

Protest Against Yonge-Steeles Developments Mar 2021
72 Steeles Ave W / 7040 Yonge St

Office of the City Clerk
City of Vaughan
Planning files OP-20-014, Z.20.038
(Also files OP-18-016, OP-20-001, OP-20-002,
OP-20-011)

from: Stephen Clodman
[REDACTED] Tangreen Crt apt [REDACTED]
Toronto, ON, [REDACTED]
[REDACTED]

At least five development projects have been proposed for the Yonge St - Steeles Ave W area: Gupta (2 Steeles Ave W), Salz (100 Steeles Ave W), Mizrahi (180 Steeles Ave W), 7080 Yonge St, and most recently 72 Steeles Ave W / 7040 Yonge St, which is the subject of the upcoming meeting.

I sent two previous letters, one to the Development Planning Department in October 2019, and one for the July 13 2020 meeting (comment item C91).

The density and total volume of all the proposed buildings is far too great. There would be about 10,000 units (about 25,000 residents) which is far more than the area secondary plan. The proposals are all for quick profit, without sympathy for the cities and their present and future residents.

These are not really "Mixed Use Developments". They are what I call "rabbit and horse stew", a few bits of rabbit (public amenities, office, retail), and a whole lot of horse meat (condos). I will briefly summarize from my July 2020 letter:

Transportation - Roads are already choked at busy times. Construction of the buildings and possible future subway, and the increased population would make it worse. Road access is not well planned. Present public transit capacity is now limited. Distant future plans for a subway extension are uncertain with the high public debt due to the pandemic. Proposed parking is less than 0.5 spaces per unit.

Living conditions - There have been contagion issues in crowded areas during the present pandemic. Another hazard would be failure of elevator service in a 60 story building. There are hardly any public amenities proposed; for example, children would have no place to play or go to school.

Economics - These proposals seem to be made to sell to absentee owners, especially offshore investors who are uninformed about Toronto conditions. If the economy becomes worse, or interest rates increase, there will be bankruptcies and failures. The developers making the proposals might sell the properties to unknown others who will do the selling and building.

There are serious specific problems with the 72 Steeles Ave W proposal:

Ownership is obscure - Previously it was "Humboldt Properties", now it is "72 Steeles Holdings" and "7040 Yonge Holdings". Who are these people and what is their record? Will these companies actually build any units approved or will they flip to someone else?

Density is extreme - 1250 units/ha or FSI = 12.82. There is nothing visible in the plan except condos.

Details are missing - Road access and traffic signals are not defined. The number of parking spaces is not stated. Except for a 0.1 ha space in phase 2 there are no public amenities shown.

For all these reasons this proposal should be rejected.

Stephen Clodman