

C34
COMMUNICATION
COUNCIL – June 22, 2021
CW - Report No. 32, Item 32

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Subject: [External] Follow Up, June 8, 2021 - Committee of the Whole Meeting
Date: June-09-21 11:38:07 PM
Attachments: [June 9 Follow Up MOC Meeting.pdf](#)
[June 8 2021 MoC.pdf](#)

Joseph Brunaccioni
[REDACTED] Maison Parc Crt
Thornhill On
[REDACTED]

For the attention of:

City of Vaughan Clerk's Office
Todd Coles
York Region Clerk's Office
Cc List on page 2

RE: Follow Up, June 8, 2021 - Committee of the Whole Meeting

I want to acknowledge and thank T Coles, I Leung and City Clerks for receiving and adding my request to make a presentation at the subject meeting.

The motion to accept my deputation carried.

During the questions and discussion that followed my presentation it was pointed out that Toronto Staff do submit comments to the City of Vaughan on applications they feel will impact the City of Toronto.

In part my submission requested that...departments in both the City of Vaughan and York Region responsible for responding to inquiries/comments from other jurisdictions be coordinated. Comments returned must contain negative and positive feedback from neighbourhoods that may be impacted. Developments should ensure the character and atmosphere of the existing neighbourhoods are enriched and not diminished.

As such it is requested Department Heads responsible for responding to requests for comments initiate a like practice. This could simply be completed by incorporating a step in the process that requires responding Departments to contact the most local Ratepayer Association for their input and incorporating their comments into the responses returned.

As identified in my June 8th, there are 7 hi rise buildings proposed for the southeast corner of Dufferin and Steeles. They would introduce a four-fold increase in the area's density. The impact of development does not disappear at a boarder. The 4.2 km stretch of road along Steeles Ave from Yonge St to Dufferin currently has 47 hi rise buildings either approved or proposed. These 47 hi rise buildings would contain approximately 14,000 units equaling to at least 30,000 new residents. This includes the 6 mostly approved hi rise buildings at the Promenade.

To put it in perspective, 30,000 people equals the population of a Stratford or a Timmins Ontario in only a 4.2 km length of road. Steeles is the boarder Vaughan and Toronto. The politicians on both sides of Steeles Ave must acknowledge and understand what they are leaving future generations. When is enough development enough?

I reiterate, we are not opposed to development, but it must be efficiently managed and benefit the existing neighbourhoods. We welcome new residents but cannot increase the density and related problems exponentially without severe consequences.

June 9, 2021

Joseph Brunaccioni
[REDACTED] Maison Parc Crt
Thornhill On
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I look forward to your response.

June 9 letter CC LIST

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June 8, 2021

Joseph Brunaccioni

████████ Maison Parc Crt

Thornhill On ██████████

Thank you for the opportunity.

We moved to the Dufferin and Steeles area, specifically into Glen Shields in 1983 and then to Maison Parc in 2015. There are two other condominiums on Maison Parc and along with the Four Elms Retirement Residence we occupy the northeast corner of the Dufferin & Steeles intersection.

Earlier this year I became aware of two proposals to redevelop the southeast corner of Dufferin and Steeles – these developments would dramatically change the make up of the neighbourhood and impact the City of Vaughan and the Region forever. The proposed 7 hi rise bldgs. and 4 fold increase (approx 4000 people) in density is outrageous. It disrespects all the existing neighbourhoods which include the following identified by Ratepayer and Neighbourhood Associations

Glen Shields, Concord West, Spring Farm, Lakeview, Brownridge, Beverley Glen and Ridgeway RPA which is in Toronto just east of the intersection.

1/ I seek the City of Vaughan and York Region's support. I ask they formally oppose and advise Toronto of our concerns. The developments as proposed will affect the residents of Toronto, Vaughan and ultimately York Region only in negative ways. The impact of developments do not disappear at a boarder. They crossover and overlap. The flow of pedestrians, cyclists, transit, traffic, sun, shadows, water, sewage, and density are all intertwined. An important fact learned from the pandemic is that people are moving out of high-density areas. Cramming people into towers is not conducive to the quality of life we seek.

2/ The struggle to get a response from representatives from the City of Vaughan and York Region regarding their position on development proposals on our border has been unacceptable. It was eventually confirmed that comments if submitted do not include the impact they have on existing communities. I request the departments in both the City of Vaughan and York Region responsible for responding to inquiries/comments be coordinated. Comments returned must contain negative and positive feedback from neighbourhoods that may be impacted. Developments should ensure the character and atmosphere of the existing neighbourhoods are enriched and not diminished.

3/ The rules for engaging the MOC deserve review, it was very frustrating being added today.

4/ We are not opposed to development, but it must be efficiently managed and benefit the existing neighbourhoods. Clearly discussions on how our communities can successfully grow and welcome new residents without overwhelming emergency services, hospital facilities and the green space available are necessary. We cannot increase the density & traffic problems exponentially without severe consequences.

Thank you

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I look forward to your response.

Joseph Brunaccioni