are generally low-rise consisting of single detached residential dwellings, townhouses and low-rise apartments;
- Undergone transition from single-family to multi-family townhouse.

Site Plan Statistics and Relationship to Floodline



Development Statistics	Proposed
Net Site Area	6,022.4 m ² - (64,825.1 ft ²)
Gross Floor Area	8,357 m ² - (89,955 ft ²)
FSI - Gross FSI - Net	1.33 1.39
Lot Coverage - Gross Lot Coverage - Net	39% 36.5%
Units	Block 1 - 32 Units Block 2 - 18 Units Block 3 - 24 Units
Height	3 Storeys Block 1 - 14.47 m Block 2 - 14.18 m Block 3 - 14.23 m
Access	Hartman Avenue
Parking	98 Vehicle Spaces (79 resident and 19 visitor) in 1-level underground garage 45 Bicycle Spaces (underground and at-grade)

Section and Perspectives

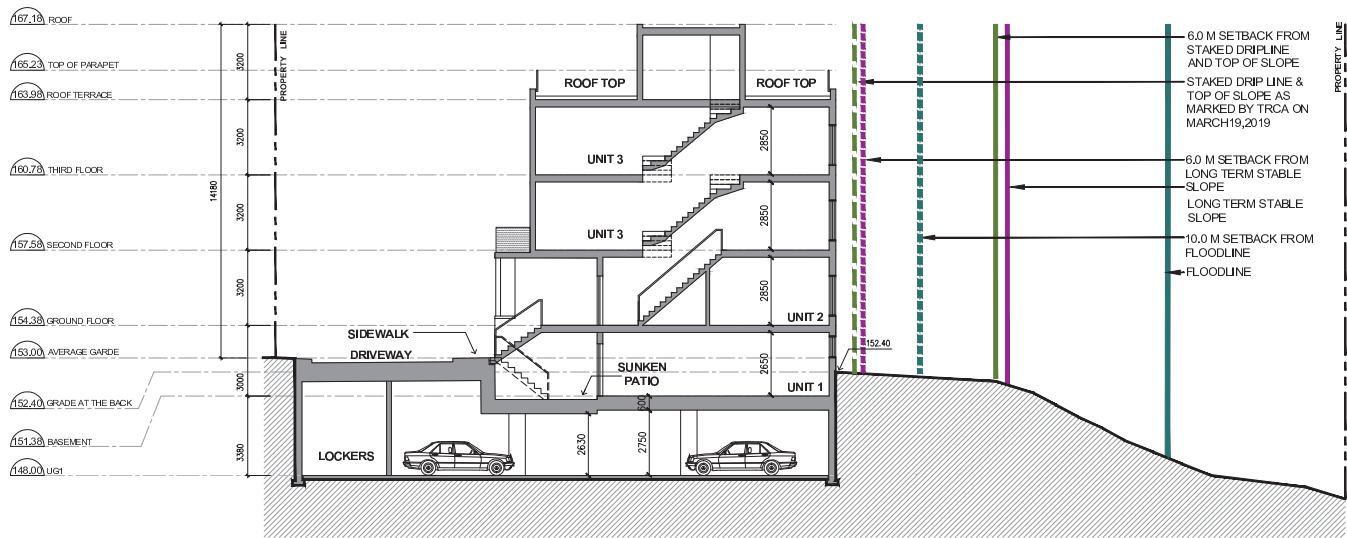


Section - Block One (West)



Perspective - Corner of Hartman Rd. and Islington Ave.

Section and Perspectives



Section - Block Two (north)



Perspective - View from the north east corner, towards Block Two and Three

Thank You Comments & Questions?

Contact

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Weston Consulting
905-738-8080 ext. 282
mhalo@westonconsulting.com