

From: Elizabeth [REDACTED]
Sent: Thursday, June 10, 2021 8:03 AM
To: Clerks@vaughan.ca
Cc: Alan Shefman <Alan.Shefman@vaughan.ca>; Carol Birch <Carol.Birch@vaughan.ca>
Subject: [External] Notice of Public Meeting Committee of the Whole re: 7818 Dufferin Inc.

Hello,

Along with forwarding my earlier comment sent to Carol Birch April 16, 2021, see email below I wish to add the following comments.

I would like to remind the planning committee that the current Brownridge Neighbourhood is not only being impacted by the developments noted in my previous email but by a number of other developments and proposed developments as per Alan Shefman's W5- Thornhill update, Spring 2021 Edition summary. The close by developments Alan noted are: The Thornhill Condos- Daniels Corporation and Baif Developments with a 25 story tower plus others; 7700 Bathurst Street – Phase 1 with 30 and 28 story towers; SmartCentres Thornhill – Walmart Plaza Phase 1 application for two condominium towers; D'or Condos – Cityzen Development two condo towers 20 and 17 storeys. With others in a greater radius from the Brownridge Community.

Again, I realize that we can not stop redevelopment but we can take a serious look at the negative impact of these excessive height towers will have on the current residents of the area. As it takes time to build these towers, approved and proposed the true impact will not be felt for a number of years to come. Yet impact from the current intensification is already being felt and changing the fundamental nature of this residential area.

In speaking with neighbours, many are surprised to learn that any developments other than townhouses are even being considered. No one in my conversations is in support of a 34 storey building or as it seems multiple tall condominiums surrounding the Brownridge community. The 34 story - Building B proposed for 7818 Dufferin Street is the tallest to be proposed by a minimum of 4 stories and up to 17 stories taller than others in our neighbourhood. If anything even the 12 story - Building A in the proposal seems too high. Neighbours agree 12 story buildings should be the maximum height for this development location.

I ask are any of these current developments in keeping with planning guidelines for the Thornhill Community? I request members of the development planning committee carefully consider significantly decreasing the maximum elevation of the condo tower in this proposal for 7818 Dufferin Street.

Submitted by,

Elizabeth Gartner
[REDACTED] Brownridge Drive
Thornhill, ON. L4J 6B6

From: [REDACTED]
Sent: April 16, 2021 8:31 AM
To: carol.birch@vaughan.ca
Subject: Notice to the public 7818 Dufferin Inc.

Hello Carol,

I have a comment and concerns more than a question about this redeveloped proposal in my neighbourhood. I live on Brownridge Drive and have so for 27 years.

I am totally in support of the designated property being redeveloped. I do have grave concerns with the proposed density and building height and the impact on the surrounding community. Knowing that the other corners at the Dufferin and Centre street intersection are also slated for redevelopment I wish to voice my concerns now.

This suburban neighbourhood has already and is still undergoing huge population increases due to the completed high rises north of the Promenade Mall and the redevelopment currently happening on the Mall property. As well as the addition of two new townhouse developments in the area.

The increase in traffic congestion has been significant over the past years. I can only imagine the impact of a 34 story condo building on further traffic congestion. I believe it is foolish to think everyone moving into a condo high rise will use the public transportation system, just because it is built close to the transit corridor.

My main concern is the height of the building proposed on page 4, Building B facing Centre Street. Building B at 34 stories does not appear to fit in with the other types of housing proposed at 2, 6 and 12 stories. It definitely is too much of an increase in height and density for the area. Even 12 stories seems excessive but I will accept the need and wishes to approve up to 12 stories.

Therefore, in keeping with a more reasonable height plan, Building B should be limited to a 12 story building the same as the proposed height of Building A.

To prevent the community of houses from being sandwiched between high rise buildings, too drastic of an increase in population density and subsequent traffic congestion, the more reasonable height maximum of 12 stories should be considered. Not only for this proposed development but for any upcoming developments at the Dufferin and Centre street location.

I look forward to hearing your comments on the proposal.

Sincerely,

Elizabeth Gartner
Sent from my iPhone