

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