

From: Clerks@vaughan.ca
To: [Britto, John](#)
Subject: FW: [External] For Comment - Official Plan Amendment File OP.20.002 and Zoning Amendment Z.20.005
Date: Wednesday, July 8, 2020 10:03:42 AM

-----Original Message-----

From: Janet Chow [REDACTED]
Sent: Tuesday, July 07, 2020 9:35 PM
To: Clerks@vaughan.ca
Subject: [External] For Comment - Official Plan Amendment File OP.20.002 and Zoning Amendment Z.20.005

COMMUNICATON - C76
CW (PH) - July 13, 2020
ITEM # 5

Hello,

I am writing in regards to the Plan Amendment File OP.20.002 and Zoning Amendment Z.20.005 for comment per notice received on June 23, 2020. I would like to submit my comments in respect to the planned development at 180 Steeles Avenue West.

My overall concern with the development is that the increased construction in that area as well as the future development itself will increase the volume of traffic in the area. Given that the particular site in addition to the adjoining site at 100 Steeles Avenue West also scheduled for development, the traffic in the area may not be supported with the current volume of traffic already along Steeles Ave in that area. Prior to COVID-19, Steeles Avenue West along that stretch from Yonge going west to Dufferin already deals with a high volume of traffic during peak rush hours. The addition of these projects will add to the bottleneck along this stretch of Steeles in my opinion.

Steeles Avenue West through this stretch has varying lane sizes, where the road changes from a six-lane road to a four lane road and back to a six-lane road after Bathurst. There is already a present bottleneck for both buses and cars given the volume, and with the TTC looking to increase bus service as Steeles is a priority corridor, this will help contribute to the bottleneck. Steeles Ave is already used by both TTC and YRT for some of their bus routes as well. During the mornings, drivers are not allowed to make right turns into side streets connected to Steeles, which while helping with traffic safety/traffic calming on side streets, has further increased the peak time car volume along Steeles.

My other concern is that the area does not have the infrastructure in place to support two major mixed-use developments close to each other, in addition to a third development right at Yonge and Steeles. I believe the proposed expansion of the Yonge Subway line may be a motivator for this level of development, but that line extension has not even begun construction. Adding multiple storey buildings prior to any infrastructure development (i.e. "shovels in the ground") is rushed and will negatively impact the overall infrastructure of the area.

I am unsure where the demand is for condominiums in this area considering the volume of buildings being proposed alongside this plan, as density of the area will rise too quickly if all three projects are approved for construction. I would like the developer to provide guidance as to how this development adds value to the area considering its location and the other projects also being proposed by other developers along Steeles towards Yonge. I would also like to ask how the City plans on addressing the short-term implications of these developments on traffic in the area.

Additionally, I would like to ask for the details to participate or to tune into the meeting. Would you be able to provide me with the information needed to connect onto the online meeting on July 13, as I would like to hear from other respondents and from the developers regarding how this development will benefit the area.

Thank you,
Janet Chow