

**C20
COMMUNICATION
COUNCIL – June 20, 2023
CW (PM) - Report No. 26, Item 1**

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Joel Ginsberg LL.B. Submission of Objection to AWIN Condo Tower(s) Applications
Date: June-19-23 10:49:39 AM

From: Joel Ginsberg [REDACTED]
Sent: Monday, June 19, 2023 10:40 AM
To: Clerks@vaughan.ca
Cc: Isabel Leung <Isabel.Leung@vaughan.ca>
Subject: [External] Joel Ginsberg LL.B. Submission of Objection to AWIN Condo Tower(s) Applications

Please accept this letter as my submission in opposition to the first matter on the list on the agenda under Consideration Of Public Meeting Items before City of Vaughan, Committee of the Whole on May 30, 2023 so that it may be considered and included in the official records to be submitted for consideration by Council on June 20, 2023.

IN THE MATTER OF:

The Redevelopment and Rezoning Applications submitted by the owners

1163919 Ontario Ltd.

1888836 Ontario Ltd.

1211612 Ontario Ltd.

for the properties municipally known as 212 , 220 , 222 Steeles Ave. West, Vaughan.

OFFICIAL PLAN and ZONING BY-LAW AMENDMENT FILES

OP.22.012

Z.22.023

and any other active file #'s associated with the above captioned files and/or municipal addresses.

I Jacob Joel Ginsberg LL.B. oppose and object to the redevelopment of the existing automobile dealerships lands into the proposed four(4) high rise residential condo towers of 43 / 37 / 24 / 12 storeys respectively plus two(2) 6 storey podium blocks as submitted by the Owners on the grounds that the proposed development is poor planning and exceeds the current zoning and Official Plan standards and requirements as to max storeys, height, max. coverage and floor space as established after lengthy consideration by the City of Vaughan Council. The applications to build 1085 residential condo units with 87,627 sq. m. of Gross Floor Area, at a F.S.I. of 5.4 Times is much too large in my opinion and should be considerably reduced if not turned down outright.

Where are all the services to come from to be located and to be provided to make life livable and enjoyable for both current and new residents !!!

Too much traffic and congestion, lack of municipal services such as water, sewage, parking, transportation, parkland, schools, etc. The proposed 3028 sq. m. park to be built to the north end of the site is woefully inadequate. The park dimensions are about 100 feet by 300 feet in reality, about the same size as an average lot in Old Thornhill such as along Arnold Ave. This is supposed to be enough green space for relaxation and play for the 1085 units housing approximately 2500-3000 people ??

WHAT A JOKE !!

The other earlier proposed towers at the intersection of Yonge and Steeles radiating north and west, whether still under consideration or possibly already approved during the FOG of Covid-19 while city hall was shut down to residents will already overstrain all services and transportation. Adding more towers moving west along Steeles Ave. West is insane. The current Ontario P.C. Party, led by Doug Ford, in power in our province and the mandate proclaimed by said party to BUILD BUILD BUILD is going about the need for millions of new homes in the wrong way. High rise everywhere is not the answer. Massing of high rise building to this extent creates even greater problems when built in such a small geographic area such as the block between Yonge St. to Hilda Ave along Steeles Ave. West . Such development will make matters and living exponentially worse.

I ask that you carefully consider my statements contained in this Objection and turn down these Applicants redevelopment applications.

Yours truly; JACOB JOEL GINSBERG B.ED., B.B.A., LL.B

■ Hefhill Court, Thornhill