

From: spinpromo spinpromo [REDACTED]
Sent: Thursday, January 14, 2021 2:13 PM
To: Clerks@vaughan.ca; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; springfarmra <springfarmra@gmail.com>
Subject: [External] proposed development plans for a 20-storey and 40-storey residential tower at 7080 Yonge Street,

To whom it may concern:

These are the issues that I have with the proposed development.

- Council's approval should only be given along with Local Planning Appeal Tribunal resolution of the Secondary Plan and the recommendations of the Vaughan-Yonge Centre Working Group to create an integrated neighbourhood in this area
- Regardless of the number and heights of the buildings, they should not be constructed until after the Yonge Steeles Subway station.
- The proposed population density for the two buildings would result in this development being the second densest population per hectare anywhere in the GTA.
- No subway transit ridership analysis is provided to validate the assumptions made about transit, car, and bike usage, and there is a worrying lack of the lack of any analysis of current or future loads and capacity on all transit modes, particularly existing bus routes.
- No prior assurances have been provided regarding the safety of building high rises next to an existing gas station
- There will be an increase to car dealership loading traffic through inner streets due to elimination of the Acura overflow parking lot
- Only one 18-storey building fits within the 45-degree angular plane from the western property line
- There is no transition between a 20-storey tower and the existing neighbourhood to the immediate west, eliminating privacy for the existing homes
- Long shadows will be cast on the neighbourhood streets east side of Yonge Street
- There is insufficient (3%) non-residential (office or retail) use to justify the request for stratified parking (under the public road).
- There is no provision for public parkland or other public amenities on site or adjacent; in fact, the site it encroaches the green space linear park designated in the Yonge-Steeles Corridor Secondary Plan
- There is no integration with adjacent properties or co-ordination with other developers for the extension of Royal Palm from Hilda to Yonge prior to construction

I live and am the owner of [REDACTED] Crestwood rd since 1986.

Mike Sepe

■ Crestwood rd.

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