

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