

**From:** Ronnie Hoffer [REDACTED] >  
**Sent:** Sunday, July 12, 2020 10:46 PM  
**To:** Clerks@vaughan.ca  
**Cc:** Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>  
**Subject:** [External] Objection to proposed high-density residential development on north of Steeles Ave. between Yonge and Hilda

Dear Todd Coles:

I understand that there is a proposal under consideration to redevelop the land on the North side of Steeles Avenue between Yonge Street and Hilda. I understand that the plan initially calls for ten condominium towers which are up to 54 stories tall, with potential for additional towers to follow. The development would add more than 20,000 new residents to the area with little to no increase in the local infrastructure.

I am writing to oppose this redevelopment proposal based on the understanding that the proposed buildings drastically exceed the height and density limits that are currently binding on the area in the city plan.

Violating these limits will no doubt make the area a less pleasant place to live for all who currently live there. One of the truly special aspects of this neighbourhood is that its scale and layout are conducive to wholesome and healthy family life. Thornhill has a small-town feel, and is such, is a wonderful place for its inhabitants to come home to every day. The mental health benefits of such a community cannot be overstated, and neither can the positive contribution to society that people fortunate enough to live there are consequently able to make.

The proposed development can be expected to destabilize and severely damage what is currently excellent situation. The skyscrapers would loom imposingly over the neighbourhood, blocking the sun from many. The increase in traffic volume and noise would bring an increase in stress to the people who currently live in the area. The Garnett Williams Community Centre, the Bathurst Clark Library, the Sobey's plaza, and other pieces of infrastructure would go from being nicely busy to stressfully packed. The precious healthy flow of community life would disappear.

As someone who has enjoyed the benefits of Thornhill for years, I oppose this development which would strip the area of these benefits.

Thank you for considering what I have written here.

Yours truly,

Ronnie Hoffer