

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Britto, John](#)  
**Subject:** FW: [External] 100 Steeles ave W  
**Date:** Thursday, July 9, 2020 1:32:32 PM

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**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,

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