

Subject:

file #Z13.036 - Jaffari Village - Ideas for compromise solutions

From: Yaroslav Zakrevsky [mailto: [REDACTED]]

Sent: Monday, April 09, 2018 10:59 AM

To: Clerks@vaughan.ca

Subject: file #Z13.036 - Jaffari Village - Ideas for compromise solutions

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Communication
COUNCIL: Apr 11/18
CW Rpt. No. 14 Item 1

Dear Committee,

Two years ago, after diligently searching for a community where i would like to establish roots and build and grow my family, i chose Thornhill Woods given its charm, multi-culturalism, and sense of community that you get from a lower density, low rise neighbourhood.

My kids go to a local daycare, my wife works in the area and I commute.

I wanted to reach out on behalf of my family and ask you to look out for our neighborhood in what seems to be a long-standing conflict with a developer or a group of people trying to a benefit for themselves at the expense of everyone else. We do not have the deep pockets the developer has, so in-trust ourselves in you.

Thornhill Woods has been developing for the past 15 years and a large number of developers adhered to the simple rules of low rise construction. The Jaffari are not unique and we should not be setting bad precedence that would alter the area forever with other projects looking to follow through once precedence is set.

Specifically, my issues include:

- 1) Thornhill Woods is a low rise neighborhood. It is part of the character, it is why the thousands of residents chose it and that's the profile the existing infrastructure was meant to support (roads, traffic, schools, wooded conservation lands)
- 2) Thornhill Woods is multi-cultural. I do realize the Jaffari Village evolved and now plan to allow non-Muslims to own property in the complex. That said, if the development to be built, it would be paramount to maintain the same multi-cultural mix in the proposed development as per the current pro-rata in Thornhill Woods. I fear that with making units pre-sale to a select "VIP real-estate agents" from certain communities or make advertisement available only on select Social Media pages or only in select language, the complex would be dominated by a single background of people. Thornhill like the rest of Canada meant to be inclusive. The developer need to ensure the same proportion / representation is maintained in the new complex as currently present in the area and this has to be verified by the city.
- 3) No slam-like eye sore. No football field sized parking lot and no multi-level parking structures. Parking can be underground – see Longos plaza example at Bathurst / Rutherford. No poor construction condo / townhomes.

I think if the development ever to go through, it has to strictly adhere to the existing profile, of at most 3 story high townhomes and with the minimum frontage that most other developments in the area. Is it 20 ft wide front? And given the increased density and traffic the developer needs to expand the infrastructure (road size, schools and maintain existing wooded area).

Many thanks and appreciate you taking a read and considering,

Yaro