

COMMUNICATION – C13
ITEM 5
Committee of the Whole (Public Meeting)
January 19, 2021

From: Viktoria Leibel [REDACTED]
Sent: Sunday, January 17, 2021 10:03 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Concerns regarding proposed development 7080 Yonge str

Hi there,

We're concerned about a proposed development for 7080 Yonge street.

We agree with all that is mention here:

- 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.

Please also look at these serious issues,
to avoid damage to the area and people who live in the neighborhood.

Regards,

Viktoria and Mark Leibel

■ Green Bush Crescent, Thornhill

[Sent from Yahoo Mail on Android](#)