

**COMMUNICATION – C18
ITEM 5
Committee of the Whole (Public Meeting)
March 2, 2021**

February 25, 2021

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Office of the City Clerk – TODD COLES

RE: **72 Steeles Avenue West and 7040 & 7054 Yonge Street**
Review of Planning Applications
Files: OP.20.014, Z.20.38 & 19T-20V007
Public Meeting - Committee Of The Whole Hearing, Tuesday March 2, 2021

ONLY SOME OF THE ISSUES

1. The project deals with four extremely high residential condominium buildings (38 to 60 stories) with minimal office and commercial space, inadequate above and underground parking, insufficient transportation options and limited amenities, in addition to the three adjacent even more massive Gupta buildings (50 to 65 stories) at the Northwest corner of Yonge and Steeles. The remaining ¼ Internal Green Space will be left **DARK AND SHADOWED** with little sunlight exposure during the day, also affecting the neighboring residential area.
2. Two of these buildings (38 & 44 stories) would encroach on ¾ of the CENTRAL GREEN SPACE which is currently DESIGNATED as a PUBLIC PARK within the Yonge-Steeles Corridor Secondary Plan, intended to be used as a privately-owned Publicly Accessible space.
**Humboldt has basically Appropriated Public Park Space for its private use.
No buildings should be built on this DESIGNATED park space.**
3. Construction of these 4 buildings as projected at approximately 2,000 people per hectare would result in the 3rd MOST DENSE Population site Per Hectare in Toronto & GTA. In order to create an integrated neighborhood, the Council's approval should only be given together with the LPAT resolution of the Secondary Plan and the Recommendations of the Neighborhood Working Group.
4. I am very concerned about expected Major Increase In Vehicular Traffic on Crestwood Road going West from Yonge Street and from projected extensions of Powell Road and Royal Palm Drive. The developer is only planning to build Interim Private Roads which are ½ 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 Drive west from Yonge Street along the northern edge of Humbold's property, Humbold should pay for its share of the Royal Palm extension to the western end of its property, at the full width, not as a ½ width private road.

5. There is no INTEGRATION with all adjacent properties, or coordination with the other developers for the extension of Royal Palm Drive as a "Primary Road" from Hilda Avenue to Yonge Street, which is being DELAYED until ALL construction is basically completed years into the future. This will have Major Negative effect on southside Crestwood Road which would back on to the extended Royal Palm Drive, where linear green buffer space has been minimized.

Also minimal integration exists with adjacent proposed developments i.e. 2 Steeles West, 7028 Yonge Street and 7080 Yonge Street. This proposal should be considered together with all the other proposed developments in the area to account for the combined impact on traffic, population and community facilities.

Since the Secondary Plan for the area, approved in 2010 by Council is currently being appealed with LPAT, this proposal and none of the other neighboring proposals should be approved Until the Secondary Plan Appeal is Resolved.

Communication and Patience will Produce Great Results!

Shep Trubkin

█ Crestwood Road

Thornhill, ON █

Cc : Maurizio Bevilacqua, Mayor

Mary Caputo, Senior Planner

Jordan Max, President of Spring Farm Ratepayers Association

Alan Shefman, Councillor

Sandra Yeung Racco, Councillor

Regional Councillors : Gino Rosati

Linda D. Jackson

Mario Ferri, Deputy Mayor