
From: K K [REDACTED]
Sent: Monday, March 01, 2021 6:01 AM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] PROPOSED DEVELOPMENT FOR 72 STEELES AVE WEST & 7040 YONGE STREET

Hello,

As a resident of Thornhill, I am very concerned about the proposed development for 72 Steeles Ave West & 7040 Yonge Street.

This proposal will have a very negative effect on the community. It will cause additional negative impacts on population, traffic congestion, community and social services, schools and other facilities, as well as shadowing issues on adjacent properties. It will also put additional strain on services such as water supply, sewage, hydro and other infrastructure. I have listed more concerns below.

- Currently there are too many development proposals for this area. Any decision needs to include and factor in these other proposals.
- Regardless of the number and heights of the buildings, nothing should be constructed until after the Yonge Steeles Subway station is built and operational.
- The proposed population density for the four buildings would result in this development, at 1,995 persons per hectare, being the new, third densest population per hectare anywhere in the GTA.
- Due to the current situation with Covid-19, it is very difficult to get the community involved by not having proper community in-person meetings to scope out the concerns of area residents. Therefore Council cannot accurately gauge the community's concerns.
- This type of development belongs in downtown Toronto not Thornhill. Thornhill is a suburban community. It is the wrong scale and density for this area. It only benefits the developers and does nothing for existing community members. In fact they are using land that is designated for park

space under the Yonge-Steeles Corridor Secondary Plan.

- No development proposals in this area should be approved until the Secondary Plan, which Council approved in 2010, and is currently under appeal with the Local Planning Appeals Tribunal (LPAT), is resolved.
- The developers in these types of situations walk away making large profits and leave all the problems this development will cause for the community to deal with. There are no positive impacts for the community with this proposal.

The developer needs to consult with community members, the Spring Farm Ratepayers Association and other concerned groups to listen to their views, concerns, and suggestions for improvement before any decision can be rendered.

Thanks
Kim Kruse