
From: Dan Simile [REDACTED]
Sent: Friday, September 11, 2020 5:01 PM
To: Clerks@vaughan.ca
Cc: 'Dan Simile' [REDACTED]
Subject: [External] FW: Z.20.010 and Related File DA:20.015

Dear Clerks office.

I am opposing the rezoning of the “C1 Restricted Commercial” to RA2 Apartment Residential Zone and “R1V old Village Residential Zone” of this application.

I would like to understand what impact studies have been conducted to understand the increase in traffic flow that the residences and parking spots will bring? Can the area withstand this much traffic?.

Has there been an impact study conducted on sewer and drainage capacity in the area.. the development will bring intensity to the water drainage systems. ?

The old Village of Thornhill community is rooted in culture and character.. by rezoning an existing Village Residential Zone to Apartment residential zone will help in the deterioration of the cultural value of the said property further it will create a precedent to allow other would-be developers to encroach deeper west into the Uplands community and the Uplands street ... which could result in more condos , more town homes and more commercial areas and this would encroach on the residential values if the neighborhood. Further there is a publish Municipal part across the street. Will the said private park in the development be there indefinitely or can it be turned into further development in the future.

This development will also encourage similar developments in the area.

Please consider:

1. Lowering the height to 8 stories which would be more aesthetically appealing to the nature of the West side of Yonge street. There are currently no buildings of this proportion from Steeles to 407.
2. What is the target market for these residences; there is a large percentage of single bedrooms and single bedrooms with dens which will attract first time residential buyers without

families.. This area is a family oriented area.

3. Consider a first right of refusal offer and a 10% discount to residents in the Uplands community on the west side ... from Thornhill Avenue on the South side to Longbridge on the North side.

Thanks,

Dan Simile

[REDACTED]

[REDACTED]

[REDACTED] Uplands Avenue