

July 5, 2024

Jul 9, 2024, NY15.4 - 1875 Steeles Avenue West - Zoning By-law Amendment and Rental Housing Demolition and Conversion Applications

My name is Joseph Brunaccioni. I'm a director on the (YRSCC) York Region Standard Condominium Corporation #1109 and the (GSRA) Glen Shields Ratepayer Association. I live in one of the three Condominiums on Maison Parc Court which is located one block north of Steeles on the east side of Dufferin in Thornhill.

TenBlock and First Capital have submitted proposals that will dramatically increase the number of residents living at Dufferin and Steeles. The Four Elms Retirement Residence the three Maison Parc Condos and the Glen Shields neighbourhood are less than 600m north of 1875 Steeles.

While Planning have reviewed and are recommending that the latest plans submitted by TenBlock be approved there are and will be several objections raised from individuals, *Ratepayer Associations and the affected employment centres.*

I ask that the North York Community Council ensure that responsible and complete communities are being developed. Members of Council are well aware that due to the rapid and relentless provincial legislative changes intended to produce more housing that communities are confused about the planning process, worried about the future livability of their communities are unclear who is responsible for paying for the infrastructure to support these communities, and even what constitutes a complete community. How will the current TenBlock proposal benefit the area? I ask North York Community Council to reject the Zoning amendment and to consider supporting a motion directing staff to consider the following in the development of the area and specifically 1875 Steeles.

- Direct staff to work with local communities and the nearby governments (York, Vaughan, Markham, Toronto) to ensure the density and phasing of all developments are practical
- Ensure that the financial viability of the developer is a part of the criteria used to evaluate proposals. There is an increasing number of condo projects falling into receivership. The sales of all property types are plummeting with Condo sales falling 28% in June. Examples include Yonge and Bloor's "The One", 128 Hazleton Avenue in Toronto's Yorkville and at 180 Steeles Avenue in Vaughan.
- Ensure a "use it or lose provisions within a fixed time" clauses are in place and exercised
- That the costs for all services required be recovered
- Ensure Fire, EMS, Police and Transit services have identified and have secured the ability to acquire the future equipment, staff and training. Agencies must be able to accurately forecast, plan for and secure additional budget approvals
- Clear expectations must be established for the amounts required and who will pay for the community infrastructure improvements. This includes Utility upgrades and the need to refurbish or establish new parks, green spaces, outdoor athletic facilities, libraries and community centers

I ask North York Community Council to reject this Zoning amendment.

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