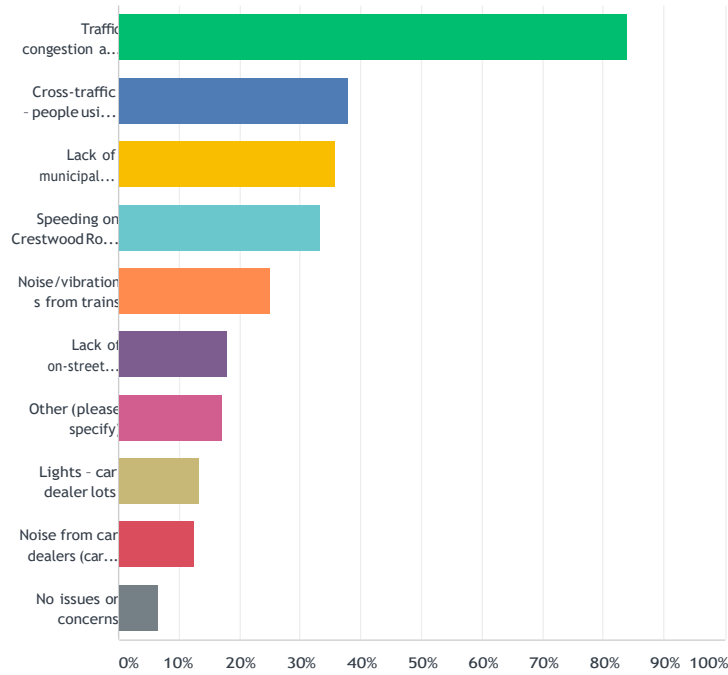


Q1 What are your current issues or concerns about the Yonge-Steeles area? (check all that apply)

Answered: 262 Skipped: 2



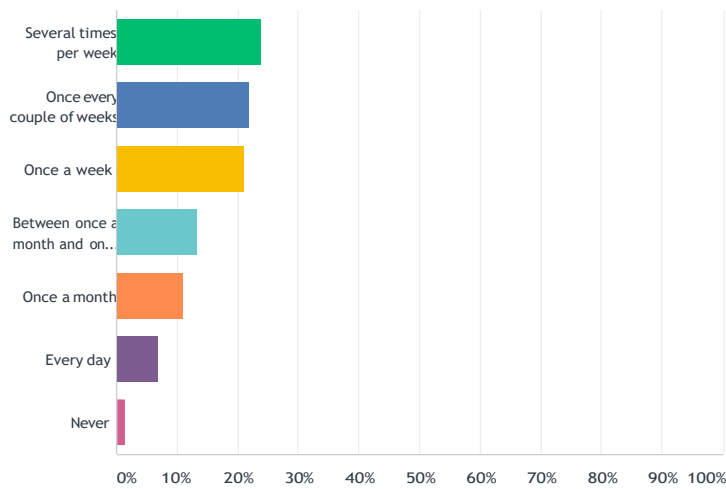
ANSWER CHOICES	RESPONSES	
Traffic congestion at Yonge, Hilda, and Steeles	83.97%	220
Cross-traffic – people using Crestwood from Yonge to Hilda (or vice versa)	37.79%	99
Lack of municipal services – library, school, community centre, parks, etc.	35.88%	94
Speeding on Crestwood Road and Hilda Avenue (test drives and others)	33.21%	87
Noise/vibrations from trains	25.19%	66
Lack of on-street parking	17.94%	47
Other (please specify)	17.18%	45
Lights – car dealer lots	13.36%	35
Noise from car dealers (car alarms)	12.60%	33
No issues or concerns	6.49%	17
Total Respondents: 262		

#	OTHER (PLEASE SPECIFY)	DATE
1	Turning/straight thru rules at Hilda/Steeles are unreasonable	6/16/2020 8:32 PM
2	Lack of infrastructure	6/15/2020 8:13 AM
3	Need traffic light for Yonge/Crestwood & Hilda/Pinewood	6/3/2020 3:29 PM
4	Speeding along Pinewood between Powell and Hilda	6/2/2020 3:11 PM
5	Extreme height and number of buildings. Effect on the desirability and value of property in the shadow of buildings north of steeles	5/31/2020 11:18 AM
6	No space for walking and biking	5/26/2020 7:14 PM
7	volume of traffic, parks & green space	5/26/2020 11:45 AM
8	Increased population density	5/25/2020 12:49 PM
9	lack of efficient public transit -subway extension	5/25/2020 9:55 AM
10	Rush hour traffic northbound on Yonge from Steeles at rush hour	5/22/2020 7:35 AM
11	to much shade from the buildings, not enough green space, Too much traffic now,	5/21/2020 10:06 PM
12	Planes on their approach to Pearson are loud	5/21/2020 3:20 PM
13	Mechanics from car dealerships are test driving the vehicles they just repair along Royal Palm, many times at high rate of speed. Also to turn north bound on Hilda from Royal Palm is so dangerous from the thru traffic on Hilda.	5/21/2020 12:45 PM
14	Shade, Wind, not enough sapce for pedestrians and bicycles in a very tight space	5/21/2020 11:15 AM
15	need traffic light with left turn signal working at hilda and steels going east from bathurst to yonge on steeles	5/20/2020 9:29 PM
16	Stop signs not obeyed. Need more lights.	5/20/2020 8:22 PM
17	Car accidents at the Crestwood and Yonge intersection, and on Yonge St. at the exit of Galleria supermarket.	5/20/2020 8:17 PM
18	Traffic and speeding, cutting through from Yonge to Centre	5/20/2020 7:28 PM
19	Left turns in and out of Galleria Supermarket onto Yonge Street, an accident waiting to happen.	5/20/2020 7:26 PM
20	Current & proposed building densities !	5/20/2020 7:03 PM
21	Thanks for the opportunity to express myself but having lived many years I know a done deal when it is presented.	5/20/2020 6:29 PM
22	Lack of subway	5/20/2020 7:15 AM
23	tired, old plazas that are little more than an eyesore, not reflecting the tone of the city,	5/19/2020 4:56 PM
24	Storm water upgrades identified in 2003 flood still not resolved	5/19/2020 4:31 PM
25	Dealers unloading cars on main thoroughfares and causing traffic backups.	5/19/2020 4:16 PM
26	Illegal overnight parking	5/19/2020 3:01 PM
27	strain on infrastructure/people congestion	5/18/2020 5:08 PM
28	Garbage all around the streets.	5/18/2020 12:50 PM
29	Speeding on all roads	5/17/2020 8:07 PM
30	WHY IS THIS TYPING ARE SO SMALL? HOW CAN ANYONE PROOFREAD IN THIS TINY BOX?Other Issues to follow How about Empty Units, (eventual Ghost Cities) loss of Privacy, AIR B & B renters, becoming anothe Beijing, raising taxes on other properties due to City desires for more highrises, raising taxes on other properties as speculators position themselves for more redevelopment, Stop copying other big cities because we don't need "bigger forever" Just look at Los Angeles if you need a reason to just say NO to developing all Farmland.. Sustainable should mean that Industry should be welcomed to employ productive LOCAL people.. so why should a worker have to commute for an hour to some distant factory? There should be a MIX of residential and industrial instead of a "pretty" jungle of highrises. Industry needs to be attracted to Cities, not driven away by Governments who only desire to grow assessments to pay their over-generous salaries and Pensions. The Car Dealers will move when their taxes drive them to the suburbs or farther.. Toronto is not some tiny development with Gates and a concierge.. Maybe the Pandemic will finally stop the insanity of trying to make Toronto a 12 Million person city .. Sometimes I wish that there was a Moat and Toll Bridges where Steeles Ave is located. . Then we would look more Like New Jersey outside of New York. Higher density means easier spread of disease.. Will we all be wearing masks soon? Many more will be working from home in the future, so maybe office space will be a waste of money and go vacant.	5/17/2020 4:43 PM
31	Lack of subway from steeles	5/17/2020 3:51 PM
32	Traffic congestion in the area. High density condos. There are enough cars, and people now. Building more condos will increase the population, car congestion and pollution (emphasizing this fact) to unbearable amounts.	5/17/2020 3:46 PM
33	One cannot pour a litre into a cup. In this instance one cannot increase traffic by hundreds or thousands without widening of streets. In this specific instance, neither Yonge not Steeles can we widened. Their plans will push us over a cliff.	5/17/2020 3:39 PM
34	traffic flow across Yonge St, eg people trying to head north out of Crestwood or shops along Yonge. high risk of accidents in diamond lane or median lane	5/17/2020 3:00 PM
35	Extra garbage/recycling, to put it simply a mini Hong Kong....	5/17/2020 2:33 PM
36	Need to connect streets and bike trails for better traffic flow	5/17/2020 2:15 PM
37	Transit	5/17/2020 2:15 PM

38	Inhospitable pedestrian area in need of trees and other vegetation.. Too much light pollution	5/17/2020 2:09 PM
39	Concerned that the proposed development at Steeles and Yonge is too big, will create tremendous traffic congestion, overdevelopment considering the size of the lotof a development for the space	5/17/2020 2:08 PM
40	Traffic on Yonge north of Steele and East/West of Steele	5/17/2020 1:43 PM
41	Crosswalks Safety crossing the street and steels	5/17/2020 1:40 PM
42	Safety and density	5/17/2020 1:05 PM
43	water & sewage safety, sunlight being restricted due to high bldgs.	5/17/2020 1:05 PM
44	Unbelievable increase in traffic on all side streets. And people speeding over speed bumps!	5/17/2020 12:32 PM
45	lack of infrastructure, impact of density ie, crime	5/17/2020 12:17 PM

Q2 On average (prior to the Covid-19 outbreak) how often do you visit any of the local stores, restaurants or services on the north side of Steeles Avenue West between Hilda Avenue and Yonge Street?

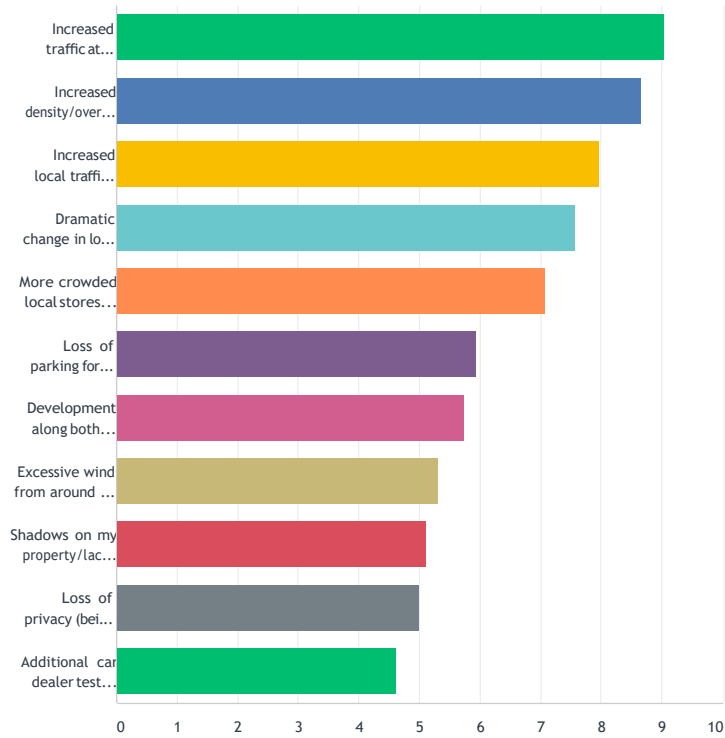
Answered: 260 Skipped: 4



ANSWER CHOICES	RESPONSES	
Several times per week	23.85%	62
Once every couple of weeks	21.92%	57
Once a week	21.15%	55
Between once a month and once per year	13.46%	35
Once a month	11.15%	29
Every day	6.92%	18
Never	1.54%	4
TOTAL		260

Q3 Which impacts of the proposed redevelopments would affect you (rank in order of importance or severity of impact) (rank your top 5)

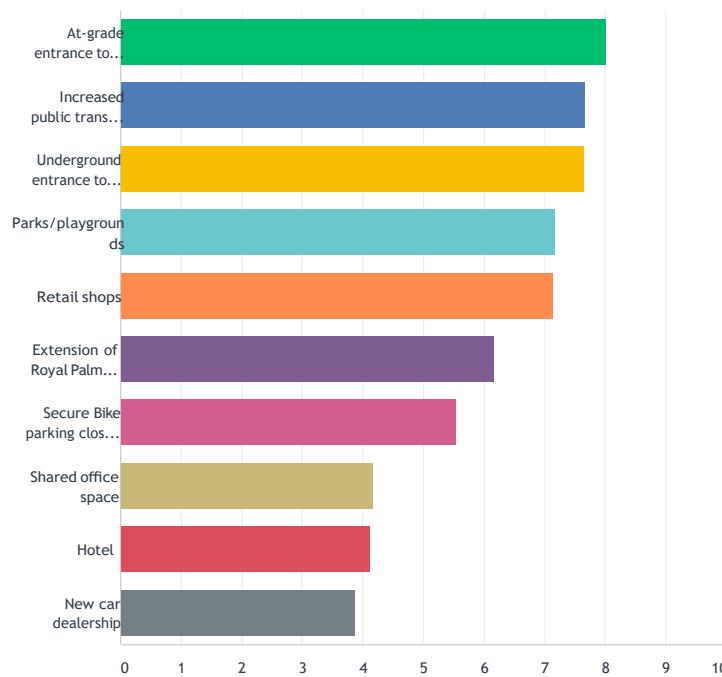
Answered: 258 Skipped: 6



	1	2	3	4	5	6	7	8	9	10	11	TOTAL	SCORE
Increased traffic at Yonge & Steeles	37.55% 92	21.22% 52	13.06% 32	10.20% 25	4.90% 12	2.04% 5	1.63% 4	2.45% 6	2.45% 6	2.86% 7	1.63% 4	245	9.04
Increased density/overcrowding (10,000+ people)	22.18% 53	26.36% 63	21.34% 51	9.62% 23	5.44% 13	2.51% 6	2.09% 5	1.67% 4	3.35% 8	3.35% 8	2.09% 5	239	8.66
Increased local traffic and through-traffic on internal streets (Crestwood, Royal Palm, Pinewood, Hilda)	14.22% 30	14.22% 30	18.48% 39	17.54% 37	18.01% 38	4.74% 10	2.37% 5	3.32% 7	2.37% 5	1.42% 3	3.32% 7	211	7.98
Dramatic change in local neighbourhood character from single-family homes to high-rise residential towers	10.85% 23	17.45% 37	16.04% 34	15.09% 32	16.51% 35	4.25% 9	3.30% 7	5.19% 11	2.83% 6	3.30% 7	5.19% 11	212	7.58
More crowded local stores, public schools and community facilities	5.43% 10	9.78% 18	14.67% 27	19.57% 36	18.48% 34	9.78% 18	5.98% 11	6.52% 12	2.72% 5	2.72% 5	4.35% 8	184	7.08
Loss of parking for retail stores on Steeles	3.87% 6	7.74% 12	9.03% 14	12.90% 20	14.84% 23	10.32% 16	7.74% 12	7.10% 11	12.26% 19	6.45% 10	7.74% 12	155	5.95
Development along both sides of an extension of Royal Palm Drive from Hilda Avenue to Yonge Street	5.41% 8	5.41% 8	12.16% 18	10.14% 15	10.14% 15	6.76% 10	12.16% 18	8.11% 12	12.84% 19	9.46% 14	7.43% 11	148	5.74
Excessive wind from around the new towers	2.19% 3	7.30% 10	4.38% 6	10.22% 14	11.68% 16	10.22% 14	12.41% 17	10.95% 15	11.68% 16	10.95% 15	8.03% 11	137	5.32
Shadows on my property/lack of south-facing sun due to the new towers	8.46% 11	6.92% 9	3.08% 4	6.15% 8	7.69% 10	7.69% 10	11.54% 15	10.77% 14	10.00% 13	13.08% 17	14.62% 19	130	5.11
Loss of privacy (being seen by tower residents)	6.77% 9	3.01% 4	6.02% 8	6.02% 8	7.52% 10	10.53% 14	12.03% 16	7.52% 10	15.04% 20	16.54% 22	9.02% 12	133	5.00
Additional car dealer test drives on inner streets	2.34% 3	1.56% 2	5.47% 7	8.59% 11	12.50% 16	7.81% 10	10.16% 13	14.84% 19	4.69% 6	13.28% 17	18.75% 24	128	4.63

Q4 What of the proposed new amenities or facilities would you likely use on a regular basis? (rank the top 5 in order of importance to your household)

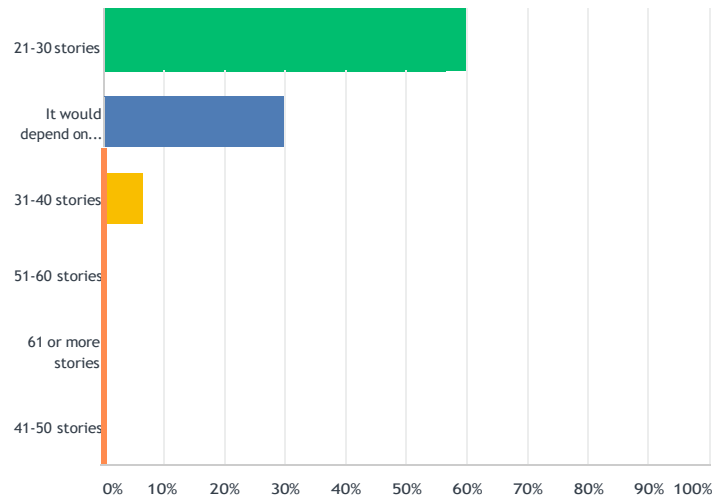
Answered: 251 Skipped: 13



	1	2	3	4	5	6	7	8	9	10	TOTAL	SCORE
At-grade entrance to Yonge Street subway station	28.92% 59	22.06% 45	17.65% 36	14.22% 29	8.33% 17	0.98% 2	1.96% 4	1.47% 3	2.45% 5	1.96% 4	204	8.02
Increased public transit service at Yonge & Steeles	23.53% 44	19.25% 36	20.86% 39	12.30% 23	9.63% 18	5.35% 10	1.60% 3	2.67% 5	2.14% 4	2.67% 5	187	7.67
Underground entrance to Yonge Street subway station	17.39% 32	29.89% 55	16.30% 30	12.50% 23	10.87% 20	2.17% 4	2.72% 5	3.80% 7	1.63% 3	2.72% 5	184	7.65
Parks/playgrounds	23.30% 41	13.64% 24	15.34% 27	12.50% 22	13.64% 24	6.82% 12	3.41% 6	1.70% 3	6.82% 12	2.84% 5	176	7.17
Retail shops	19.59% 38	12.89% 25	12.89% 25	20.62% 40	13.40% 26	5.15% 10	6.19% 12	6.19% 12	2.06% 4	1.03% 2	194	7.14
Extension of Royal Palm Drive from Hilda to Yonge Street, paid for by developers	10.74% 16	9.40% 14	14.77% 22	12.75% 19	20.81% 31	8.05% 12	3.36% 5	7.38% 11	4.70% 7	8.05% 12	149	6.17
Secure Bike parking close to Yonge Street subway station	3.36% 4	8.40% 10	15.97% 19	10.92% 13	16.81% 20	8.40% 10	10.92% 13	11.76% 14	5.88% 7	7.56% 9	119	5.55
Shared office space	2.06% 2	6.19% 6	3.09% 3	6.19% 6	7.22% 7	13.40% 13	19.59% 19	13.40% 13	14.43% 14	14.43% 14	97	4.16
Hotel	1.83% 2	3.67% 4	7.34% 8	10.09% 11	10.09% 11	9.17% 10	9.17% 10	9.17% 10	21.10% 23	18.35% 20	109	4.12
New car dealership	3.09% 3	4.12% 4	3.09% 3	4.12% 4	6.19% 6	13.40% 13	16.49% 16	16.49% 16	11.34% 11	21.65% 21	97	3.86

Q5 The current Yonge Steeles Corridor Secondary Plan approved by Vaughan City Council in 2010 allows for highrise developments along the north side of Steeles Avenue from Yonge Street (30 stories) tapering down to 18 stories at Hilda Avenue. What is the most acceptable MAXIMUM height of new high-rise residential developments that you could live with? (Choose one)

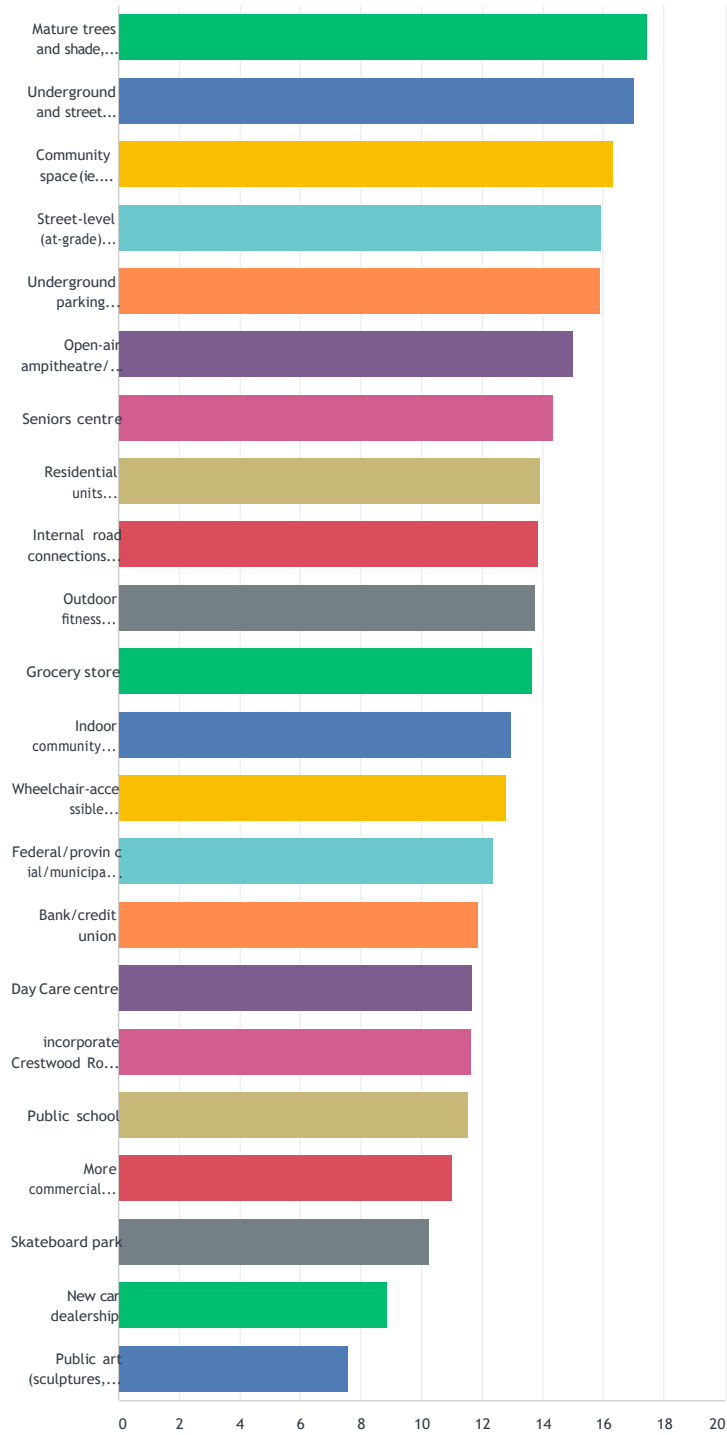
Answered: 254 Skipped: 10



ANSWER CHOICES	RESPONSES	
21-30 stories	56.69%	144
It would depend on location, shadows, and wind	31.10%	79
31-40 stories	6.69%	17
51-60 stories	2.36%	6
61 or more stories	2.36%	6
41-50 stories	0.79%	2
TOTAL		254

Q6 What additional features would you like to see in the proposed redevelopments? (rank your top 5)

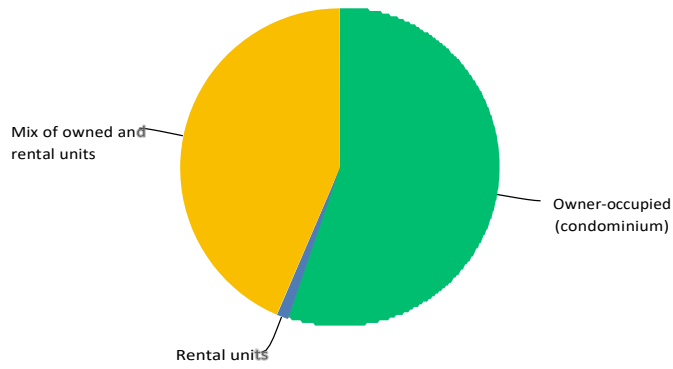
Answered: 255 Skipped: 9



	1	2	3	4	5	6	7	8	9	10	11	12	13
Mature trees and shade, shelters (ie. gazebos)	18.58% 34	19.13% 35	9.29% 17	11.48% 21	11.48% 21	3.83% 7	2.73% 5	1.64% 3	1.64% 3	3.83% 7	2.19% 4	1.64% 3	2.19% 4
Underground and street level access to the proposed Yonge-Steeles Subway Station	27.57% 51	17.84% 33	9.19% 17	4.86% 9	8.65% 16	3.24% 6	2.16% 4	2.16% 4	1.08% 2	2.70% 5	0.54% 1	2.16% 4	1.08% 2
Community space (ie. meeting rooms, library branch, or recreational facilities)	19.88% 32	7.45% 12	12.42% 20	9.32% 15	11.80% 19	4.97% 8	3.73% 6	3.73% 6	0.62% 1	1.86% 3	1.86% 3	0.62% 1	1.86% 3
Street-level (at-grade) retail stores and restaurants	10.90% 17	12.82% 20	19.23% 30	11.54% 18	5.77% 9	0.64% 1	3.85% 6	1.92% 3	3.85% 6	1.28% 2	3.85% 6	1.92% 3	3.21% 5
Underground parking available to the public	13.55% 21	14.84% 23	10.97% 17	9.03% 14	9.68% 15	3.87% 6	5.16% 8	1.29% 2	4.52% 7	1.94% 3	1.29% 2	2.58% 4	0.65% 1
Open-air amphitheatre/stage for arts performances (music, plays, etc.)	5.76% 8	11.51% 16	11.51% 16	8.63% 12	9.35% 13	7.19% 10	6.47% 9	3.60% 5	3.60% 5	2.16% 3	4.32% 6	2.16% 3	3.60% 5
Seniors centre	7.64% 11	6.94% 10	9.03% 13	13.19% 19	11.11% 16	3.47% 5	2.78% 4	5.56% 8	0.00% 0	3.47% 5	2.08% 3	2.08% 3	6.94% 10
Residential units (apartments) for families (2 or more bedrooms)	15.56% 21	8.15% 11	5.19% 7	5.93% 8	7.41% 10	2.96% 4	2.96% 4	4.44% 6	2.96% 4	2.96% 4	5.19% 7	4.44% 6	0.74% 1
Internal road connections between developments	3.88% 5	2.33% 3	9.30% 12	13.18% 17	9.30% 12	6.20% 8	3.10% 4	3.10% 4	6.98% 9	4.65% 6	4.65% 6	3.10% 4	4.65% 6
Outdoor fitness equipment in park space	6.40% 8	8.80% 11	7.20% 9	9.60% 12	9.60% 12	4.00% 5	1.60% 2	4.80% 6	5.60% 7	4.00% 5	3.20% 4	1.60% 2	1.60% 2
Grocery store	4.20% 6	9.79% 14	9.79% 14	9.79% 14	9.09% 13	2.80% 4	0.70% 1	1.40% 2	6.29% 9	4.90% 7	2.80% 4	6.99% 10	2.80% 4
Indoor community theatre space	3.33% 4	9.17% 11	12.50% 15	8.33% 10	5.83% 7	3.33% 4	0.83% 1	5.00% 6	1.67% 2	1.67% 2	5.00% 6	2.50% 3	5.00% 6
Wheelchair-accessible playground equipment	2.63% 3	6.14% 7	6.14% 7	5.26% 6	5.26% 6	4.39% 5	7.02% 8	7.02% 8	5.26% 6	5.26% 6	7.02% 8	2.63% 3	2.63% 3
Federal/provincial/municipal government branch offices	5.30% 7	6.06% 8	8.33% 11	9.09% 12	5.30% 7	5.30% 7	2.27% 3	2.27% 3	1.52% 2	0.76% 1	4.55% 6	3.79% 5	4.55% 6
Bank/credit union	2.83% 3	7.55% 8	4.72% 5	5.66% 6	0.94% 1	5.66% 6	7.55% 8	3.77% 4	2.83% 3	7.55% 8	2.83% 3	4.72% 5	5.66% 6
Day Care centre	2.97% 3	2.97% 3	3.96% 4	9.90% 10	1.98% 2	4.95% 5	6.93% 7	2.97% 3	6.93% 7	2.97% 3	3.96% 4	4.95% 5	4.95% 5
incorporate Crestwood Road into Secondary Plan to allow for lot severances of backyards for future low-rise development	5.77% 6	5.77% 6	3.85% 4	3.85% 4	4.81% 5	2.88% 3	2.88% 3	5.77% 6	4.81% 5	3.85% 4	3.85% 4	8.65% 9	4.81% 5
Public school	2.75% 3	5.50% 6	6.42% 7	2.75% 3	6.42% 7	4.59% 5	1.83% 2	3.67% 4	4.59% 5	5.50% 6	2.75% 3	6.42% 7	4.59% 5
More commercial office space	1.98% 2	1.98% 2	3.96% 4	3.96% 4	5.94% 6	1.98% 2	2.97% 3	4.95% 5	7.92% 8	5.94% 6	4.95% 5	7.92% 8	6.93% 7
Skateboard park	2.06% 2	3.09% 3	0.00% 0	3.09% 3	4.12% 4	1.03% 1	7.22% 7	5.15% 5	5.15% 5	10.31% 10	4.12% 4	2.06% 2	3.09% 3
New car dealership	1.05% 1	1.05% 1	1.05% 1	0.00% 0	4.21% 4	3.16% 3	6.32% 6	6.32% 6	4.21% 4	5.26% 5	4.21% 4	4.21% 4	7.37% 7
Public art (sculptures, murals, etc.)	0.79% 1	1.59% 2	3.17% 4	8.73% 11	11.11% 14	3.17% 4	2.38% 3	1.59% 2	0.00% 0	0.00% 0	1.59% 2	1.59% 2	1.59% 2

Q7 What types of housing would you like to see in the proposed new residential buildings?

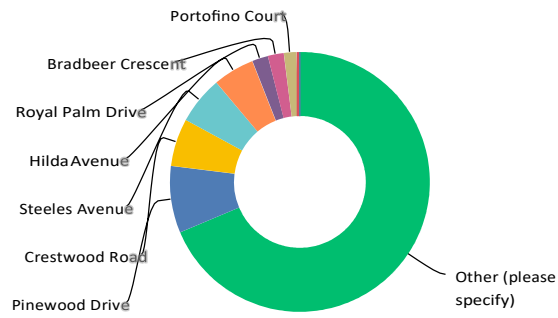
Answered: 255 Skipped: 9



ANSWER CHOICES	RESPONSES	
Owner-occupied (condominium)	55.29%	141
Rental units	1.18%	3
Mix of owned and rental units	43.53%	111
TOTAL		255

Q8 What street do you live on? (choose one)

Answered: 252 Skipped: 12



ANSWER CHOICES	RESPONSES	
Other (please specify)	68.65%	173
Pinewood Drive	8.33%	21
Crestwood Road	5.95%	15
Steeles Avenue	5.95%	15
Hilda Avenue	5.16%	13
Royal Palm Drive	1.98%	5
Bradbeer Crescent	1.98%	5
Portofino Court	1.59%	4
Silverpine Avenue	0.40%	1
Powell Road	0.00%	0
Wintergreen Crescent	0.00%	0
Croteau Crescent	0.00%	0
TOTAL		252

STREET NAMES REDACTED TO PROTECT CONFIDENTIALITY

Q9 If you have any other concerns about the proposed redevelopments, or would like to elaborate on listed concerns, please record them in this text box

Answered: 115 Skipped: 149

RESPONSES	DATE
Too tall and large, must follow the Approved Development plan. Note also water and sewage servicing in the remote southeast corner of Vaughan will have to rely on intermunicipal payments to Toronto and/or Markham	6/16/2020 8:32 PM
None	6/15/2020 8:59 PM
This survey should include option for none of the above as it reads like the developer's actual survey or that the proposed development is a foregone conclusion. There needs to be much more engagement of community members before such a proposal proceeds. All of this is premised on the subway coming by 2030 but that was planned pre pandemic or 2nd wave. Given current financial situation and previous subway or TTC expansion being delivered on time and on budget, is this still realistic? The proposed plan will only add to current congestion in this area. DOES SPRINGHILL WANT TO BE ANOTHER VAUGHAN CENTRE? I sincerely hope there are more community forums on the proposed development as my communication with Alan Shefman has basically indicated this is a fait accompli and that ratepayers are on side with proposals?	6/15/2020 8:13 AM
Development should stick requirements of current zoning plan which had extensive work and consultation.	6/14/2020 5:38 PM
possible negative impact on the value of my house.	6/11/2020 11:38 PM
Crestwood road entry from Yonge street should remain open for existing residence of Crestwood, Pinewood etc	6/9/2020 10:48 PM
No	6/7/2020 10:40 PM
This is possibly one of the worst constructed surveys I've ever seen. Too few questions with too many responses to rank.	6/7/2020 6:04 PM
Only the fact that this redevelopment changes the character of the neighbourhood drastically as well as increase the traffic burden without a concomitant infrastructure improvement	6/7/2020 6:04 PM
Affordable and accessible housing for vulnerable communities, especially those with developmental disabilities	6/7/2020 5:57 PM
To build subway near Yonge and Steeles	6/5/2020 8:56 AM
STOP buildings condo's in our area. We are way over crowded especially on Bathurst St. (Promenade area)	6/4/2020 11:56 AM
Traffic is bad enough on Yonge St southbound in the morning and northbound in the evening. This would make it much worse. Too many people, too little space!!!	6/3/2020 9:35 PM
Concerns: *will create strain on already compromised public transit *increase in pedestrian traffic mixed with increased auto traffic may cause more pedestrian injuries and/or casualties *will cause increased strain on utilities and other infrastructure	6/2/2020 4:33 PM
to cross over Yonge St northbound from Crestwood is currently challenging and with an additional 200+ new units the car flow will be much higher in all directions	6/2/2020 3:11 PM
Height of the buildings are ridiculous. World on yo ge is just over 20 floors and it's shadow affects us	5/31/2020 11:18 AM
We need more public schools with additional residences and families.	5/30/2020 2:55 PM
Already existing small businesses being pushed out of the area due to increased commercial rent. Boring neighborhood	5/29/2020 11:58 AM
My grandmother lives at 205 Hilda Avenue, in an apartment on one of the upper floors that faces Steeles and Yonge. She would be directly affected by any of the toxic dust and fumes that would come from this project. We actually smelled the toxic fumes all the way from Yonge Street when the "World on Yonge" development was built. I don't think anyone is really thinking of the people that live on the other side of Steeles, simply because they are not Vaughan residents. Secondly, I take issue with this planned proposal for a street to be made behind Crestview because there are old trees, a ravine and a hiking trail through some of it. The city should conserve this area, and it is currently zoned a green space, I believe. Finally, the area was not designed for this density. There are no local schools nearby, they are all a distance away. No libraries, no community centres.	5/29/2020 10:07 AM
Very heavy, congested traffic at Steeles & Yonge. Steps should be taken to make that intersection safer for vehicles and pedestrians. Lights on Yonge, south of Steeles, with entrance to plaza congested because of foot traffic crossing Yonge. Traffic light for exiting plaza isn't long enough.	5/27/2020 9:05 AM
Proposal should be clear night sky, bird friendly, and a lot lower density as the area needs more green area.	5/26/2020 7:14 PM
The proposed developments will de-value the property values (Homes) in the area.	5/26/2020 6:34 PM
Scale is grossly exaggerated and 30 story limit should be respected or slightly higher. Royal Palm extension should be an immediate priority before building and Crestwood residents should be considered.	5/26/2020 6:16 PM
When Yonge-Steeles traffic is packed, cars will go on to the side streets. Speed control for cars on side streets, like speed bumps should be set.	5/26/2020 2:03 PM
we need more transit optionsextend the subway with parking, bike parking and easy-walk options	5/26/2020 11:45 AM
In the proposed develop plan, the height for the high rise are too high for the community.	5/26/2020 1:07 AM
Major concern about traffic congestion between Hilda and Yonge on Steeles, and between Moore Park and Doncaster on Yonge. Before COVID-19, it was already very congested during weekdays and weekends. Adding another 10,000+ people and 2000+ cars will make it even worse than it is now, and will overflow onto Hilda and side streets.	5/26/2020 12:25 AM
Too much density without planning for infrastructure- in particular the extension of the subway from Finch all the way up Yonge.	5/25/2020 10:18 PM

The talked should be what innovative and environmentally friendly technologies can be thought of and directly applied to the social system and how we can turn around the dehumanizing environment that has been built putting people first and in doing so you reduce many of the dysfunctional behaviors that stem from this environment helping keeping all of us safer. We need a socio-economic design that would maximize quality of life first then profits. Lastly more to the here and how we need bylaws that restrict noise for example no operations of machines during the weekend until 11:00 am we need a better connected bus system and example there should be a direct bus link from the promenade mall to vaughan Mills it just makes sense.	5/25/2020 3:52 PM
The planned complex in the Yonge/Steeles/Hilda area will add several thousand residents with associated cars to the area. I've not seen any provision for the necessary infrastructure - schools, parks, traffic congestion for examples - in any plans. I also question the need for such a big development in the post pandemic times to come.	5/25/2020 1:11 PM
High density is a major concern	5/25/2020 12:49 PM
NO large development should occur until Yonge subway line has been extended. Huge lack of infrastructure support to have this development. Traffic problems will become among the worst GTA has seen.	5/25/2020 9:55 AM
Infrastructure to accommodate the high density residents	5/22/2020 2:20 PM
Increased density and traffic	5/22/2020 2:10 PM
N/A	5/22/2020 1:44 PM
Increased congestion without the necessary infrastructure to accommodate an increase in numbers would be a primary concern increased congestion without the necessary infrastructure to accommodate an increase in numbers would be a primary concern	5/22/2020 8:24 AM
Traffic flow and speed Green space necessary	5/22/2020 8:24 AM
Traffic flow and speed on Royal Palm	5/22/2020 8:23 AM
Any redevelopment should await public infrastructure such as subways, coordinated transit (Markham, Vaughan, Toronto), all options to ease congestion.	5/22/2020 12:25 AM
The traffic at Yonge and Steele's is terrible right now. By adding this development and number of people the traffic is Only going to become more unmanageable. When planning it must be taken into account.	5/21/2020 11:38 PM
My biggest concern is the development starting before the transit/traffic issues are figured out. That should be a priority	5/21/2020 11:38 PM
Traffic and transit need to be fixed before any new developments proceed!	5/21/2020 10:41 PM
I think the 60 store building is to large for this area Since Covid -19 I have talked to many people who are now wanting to move out of condo. They are worried about the elevators and small spaces with others.	5/21/2020 10:06 PM
The height of the new construction buildings should be 12 stories . 30 Story building approved by the City is too high.	5/21/2020 9:43 PM
I'm hoping for an improved selection of nice moderately priced restaurants and shops.	5/21/2020 3:20 PM
Traffic is serious issue now and will be very bad after this development is done	5/21/2020 2:57 PM
Keep the towers as low as possible, the sky scraper like condo don't fit in to our lovely community of Thornhill.	5/21/2020 12:45 PM
The proposed building heights and density of this project are completely out of line with any good planning principles. This is an area with no major amenities (theatre, sports, entertainment, culture, etc.) which would at least give some basis for this density of condo development. Even in downtown Toronto, this density has been rejected. and that is in locations that have those major amenities. Then there are basic infrastructure needs that are already badly strained - transportation, parking, fire, ambulance, etc. The lack of open space, parks and community spaces for 10,000 new residents is evident. I don't see any proposed community benefits being offered here. Take a look at the City Place development in Toronto, which was seriously cutback from its initial heights and densities. At least there, the developers have built huge new parklands, a community center, two schools, public art, outdoor performance spaces, and many other vital amenities for the new residents. Even with all of that, they are having major congestion issues. A big problem in this proposal is that it is almost all residential .. Where are all these people going to work, school, shop, play?? Since there is almost no commercial, office, school, etc. they will all have to travel, which will put huge additional strain on the road network which is already backed up during many hours of the day. They can't rely on the planned subway extension either. Even when that is built it will not provide direct connections to many destinations (e.g. schools). And who knows when it will be built. The financial commitments have been tenuous at best, and with the impact of the current pandemic on transit revenues, we are likely facing many years of retraction in capital spending.	5/21/2020 11:33 AM
Those buildings are not compatible with the neighbourhood, very different from the Yonge Street Study, it will create more light pollution, no space for nature, for healthy living and not taking into consideration that norms are changing as we can see by the pandemic, Planning should be thinking about the future in different eyes and it seems they are just following older plans that we can today are not good. We need larger sidewalks, more green space (parks are being used over capacity), bicycle lanes, and people will be working more from home. The shade of those buildings will be overwhelming (just check World on Yonge). Shops that are closing (even before the pandemic), residents from the area are not using those facilities (there was no integration with the local community).	5/21/2020 11:15 AM
no	5/21/2020 10:19 AM
can't stop progress. But take into account centrepoint mall and the plan for promenade. Its a dead mall and with COVID likely killing all stores it will be turned into condos as well, probably 4 or 5. So now you have 4 high rises in Vaughan side and another 5 on Toronto side. You will be turning yong and Steeles into a yonge and eglinton. Also you are adding all these community high density building during a pandemic. Maybe wait to vote and see what the new normal will be? Maybe some of your proposed amenities will not be allowed as described in your survey.	5/21/2020 8:47 AM
na	5/21/2020 8:35 AM

Bike accessibility safe enough for children to use - i.e. separate bike lanes.	5/21/2020 7:08 AM
Density, traffic, infrastructure	5/20/2020 11:50 PM
I am concerned about the lack of infrastructure to handle such a high density of people as well as the traffic congestion it will cause. Yonge St is already extremely congested and this will just make things worse	5/20/2020 11:10 PM
I am very concerned about the congestion, regarding drivers and individuals in the community.	5/20/2020 10:51 PM
congestion and tall buildings not wanted	5/20/2020 9:29 PM
excessive traffic; eye sore	5/20/2020 9:03 PM
Obvious high density population, traffic concerns, inconvenience because of construction and lane closures, if children are going to be moving in schools and parks will be necessary, day care centers	5/20/2020 8:50 PM
I do not have any concerns about the proposed redevelopment.	5/20/2020 8:37 PM
Traffic., noise, speeding and illegal activities are our greatest concern.	5/20/2020 8:22 PM
Where are the closest emergency/healthcare services in the area?	5/20/2020 8:17 PM
Speed, overcrowding, traffic	5/20/2020 8:07 PM
Our roads and infrastructure were not designed, built or planned for such dense housing. It is an abomination. Afford the home owners of this region DIGNITY, PEACE & TRANQUILITY and rein in these avaricious developers who cannot see further than their snouts and wallets. They DO NOT CARE about our community. They only care about their next Bentley and Gucci loafers. Shame on the spineless politicians who are toadies to the developers money and influence. And who is kidding who - these useless surveys are disingenuous. This development will progress and we all know you are simply crossing your T's and dotting your I's to look good at the next election. Shame on the lot of you....	5/20/2020 7:38 PM
No shoddy designs or workmanship. Be sure there is sustainable construction. The walls on Clark with the rebar rusting out is a good example of something that "slipped" through that the homeowners are stuck to replace!	5/20/2020 7:28 PM
Biggest concern is traffic and density	5/20/2020 7:28 PM
I think the subway should be approved, funded and have shovels in the ground before this type of high density residential/commercial development is started.	5/20/2020 7:26 PM
Over crowding and increase traffic	5/20/2020 7:22 PM
We have previous & proposed high rises from Steels to Centre, Bathurst to Yonge. At what point does this high rise, overwhelming type of construction stop? Is this the last of it's type of proposal ? Or does this type of construction just become de rigueur for our communities & street space. Is this how we want to continue to design our communities for our children forward? Surely we can do better & that lies with the politicians to defend on our behalf for quality planning today & into the future.	5/20/2020 7:03 PM
too much density !	5/20/2020 7:01 PM
Proposed density, excessive sun shading and wind around these buildings are a major concerns for me. I think the developers should be required to compensate all the property owners along Crestwood rd.	5/20/2020 6:51 PM
No	5/20/2020 6:50 PM
I am very concerned about the overcrowding of the proposed development in and area that is already overcrowded; and the strain on our infrastructure	5/20/2020 6:47 PM
Excessive overcrowding and traffic concerns	5/20/2020 6:46 PM
The tax payers do not have a vote, that is my biggest concern. Money talks and the developers have deep pockets and the politicians are IN their pockets.	5/20/2020 6:29 PM
Needs a component of affordable housing. Units should be set aside for individuals with developmental disabilities who are capable of supported independent living.. proximity to subway is critical for this community	5/20/2020 10:57 AM
Worried about construction noise and congestion	5/20/2020 8:58 AM
None	5/19/2020 8:55 PM
No more condos!!!!!!	5/19/2020 6:41 PM
High-rise developments are not consistent with this neighbourhood and should not be built in this area.	5/19/2020 4:16 PM
Too much density, what about infrastructure like water, sewer, electricity, internet, too much traffic and people	5/19/2020 3:01 PM
na	5/19/2020 1:50 PM
Limit heights pls...	5/19/2020 1:15 PM
Traffic at Yonge and Steeles is already a nightmare. Thornhill is becoming high rise city...it is way too dense.	5/18/2020 8:33 PM
government housing	5/18/2020 5:08 PM
Congestion during the construction period	5/18/2020 4:28 PM
The proposed building are way too tall - they will destroy the look and character of the neighbourhood while increasing traffic beyond the capacity of the current - or even planned - infrastructure. The developers will make a fortune while the residents will have to live with the consequences of overcrowding and all that entails.	5/18/2020 3:38 PM
Please do not build big condo. Not a fan of this new development. This would ruin the charm of the neighborhood. Traffic and recreation area are already busy.	5/18/2020 1:23 PM

Too many high rises!	5/18/2020 12:50 PM
criminal rate increase, water, electricity, home phone, cell phone service and internet service redevelopment and disaster plan, accessibility for people with disability and seniors.	5/18/2020 11:33 AM
I would hope there is great space and outdoor space included in the plan	5/18/2020 8:25 AM
Impact on school systems from increased class sizes	5/18/2020 1:18 AM
condos too small and too costly	5/17/2020 8:53 PM
The biggest concern is density and traffic!!	5/17/2020 6:22 PM
Height of proposed towers is too high and dense. There will be too much traffic at Yonge and Steeles.	5/17/2020 5:30 PM
Seniors affordable rental housinr both without and with CARE	5/17/2020 4:51 PM
Traffic on Yonge Street to get from Clark to the Finch subway	5/17/2020 4:33 PM
Subway traffic!!!	5/17/2020 3:51 PM
I am against all high-rises rental/condo. Low rise condo and rentals only. Builders tend to build high and build very tiny living spaces. The downtown had enough tall condos. No need to overpopulate these areas as there is enough traffic/congestion/pollution now.	5/17/2020 3:46 PM
Counsel and staff have been negligent in considering adding 10, 000 residents without a proportional increase in street width. The problem is as presented is unsolveable and both Counsel and staff knew that from the beginning. For optics they will negotiate with the developers and no matter what the conclusion this negotiated amount will be forced upon us. The question for the City Planner is this - "How much more vehicle traffic can Yonge and Steeles presently absorb without widening those streets and if required, how much would that street widening cost?"	5/17/2020 3:39 PM
More green space, lower height Retail at street level Senoir amenities New Community centre and outdoor pool for these buildings	5/17/2020 3:03 PM
Architectural renderings are a very important factor- design/ not like world on yonge. Traffic is a major concern. Traffic on Clark Avenue West will now become a heavier thoroughfare. Drivers will turn into Clark from Yonge and left onto Hilda which will cause more congestion - especially as it will conflict with the traffic exiting from the plaza and supermarket corner Clark & Hilda - the daymare & nightmare begins	5/17/2020 2:33 PM
Traffic on Yonge street. Too many hi rises in small area. Enough condos. Leave some street level stores and greenery	5/17/2020 2:18 PM
I want the development to be leading edge sustainable with green areas, trees, enhanced gateway feature especially at Yonge and Steele's. The design must be bird friendly to mitigate window collisions with birds. The design should be night sky friendly to reduce light pollution. Please don't include ant electronic billboards!! There should be bike racks, public art , accessible features, a dog poop area etc.	5/17/2020 2:09 PM
I am concerned about the over development and crowding of this neighborhood. For example, the development of North Park Towers on Centre Street is an eyesore and does not fit in with the neighborhood character. I am concerned about rampant overdevelopment, which leads to eyesore buildings, excessive transit and traffic congestion, more pollution and issues with overtaxing the infrastructure which was never developed to handled the volume of people that the proposals are adding to the neighborhood. They are destroying the character of the neighborhood.	5/17/2020 2:08 PM
overcrowding	5/17/2020 1:47 PM
none	5/17/2020 1:43 PM
Any kind of environmental and beautifying improvement to this area will be appreciated	5/17/2020 1:43 PM
Overcrowding on toads Transport Noise levels especially while building	5/17/2020 1:05 PM
I believe we should have high-density residential properties near public transit facilities. This development makes sense to me, as long as the developers do not forgo recreational considerations in their design.	5/17/2020 1:04 PM
n/a	5/17/2020 12:41 PM
I have a lot of concerns, as I currently avoid the Yonge/Steeles intersection and shop elsewhere, because it is too congested and traffic flow is very poor there. Adding so many more units and people to the intersections, seems like it will be a recipe for disaster. Having lived in the area since 1983, I can only stress how disappointed I am in how the region continues to expand and expand, only to create more congestion which has made the area less desirable to live in.	5/17/2020 12:32 PM
The scope of this project is deeply concerning. The area is already highly congested and I cannot imagine the impact of adding this density to the existing area. This trend of high density projects needs to be slowed to better understand the multiple impacts to the community. I cannot imagine the long-term negative impact of multiple 50 plus floor buildings in this area.	5/17/2020 12:17 PM
Where is the Subway???	5/17/2020 11:58 AM
The proposed developments are too tall. All the new buildings will strain the sewer system and traffic. We will also lose some unique retail.	5/17/2020 11:57 AM

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