
From: Michael Graf [REDACTED] >
Sent: Wednesday, February 17, 2021 3:26 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; springfarmra@gmail.com
Subject: [External] My Objection to 4 high rise building at 72 Steeles Ave West and 7040 Yonge street.

Dear Sir,

I am here to file my objection to the above project for the following reasons:

1. **Planning** : It will be counterproductive to construct such a mega project before the Yonge metro line is completed to serve this area. In other words: First finish the Subway and only then add residences in a moderate style that will fit the needs of the area and its limitations.

2. **Congestion** : This area is already very busy during day and night with vehicles and pedestrians. adding thousands of apartments will significantly increase the congestion , thereby hurting the quality of life of all people who live in the area.

3. **Others**

- Two of the four towers (38 and 44 storeys high) take up 3/4 of the central green space designated as a public park in the Yonge-Steeles Corridor Secondary Plan, to be used instead as a privately-owned publicly accessible space. **No buildings should be built on that designated park space. Humboldt has essentially appropriated public park space for its private use.**
- Due to the excessive height and number of buildings, in addition to the 3 adjacent Gupta buildings to the south (from 50 to 65 storeys), the remaining one-quarter internal green space will be shadowed for most of the day, throughout the year, as well as the surrounding residential neighbourhoods to the north and east.
- The developer only proposes to build interim private roads that are half of the required right of way for the extensions of Powell Road to the north and Royal Palm Drive to the west. Since the 7080 Yonge proposal would build the full 23m width Royal Palm from Yonge Street along the northern edge of Humboldt's property, Humboldt must pay for its share of the Royal Palm extension to the western end of its property, at the full width, not a private interim road.
- 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. 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 neighborhood in this area.**
- There is no provision for office space in any of the towers facing Yonge Street or Steeles Avenue to justify the density allowed beyond 4.5 Floor Space Index in the Secondary Plan. This only perpetuates Vaughan as a "bedroom community", without adding any economic value or employment opportunities for its residents.
- There is very little integration or connection with adjacent proposals (2 Steeles/7028 Yonge and 7040 Yonge). This proposal must be considered **together with the other area proposals** to take into account the combined impact on population, traffic, community and social services and facilities, and other factors. As the

Secondary Plan for the area, which Council approved in 2010, is currently under appeal with the Local Planning Appeals Tribunal (LPAT), this proposal (and all others in the area) must not be approved until the Secondary Plan appeal is resolved.

Kindly confirm receipt of this objection.

Michael Graf, CPA, CGA, Thornhill
Member of the SFRA association.