

July 10, 2020

COMMUNICATION - C106  
CW (PH) - July 13, 2020  
ITEMS 4 and 5

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

We are writing you to voice our strong objections to the proposed development of the 100 and 180 Steeles Avenue West sites, **which are items 4 and 5 of the Agenda for the July 13, 2020 meeting of the Committee of the Whole.** While we fully understand that progress and development is required, 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 for the following reasons:

- The proposed density of these two developments is between double and triple that allowed in the Secondary Plan
- The proposed height of these two developments is more than double what is currently allowed in the Secondary Plan
- While the proposals may fit with the City of Vaughan's plan for the extension of the Yonge Street subway, they do not enhance the existing neighbourhood and are only of benefit to residents who choose to live in the proposed developments. Although the subway extension is intended to divert traffic from this community, it will only do that if 1876 underground parking spaces are **not** attached to proposed developments. The traffic around Yonge and Steeles is already too congested!
- The artists rendering of each of these developments does not fit with other buildings in the community – *something like this along the waterfront would be great (Urban Toronto, 5 July 20).* The buildings are ugly!
- Existing facilities and infrastructure cannot support the proposed increase in the population and there is no evidence that these requirements have even been considered
- No consideration has been given to the homes that will be overshadowed by these developments and whose sightlines will be obscured
- 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.

Mr. Shefman indicated that our concerns were not valid and that the developers had been consulting with the local ratepayers group about these proposed changes for some time. After contacting and consulting the Spring Farm Thornhill Ratepayers Association, we learned that this was not true. Mr. Shefman also basically suggested that these developments were a fait-accompli and signalled his agreement with the proposed changes.

- 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. Have the needs of constituents within the community been considered and by whom? Why do we pay taxes if our views are not considered?

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 as depicted in the coloured rendering attached to Item 1 of your July 13<sup>th</sup> Agenda, we would have moved there.

Please review this written submission during the Public Hearing Committee of the Whole on July 13, 2020.

Respectfully,



M. Heather Martin & William M Cleary

cc: Maurizio Bevilaqua, Mayor, City of Vaughan  
Alan Shefman, Ward 5 Councillor City of Vaughan