

March 1, 2021

Mr. Todd Coles,  
City Clerk, Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

**COMMUNICATION – C2**  
**COUNCIL – March 10, 2021**  
**Committee of the Whole (Public Meeting)**  
**Report No. 9, Item 5**

We are writing you to voice our strong objections to the proposed development of the 72 Steeles Holdings and 7040 Steeles Holdings Ltd as noted in the Official Plan FILE OP.20.014 and the Zoning Bylaw Amendment File Z.20.038 which will be discussed at the Vaughan Committee of the Whole Meeting on March 2<sup>nd</sup>, 2021. While we fully understand that Vaughan wishes to proceed with community development in this area, as residents of the Spring Farm Thornhill community for the last 3 decades, we are appalled at the proposed plan for these sites and are expressing our disagreement/dissatisfaction with the proposed plans.

1. While we understand that Vaughan has a keen interest in developing these lands, in light of the approved subway extension to Steeles and beyond, the current land being considered for development in the Springfarm community is unlike the lands being developed for the Vaughan Metro Centre.
  - the VMC lands, unlike the current lands being considered for development at Yonge and Steeles, are part of a well-established community that is comprised of many single family homes
  - the VMC lands that were developed were commercial or vacant lands with no single family homes when VMC was announced
  - while progress is desirable in the Springfarm community, there is no approval to build a subway stop at Yonge and Steeles and it has not been approved to be a hub for the Yonge subway extension
  - the proposals do not enhance the existing neighbourhood and are only of benefit to those who choose to live there; nothing about these developments is of added benefit to existing residents
  - they do not address underlying social issues of poverty and homelessness as the costs to live in these facilities would not be affordable for these groups
2. The proposed density of these two developments is more than what has been approved in the Secondary Plan
3. The proposed height of these two developments will leave most adjacent homes in the existing neighbourhoods of the Springfarm community in darkness for at least 10 months of the year, contrary to what is required for health and wellbeing as noted by WHO; it will also obscure existing sightlines for those living on the south side of Steeles, throwing them into shade most of the year

4. Traffic around Yonge and Steeles is already too congested and adding these structures and a subway stop will do little to divert what already exists, since those who do not currently use the subway or GO transit are unlikely to do so even if the subway is extended
5. The artists rendering of each of these developments does not enhance the look of the existing community or fit with other buildings in the community
6. Existing facilities and infrastructure cannot support the proposed increase in the population and there is no evidence that these requirements have even been considered
7. We expressed these concerns in writing to our local councillor, Alan Shefman, on May 15, 2020, questioning why he and the city had not communicated with residents about these developments who indicated that our concerns were not valid and that the Region would be proceeding despite these. We understand that a local committee of ratepayers is engaged in discussions with developers about these changes but to our knowledge the issues noted herein have not been resolved.
8. There has been minimal consultation with the community most affected by these developments and we are distressed that the City of Vaughan is proceeding on discussions about these at a time when residents cannot actually be present at the meeting to voice their concerns in person due to Covid-19; five minute deputations do not do justice to this issue.

It appears that the City of Vaughan has plans to build 43 skyscrapers in this community within the next few years. That fact that the community will need to pay a large portion of the right of way to open an additional road to Yonge Street because the developers will not pay for this, does not meet the needs of constituents within the community.

It appears that Council is moving forward with these developments because they fit with Council's plan for development. If we had wanted to live at the Vaughan Metropolitan Centre along the Jane Street & Highway 7 corridor we would already be living there.

Please include this written submission as part of the Public Hearing Committee of the Whole on March 2<sup>nd</sup>, 2021

Respectfully,

[Redacted Signature]

M. Heather Martin & William M Cleary