

From: Leslie Girdharry [REDACTED]
Sent: Thursday, January 14, 2021 3:11 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio; Shefman, Alan
Subject: [External] [Newsletter/Marketing] Re: SFRA Call to Action

COMMUNICATION - C10
ITEM 5
Committee of the Whole
(Public Meeting)
January 19, 2021

Follow Up Flag: Follow up
Flag Status: Flagged

City planners' role is to provide a vision of what growth and expansion are expected and how to adequately plan, overcome differences and prepare for the inevitable development when the time comes. When this is not adequately done, we sometimes end up with a haphazard, knee-jerk reaction to developers in their quest to seek loop-holes for high density projects with seemingly opposing view-points between developers and residents, creating tension, anger and frustration; much of which could have been avoided.

Respecting residential neighbourhoods, their quality of life, pedestrian safety, heavy traffic volumes, market valuation of properties and parking issues are some of the fundamental aspects that make our communities unique and different. Violation of these basic tenets will create a lack of trust and dissention. That is where we find ourselves in this current situation and a resolution is needed.

As a resident of Thornhill, and a member of the Grandview Area Residents Association, our area stands to be harmed by some of the issues raised by the Spring Farm (Thornhill) Ratepayers Association if their issues, shown below, are not adequately addressed. We will all benefit mutually by working together for what is best for the community.

Sincerely,

Leslie Girdharry
Resident of Thornhill
Member of GARA

On Thursday, January 14, 2021, 01:48:53 p.m. EST, Grandview Residents <garamail@yahoo.ca> wrote:

Sincerely,

Grandview Area Residents Association Executive Committee
Please visit us at <http://www.thornhillgara.com>

As non-residents of Vaughan, what can our role be in all this?

Corie

----- Forwarded Message -----

From: Jordan Max [REDACTED]
To: Grandview Residents [REDACTED]
Sent: Thursday, January 14, 2021, 12:15:00 p.m. EST
Subject: Fw: SFRA Call to Action

Hi Corie and Rhonda, you may want to inform your members regarding this proposal and to submit written comments by this coming Monday noon. The shadows will be most pronounced on the east side of Yonge.

Sorry for the late notice.

regards

Jordan Max

President, SFRA

----- Forwarded Message -----

From: David Slotnick [REDACTED]

To: Jordan Max [REDACTED]

Sent: Thursday, January 14, 2021, 12:10:14 p.m. EST

Subject: Re: SFRA Call to Action

Thanks Jordan.

Have a great day.

**Stay home.
Stay safe.
Save lives.**

David

On Thursday, January 14, 2021, 12:07 PM, Jordan Max [REDACTED] wrote:

Hi David, there will be a supplementary "mailout" with the meeting link, going out on Sunday or Monday. It will be starting at 7pm, and our item is #5 so it may be later in the proceedings depending on how many speakers there are for the first four items.

regards
Jordan

On Thursday, January 14, 2021, 12:03:24 p.m. EST, David Slotnick [REDACTED] wrote:

What time on Tuesday is the COW Meeting? We can view on line correct?

David Slotnick [REDACTED]

On Thursday, January 14, 2021, 11:57 AM, Spring Farm Ratepayers Association <springfarmra@gmail.com> wrote:

[View this email in your browser](#)



Did you know that we update our residents through our Facebook Page?

[Visit and Like @springfarmratepayers](#)

We also regularly post updates on [ca.Nextdoor.com](#)

Do you own a business? Consider an advertisement in our newsletter. Visit

[springfarmra.ca/newsletter](#)

ARE YOU CONCERNED ABOUT THE PROPOSED DEVELOPMENT FOR 7080 YONGE STREET?

We are. And we're inviting you to join us in letting City Council know what you think!

On Tuesday, January 19 Vaughan City Council's Committee of the Whole will discuss the proposed development plans for a 20-storey and 40-storey residential tower at 7080 Yonge

Street, as part of the overall development proposals for the Yonge-Steeles community. The committee will also review concerns from the community regarding these plans.



This is your only opportunity to have Council listen to your views, concerns, and suggestions for improvement, and it is critical that you let City Council know – in writing - how you feel about these proposals.

Written comments must be received at clerks@vaughan.ca by this coming **Monday, January 18 at noon** to let Council know your opinion, and to make it into the official record.

Please address your email to City Clerk Todd Coles (clerks@vaughan.ca) and cc Mayor Maurizio Bevilacqua (maurizio.bevilacqua@vaughan.ca) and Ward 5 Councillor Alan Shefman (alan.shefman@vaughan.ca). Please BCC springfarmra@gmail.com so we can keep a record of your concerns.

You can also address Council through an electronic deputation (5 minutes max) by filling out a deputation form and sending it to the Clerk by January 18 at noon. You can find the deputation form and instructions [here](#).

If you don't speak up now, City Council may assume there are no objections and give these plans a green light.

These are the issues the SFRA has identified with the proposed development. Please feel free to include any or all of these bullet points in your letter to the City Clerk:

- 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

Feel free to include any other concerns you may have in your email. You can watch the live broadcast of the meeting [here](#).

If you have any questions or concerns, please contact SFRA President Jordan Max at springfarmra@gmail.com.





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You are receiving this email because you have previously expressed interest in receiving up-to-date information about your neighborhood from the SFRA.

Our mailing address is:

Spring Farm Ratepayers Association
135 Brownstone Circle
Thornhill, Ontario L4J 7P5
Canada

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