

Jan 24, 2024

To Whom It May Concern.

I am writing to you regarding the proposed massive 2 condo buildings at the southeast corner of Yonge and Elgin Street in Thornhill.

I have lived on Elgin street since 1985 and have some very serious and valid concerns with this proposal.

The first concern is water. The church at the corner of Elgin and Dudley has been dealing with water issues and leaks for years now. Over the last 5 years my backyard (as well as my neighbours) has been a swampy mess. The immense amounts of water have caused my lawn to be super saturated at all times, has killed a few trees due to mould and rot, has destroyed my decking and now is causing leaks into my basement even with 2 sump pumps. The amount of damage due to water is getting worse every year.

The current proposal would cause a massive displacement of water with no viable infrastructure plans. This is a very historic area with many homes that have been here for decades that would be in harms way due to water displacement. The area already has a water issue and this would make it exponentially worse.

My other concern is traffic. Elgin street and Arnold street would be the main east/west routes for residents to travel to and from from this massive new development. Both streets are very narrow and lack sidewalks. The 2 streets currently have quite a bit of traffic and it is already unsafe for people walking with their strollers and pets. Thornhill public school and Thornhill Secondary are both within 100 metres of this proposed condo location. During drop offs and pick ups Arnold and Elgin are both chaotic due to the narrowness of the roads. A huge amount of new residents at this corner would exacerbate this chaos.

Please understand that I am not anti-development. We live in the GTA that has grown rapidly and continues to expand and requires new housing. However, what applies to Yonge and Eglinton and Yonge and Highway 7 does not apply to this tiny corner with very limited road capacity, water issues, and many other concerns.

I thank you for your attention to this very consequential matter.

Michael Khalil.