

TO: City of Vaughan  
Office of the City Clerk

COMMUNICATION - C67  
CW (PH) - July 13, 2020  
ITEMS 4 and 5

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RE: Development of 100 and 180 Steeles Ave W

Official Plan Amendment File OP.20.002

Zoning By-Law Amendment File Z.20.005

Dear Sirs,

We are the property owners on the south side of Crestwood Rd between Yonge St. and Hilda Ave. As property owners along this stretch, we will be directly impacted by the developments along Steeles/Yonge. The impact to us will be twofold; firstly, the issues these developments create along Crestwood Rd itself, and secondly the issues that need to be addressed with regards to the back of our properties directly facing the Royal Palm extension road.

With regards to Crestwood Rd itself, we are greatly concerned with the impact these developments will have on the quality of life on this street. Some of our concerns include:

- 1) Increased traffic along Crestwood
- 2) Increased congestion around the neighbourhood
- 3) Increased noise, wind, and shadows cast on our properties
- 4) Long construction periods that will disrupt traffic flow and movements.

These are just some of the issues that will affect Crestwood property owners on the south side of the road.

With regards to the back half of our properties which directly face the back of the proposed developments, there are also major concerns;

- 1) Aside from all the issues listed above, a big concern will be what the developments will look like on the back end facing our properties
- 2) When will the east/west extension of Royal Palm Rd. go through?
- 3) What will that road be used for
- 4) How will the road affect our properties?
- 5) The construction of tall buildings on Steeles will cast shadows on our properties as well as create unwanted traffic and noise
- 6) The south side of our properties will become less appropriate for single family homes once they face these enormous developments.
- 7) The rear properties of Crestwood should be reconsidered as part of the mediation process for a more compact built form such as townhouses to provide for proper residential transition to the existing residential properties, if the densities are increasing on the lands facing Steeles Avenue West.

In order to mitigate some of these issues the Crestwood property owners are looking for some concessions:

- 1) we should be included in the discussions regarding the proposed changes to the secondary plan which is being developed. We need to be involved in order to address any concerns we may have
- 2) as landowners directly impacted by these developments, we should have a voice in the Landowner's Group and in the mediation process.
- 3) the secondary plan currently being worked on ends at the proposed east/west road between Yonge and Hilda. It should be amended to include the south side of the Crestwood properties
- 4) As the densification along Yonge/Steeles increases, the densification of the back side of our properties should also be increased to allow for town houses to be built. This will create a better transition between the new developments and the current existing homes on Crestwood.
- 5) We understand that the official plan for the city is to be reviewed this year. It may be appropriate to include the back end of our properties in this review to allow for higher density by way of townhouses and/or stacked town housing.
- 6) The developers must commit to build the extension of Royal Palm road from Yonge to Hilda at the beginning of any development in order to alleviate some of the traffic congestion which will develop along Yonge and Steeles as well as the overflow which will spill onto Crestwood as a result of construction.

- 7) The Royal Palm extension must be considered an essential road before these projects to go forward.
- 8) The Royal Palm extension must also take into account the rights of the property owners on the south side of Crestwood. It must be a full road, not a service road. It must be esthetical pleasing, and it CANNOT be used as a way to collect garbage, and exit parking lots from the buildings.

Finally, as Rate Payers directly affected by this enormous restructuring of our neighbourhood, we should have a voice at both the LPAT mediation process for the redrafting of the secondary plan as well as at the Landowner's Group.

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