

COMMUNICATION – C8
ITEM 5
Committee of the Whole (Public
Meeting)
March 2, 2021

From: Beverley Golden [REDACTED] >
Sent: Thursday, February 18, 2021 1:17 PM
To: Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Concerns - Yonge-Steeles Development Proposal

Dear Todd Coles;

As a long-time resident of Thornhill, please register the following concerns I have about the proposed development in the Yonge-Steeles area.

1. I understand that 2 of the 4 towers (38 and 44 storeys high) will take up 3/4 of the central green space currently designated as a public park in the Yonge-Steeles corridor secondary plan. Instead, it will be used as a privately-owned publicly accessible space. **No buildings should be allowed to be built on that designated park space. Humboldt has essentially appropriated public park space for its private use.**
2. Due to the excessive height and the number of buildings, adding to the 3 adjacent Gupta buildings to the south (from 50 to 65 storeys), the one-quarter remaining internal green space will be shadowed for most to the day throughout the year. This shadowing will also eclipse surrounding residential neighbourhoods to the north and east.
3. The developer is only proposing 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.

4. 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.** I have to wonder what the region is thinking to even consider this!

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.

5. 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.

6. There appears to be 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.

7. Regardless of the number and heights of the buildings, they should not be constructed until after the Yonge Steeles Subway station.

Having lived in the area since 1983, I am becoming increasingly concerned with the the direction things are heading in regards to density. It seems the green light is being given to fill in every empty space there is, without regard for the neighbourhoods and the people whose lives are being disrupted.

The existing facilities/infrastructure currently cannot support the large increase in population proposed for the Yonge-Steeles corridor. I know traffic will overflow into our already disrupted neighbourhoods. I live on the short stretch of York Hill between Clark and Chabad Gate where we have non-stop traffic taking a shortcut from Clark Street south to Chabad Gate to Bathurst, or from Bathurst along Chabad Gate then up York Hill north to Clark, to avoid the new traffic signals at Bathurst and Clark which are supposed to slow down traffic. These 'no right turn on a red', have created a nightmare of speeding cars and trucks for myself and fellow residents, so I can only imagine how disruptive this new development at Yonge and Steeles will be for neighbourhoods in the vicinity. For this reason alone, I trust you will consider the current neighbourhood residents and not green light it without careful consideration of how this will impact the area.

This proposed development is sure to create traffic congestion and gridlock on both major thoroughfares and on side streets in the area. Increased traffic like this is a major contributing factor to air pollution. I thought the city was sincerely committed to greening our area, not to creating more pollution which impacts the health of human beings and the environment.

Please advise me of any actions Council may take on these proposals. Thank you for considering the residents and for committing to keeping the integrity of the area.

Peace Always,

Leverley



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