

From: Allan Glube -- Ridgeway Ratepayers Association 416 723 6104

DEPUTATION ON JULY 9TH RE: TENBLOCK APPLICATION

My name is Allan Glube and I am representing the Ridgeway Ratepayers Association advocating against the Tenblock application at 1875 Steeles Ave. West.

Ridgeway is the closest residential community in Toronto to this site.

We are not against reasonable/ sensible development. **I emphasize the words “reasonable and sensible “**

Tenblock has proposed a 3 tower development now 39, 33, and 14 storeys plus a 6 and 5 storey podium.

As background information, adjacent to the Tenblock site, First Capital Realty is planning to redevelop the corner plaza at 1881 Steeles. This proposal will include 4 towers, 2 of which at the moment are 32 storeys . It is larger than Tenblock in towers and units. The 2 developers will construct a new public road linking Dufferin to Steeles, and separating the projects. I do not have time to discuss here the full implications of this new road.

TWO separate applications, side by side, with almost identical issues and impact.

You are only reviewing one application, one half of the development. Furthermore, there are 115 hi rise condos proposed or approved, along both sides of Steeles and Centre St between Yonge and Dufferin.

The Tenblock project alone will **add approx. 2000** new residents to the already at over capacity intersection of Dufferin and Steeles. With the 1881 Steeles project there will be **over 4400 new residents** at this congested intersection.

If all the proposals get approved, these 115 condos will add 115,000 new residents, equivalent to the population of a city such as Thunder Bay. One project at a time. This is the larger picture.

But we are here to focus on the Tenblock application. During meetings with Tenblock and planning, we discussed road and intersection capacity, additional traffic lights, pedestrian safety, public transportation, the distance to subway stations, parking, density, condo size, the impact on services and infrastructure, access to schools, the environmental impact on G. Ross Lord park, and the

developers planned small park which will be inaccessible to the general public .

How can the city overlook this myriad of issues ?

What impact is this going to have on the nationally and strategically very important pharmaceutical Sanofi Laboratories ?

This development will possibly restrict their future growth if the Tenblock development and the even larger one by First Capital get approved . The density of these 2 projects including the Tenblock **are obscene** at Dufferin and Steeles Ave.

TENBLOCK'S own traffic consultants on a zoom meeting declared that the intersection of Dufferin and Steeles **has always been problematic.**

We did meet with Tenblock and their public relations people by zoom which we sincerely appreciated.

The consultations were **not** satisfactory and were disingenuous.

Nothing resonated with either planning or Tenblock.

According to Tenblock their suggested impacts were, at the most minimal, and would be reduced by walking, biking, and bussing. At Dufferin and Steeles, this is a fantasy.

And, incredibly, at the community consultation meeting , we asked for lower buildings and reduced density . Tenblock **actually increased** the height of the buildings and the number of units from 814 to 960.

Very small units. Mostly 1 bedroom. It is hard to envision families in these towers. Elementary public schools are problematic. The nearest available schools are about 3 kilometres away via already congested Dufferin St.

Dufferin St., leading to the Allen Rd., is the 3rd most important artery from the north into the city behind the DVP and Highway 400. Traffic funnels on Dufferin St. in and out from the city of Toronto and the city of Vaughan. **The intersection of Dufferin and Steeles is already rated at above capacity.** The Tenblock site will **add** about 2000 people to the corner. There will be a traffic shift to Dufferin due to the impending Yonge subway construction. First Capital next door to Tenblock and many more projects are proposed. **More of anything at this intersection is not a good thing.** More congestion, bottlenecks, environmental harm and economic damage.

No projects of similar height and density and **not** on mass transit can be found anywhere in suburban Toronto. For a height and density comparison, you must look to Jane and

Highway 7, then ask **if this is an acceptable model for Dufferin and Steeles without any mass transit .**

The Tenblock proposal is so incompatible with the area that it amounts to land and neighbourhood abuse.

How can you approve such over densification with no subway or rapid transit proposals on the books ?

Councillors if you have never experienced the current situation at this intersection you cannot comprehend what is proposed.

We submit this application is irresponsible, inappropriate, incompatible and overreaching,

We ask you to reject it !!! PLEASE !!!