

**From:** [Magnifico, Rose](#)  
**To:** [Britto, John](#)  
**Subject:** FW: 180 Steeles Avenue West MIZRAHI Development Proposal & 100 Steeles Avenue West SALZ Development Proposal  
**Date:** Wednesday, July 8, 2020 9:33:14 AM

---

PH

COMMUNICATION - C61  
CW (PH) - July 13, 2020  
ITEMS 4 and 5

**Rose Magnifico**  
**Council / Committee Administrator** 905-832-8585, ext. **8030** |  
[rose.magnifico@vaughan.ca](mailto:rose.magnifico@vaughan.ca)

**City of Vaughan | City Clerk's Office**  
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



---

**From:** Clerks@vaughan.ca <Clerks@vaughan.ca>  
**Sent:** Monday, July 6, 2020 8:52 AM  
**To:** Magnifico, Rose <Rose.Magnifico@vaughan.ca>  
**Subject:** FW: 180 Steeles Avenue West MIZRAHI Development Proposal & 100 Steeles Avenue West SALZ Development Proposal

---

**From:** Shep Trubkin [REDACTED]  
**Sent:** Saturday, July 4, 2020 11:35 AM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** Caputo, Mary <[Mary.Caputo@vaughan.ca](mailto:Mary.Caputo@vaughan.ca)>; Marcucci, David <[David.Marcucci@vaughan.ca](mailto:David.Marcucci@vaughan.ca)>; Shefman, Alan <[Alan.Shefman@vaughan.ca](mailto:Alan.Shefman@vaughan.ca)>  
**Subject:** [External] 180 Steeles Avenue West MIZRAHI Development Proposal & 100 Steeles Avenue West SALZ Development Proposal

Dear Mr. Coles,

I have resided as the owner of 63 Crestwood Road, Thornhill, southside since 1981. My backyard width measures approximately 150 ft. frontage along the proposed East West Royal Palm Drive extension, and I am [REDACTED] to 180 Steeles Avenue West which is exactly South of my property and just [REDACTED] 100 Steeles Avenue West.

I want to be positive about all the major changes planned for Yonge/Steeles corridor. I want to have confidence that the proper and thoughtful decisions will be made by the developers, architects, politicians and specially our planners.

There are so many very serious and disconcerting issues and of course I have concerns.

## **ONLY SOME OF THE ISSUES**

1. The proposed Density and Height, not only is more than double what is allowed in the Vaughan Secondary Plan, much of the sunlight and the sky will be totally blocked off by the immense building heights and shadows.  
A reduction of at least four (4) stories, probably more for each of the two (2) lower buildings at the Northern portion of each development property should be given serious consideration.
2. These two (2) developments seem to lack Integration with the other even much larger proposed redevelopments on Steeles West. More specific information is needed.
3. Major Traffic Congestion on Crestwood Road will occur.  
Suggested Reconfiguration of roads :
  - a. Crestwood Road going West from Yonge Street should be closed off at Powell Road.
  - b. Powell Road should be extended South to proposed extension of Royal Palm Drive which would lead to Yonge Street.
  - c. Powell Road should be extended North to Pinewood Drive.
  - d. Pinewood Drive should be extended East to Yonge Street to connect with current traffic signals at Yonge Street facing towards World On Yonge.

I believe this approach has already been indicated on some plans.
4. Insufficient Public Parking  
Suggest big increase in Indoor Parking within the buildings, if not available outdoors.
5. Inadequate information about Design and apparent Small Dimensions of Linear Landscaped Buffer Area located along the Northern lot line of the developments, and along the Southern edge of the proposed Royal Palm Drive extension.
6. Minimal Greenery at ground level. More specific information needed.
7. The proposed new developments stand to gain substantial benefits from these enormous projects. As property owners of the approximate 300 ft. in depth adjacent lots on the Southside of Crestwood Road, which are located directly to the North of the developments. We should be entitled to some benefit also;
  - a. Vaughan should prioritize completion of Royal Palm Drive extending East from Hilda Avenue to Yonge Street, to accommodate increased traffic in the area.
  - b. Vaughan should commit to allow owners of these Southside of Crestwood Road properties to subdivide the back South half of their lots and rezone them as residential RM1-Stacked Block Town Houses.

Submitted for very serious consideration!!!!

Shep WM. Trubkin  
█ Crestwood Road  
Thornhill, ON L4J 1A4  
█

Cc :

Todd Coles – City Clerk  
Mary Caputo – Senior Planner  
David Marcucci – Senior Planner  
Alan Shefman – Ward 5 Counsellor