COMMUNICATION – C12
ITEM 5
Committee of the Whole (Public Meeting)
March 2, 2021

February 21, 2020

Attention: Todd Coles , City Clerk

Cc Mayor Maurizio Bevilacqua
Ward 5 Councillor Alan Shefman

Dear Mr Coles,

Re: 72 STEELES AVE WEST & 7040 YONGE STREET Objection

We understand that there are two significant developments planned in the Yonge and Steeles area. We have been residents of Thornhill for 23 years and have witnessed the changing nature of the area. We would like to express our objection to the building of the towers at 72 Steeles and 7040 Yonge St. The densification of the area, leading to many issues called out by the Springfarm Raterpayers association and noted below are all very concerning. For us personally, the traffic that has already been introduced onto the Yonge / Steeles area by other developments and commuters has at least doubled our travel time through the area since we moved here. Allowing this development ahead of addressing this issue (via the new Subway system or other) is a very serious concern for us. In addition, we agree with the issues raised by the ratepayers association and listed below:

- 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 accessible space. **No buildings should be built on that designated park space**. **Humbold 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 Humbold's property, Humbold 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 neighbourhood 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.

We appreciate your consideration of this matter and keeping us informed of any decisions.

Regards,

Shirley Porjes & Atul Gupta

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