

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 18, 2014**

Item 2, Report No. 8, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on February 18, 2014, as follows:

***By approving the following:***

***That Recommendation 2) from the Committee of the Whole meeting of February 4, 2014, be amended to read as follows:***

- 2) That a Community Working Group be established by the applicant and be comprised of representatives from the community, specifically with representation from:***

- a) Preserve Thornhill Woods community group;***
- b) Condominium Corporation No. 1124 (8900 Bathurst Street);***
- c) Representatives from the immediate business community; and***
- d) City staff***

***to address the various concerns raised at the February 4, 2014, Committee of the Whole (Public Hearing);***

***That input from the Community Work Group be forwarded to staff within the next 5 months for consideration by staff prior to the completion of the comprehensive technical report; and***

***That consideration be given to utilizing a facilitator to assist the work of the Community Working Group; and***

***That the following Communications be received:***

- C1. Mr. Kurt Franklin Weston Consulting, Millway Avenue, Vaughan, dated February 4, 2014 (form letters);***
- C2. Ms. Zhana Jurevich, Dufferin Street, Thornhill, dated February 4, 2014;***
- C3. Mr. Jeremy Erlick, dated February 5, 2014;***
- C4. Ms. Leslie Nightingale, dated February 5, 2014;***
- C5. Daniel and Leah Strauss, Cortese Terrace, Vaughan, dated February 5, 2014;***
- C6. Ms. Anat Goldschmidt, Foxwood Road, Vaughan, dated February 5, 2014;***
- C7. Mr. Alexander Gurevich, Strauss Road, Thornhill, dated February 5, 2014;***
- C8. Ms. Suzanne Spellman, Plaisance Road, Richmond Hill, dated February 6, 2014;***
- C9. Mr. Brad Byrne, Jacobi Court, Thornhill, dated February 6, 2014;***
- C10. Mr. Norman Wereberger, Foxwood Road, Vaughan, dated February 6, 2014;***
- C11. Mr. Hartley Borst, Cabernet Road, Thornhill, dated February 6, 2014;***
- C12. Ms. Michelle Borst, Cabernet Road, Thornhill, dated February 6, 2014;***
- C14. Ms. Marina Gregory, dated February 7, 2014;***
- C15. Raya and Semion Lenskis, Bigioni Lane, Vaughan, dated February 7, 2014;***
- C16. Ms. Noële Filius, Stephen Street, Richmond Hill, dated February 9, 2014;***
- C17. Mr. James M. Kennedy, KLM Planning Partners, Jardin Drive, Concord, dated February 4, 2014;***
- C18. Min Li, Cabernet Road, Thornhill, dated February 12, 2014;***
- C23. City Clerk, dated February 14, 2014;***
- C26. Mr. Craig Rosenblatt, dated February 17, 2014;***
- C27. Mr. Lev Zveiris, Haven Road, Vaughan, dated February 16, 2014; and***
- C28. Ms. Elena Serebryany, on behalf on Preserve Thornhill Woods Association, dated February 18, 2014.***

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 18, 2014**

Item 2, CW(PH) Report No. 8 – Page 2

**2**

**OFFICIAL PLAN AMENDMENT FILE OP.13.013  
ZONING BY-LAW AMENDMENT FILE Z.13.036  
ISLAMIC SHIA ITHNA-ASHERI JAMAAT OF TORONTO  
WARD 4 - VICINITY OF BATHURST STREET AND RUTHERFORD ROAD**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated February 4, 2014, be approved;
- 2) That a Community Task Force be established comprised of representatives from the community, the applicant and City staff to address the various concerns raised at the February 4, 2014, Committee of the Whole (Public Hearing);
- 3) That the following deputations and Communications be received:
  1. Mr. Kurt Franklin, Vice President, Weston Consulting Group, Millway Avenue, Vaughan, on behalf of the applicant, and coloured elevation drawings;
  2. Mr. Les Klein, Principal, Quadrangle Architects Limited, King Street West, Toronto, on behalf of the applicant;
  3. Mr. Sharon Hagi, Ravel Drive, Thornhill;
  4. Mr. Michael Steinman, Hendel Drive, Vaughan, and Communication C86 dated January 29, 2014;
  5. Mr. Alex Szkabarnicki, Ner Israel Drive, Vaughan, and Communication C126;
  6. Ms. Maxine Povering, Ohr Menachem Way, Thornhill;
  7. Mr. Jordan Kalpin, Serene Way, Thornhill, and Communication C64 dated January 31, 2014;
  8. Ms. Joanne Groer, Cabernet Road, Thornhill, and Communication C45, dated January 26, 2014;
  9. Mr. Rakesh Nayyar, Ner Israel Drive, Thornhill;
  10. Mr. ChiCheong Stephen Li, Ner Israel Drive, Thornhill;
  11. Mr. Rom Koubi, Ner Israel Drive, Thornhill, Communication C91, petition dated January 31, 2014, Communication C125, on behalf of Interim Committee to Preserve Thornhill Woods Neighbourhood, dated February 4, 2014, and Communication C127;
  12. Ms. Limore Twena, Napa Hill Court, Thornhill;
  13. Mr. Nilay Bhatt, Apple Blossom Drive, Thornhill;
  14. Mr. Oz Solomon, Chaya Sara Gardens, Maple;
  15. Mr. Eran Nevat, Balsamwood Road, Thornhill, and Communication C40, dated January 30, 2014;
  16. Ms. Sabira Pradhan, Carousal Crescent, Richmond Hill;
  17. Mr. Mahmood Karim, Jenkins Drive, Richmond Hill;
  18. Ms. Maleeha Meghjee, Stemmler Drive, Aurora;
  19. Ms. Sajida Mehdi, Chip Court, Richmond Hill;
  20. Mr. Shabbir Jaffer, Monaco Crescent, Richmond Hill;
  21. Ms. Yanu Shamiss, Moodie Drive, Richmond Hill;
  22. Mr. Robert Boltman, Rivington Avenue, Vaughan;
  23. Ms. Elena Serebryany, Ner Israel Drive, Thornhill;
  24. Mr. Jeffrey Stone, Bathurst Street, Vaughan;
  25. Mr. Ellie Miron, Millhouse Court, Maple;
  26. Mr. Maurice Gabay, Serene Way, Thornhill, and Communication C128;
  27. Mr. Jacob Melzer, Foxwood Road, Thornhill, and Communication C98, dated February 2, 2014;

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 18, 2014**

Item 2, CW(PH) Report No. 8 – Page 3

28. Mr. Dror Ziskind, Cortese Terrace, Thornhill;
29. Ms. Inna Greenberg, John Street West, Toronto;
30. Mr. Yaron Spectorman, Pantano Drive, Thornhill;
31. Mr. Ivan Neganov, Serene Way, Vaughan;
32. Mr. Colin Ruskin, Chopin Boulevard, Thornhill;
33. Mr. Steven Ruskin, Basie Gate, Thornhill;
34. Mr. Mike Behar, Aegis Drive, Maple, and Communication C31, dated January 28, 2014;
35. Mr. Harvey Kaplan, Bathurst Street, Vaughan, on behalf of York Region Condominium Corporation No.1124, and Communication C53, dated January 31, 2014;
36. Dr. Galina Pildush, Thornhill Woods Drive, Thornhill;
37. Mr. Herbert Blaff, Mosswood Road, Thornhill;
38. Mr. Styles Weinberg, Pinecone Circle, Concord;
39. Mr. Kevin Hanit, Queensbridge Drive, Concord;
40. Mr. Ahmed Sagarwala, Solway Avenue, Maple and Communication C105, dated February 4, 2014;
41. Mr. Craig Rosenblatt, Knightshade Drive, Thornhill, and Communication C34, dated January 28, 2014;
42. Mrs. Fatima Sagarwala, Solway Avenue, Maple;
43. Ms. Gal Ziskind, Cortese Terrace, Thornhill;
44. Ms. Helena Arkanov, Ner Israel Drive, Thornhill; and
45. Mr. Michael Sulkin, Vivaldi Drive, Vaughan, and Communication C85, dated January 30, 2014; and

**4) That the following communications be received:**

- C1. Bo Sun and Xiaofei Fan, Ner Israel Drive, Thornhill, dated January 15, 2014;
- C2. Alice and Boris Barapp, Knightshade Rive, Thornhill, dated January 19, 2014;
- C3. Benny Kritzer, Pantano Street, Vaughan, dated January 22, 2014;
- C4. Elik A. Jaeger, Bathurst Glen Drive, Thornhill, dated January 22, 2014;
- C5. Harriet Altman, Garnier Court, Willowdale, dated January 20, 2014;
- C6. Sergey Roz and Svetlana Baukova, Fraserwood Road, Vaughan, dated January 23, 2014;
- C7. Jeff Springer, Highcliffe Drive, Thornhill, dated January 21, 2014;
- C8. Avishay Wild, Vivaldi Drive, Thornhill, dated January 23, 2014;
- C9. Inessa Pritsker, dated January 23, 2014;
- C10. Corinne Vortsman, Bentwood Crescent, Thornhill, dated January 23, 2014;
- C11. Ely Anbar, dated January 23, 2014;
- C12. Talia Delaney, Shemer Drive, Thornhill, dated January 22, 2014;
- C13. Steve Dveris, dated January 23, 2014;
- C14. Marc Abramovitz, Apple Blossom Drive, Thornhill, dated January 24, 2014;
- C15. Jeffrey Cohen, dated January 24, 2014;
- C16. Stephen Shoshan, dated January 23, 2014;
- C17. Dmitry Shparber, Golden Forest Road, Maple, dated January 24, 2014;
- C18. Erin M. Lazer, Santa Amato Crescent, Thornhill, dated January 24, 2014;
- C19. Eugene Koudriavitski, Birch Avenue, Richmond Hill, dated January 25, 2014;
- C20. Frances and Melvyn Aiken, Vivaldi Drive, Thornhill, dated January 26, 2014;
- C21. Yana and Alexander Gurevich, Strauss Road, Thornhill, dated January 26, 2014;
- C22. Eitan Gal, dated January 26, 2014;
- C23. Yury and Tanya Shparber, Fraserwood Road, Thornhill, dated January 26, 2014;
- C24. Bella Katznelson, Auburndale Drive, Vaughan, dated January 27, 2014;
- C25. Akiva and Julia Flier, Cezanne Trail, Thornhill, dated January 27, 2014;
- C26. Simon Katznelson, Auburndale Drive, dated January 27, 2014;
- C27. Elisha Mandel, dated January 23, 2014;

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 18, 2014**

Item 2, CW(PH) Report No. 8 – Page 4

- C28. Abbas Kaviani, Bathurst Street, Thornhill Woods, dated January 25, 2014;
- C29. Deborah Shure, dated January 28, 2014;
- C30. Alexander Kapsh, Irina Kapsh and Leonid Edelman, Vivaldi Drive, Vaughan, dated January 28, 2014;
- C32. Noel Reuben, dated January 28, 2014;
- C33. Yana Gurevich, Strauss Road, Thornhill, dated January 28, 2014;
- C35. Igor Korokhov, Apple Blossom Drive, Vaughan, dated January 29, 2014;
- C36. Gabby Cogan, Ravel Drive, Thornhill, dated January 29, 2014;
- C37. Hecht Family, Ner Israel Drive, Thornhill, dated January 29, 2014;
- C38. I. Zisu, dated January 29, 2014;
- C39. Adam A. Halioua, dated January 29, 2014;
- C41. Sharon Baker, Thornhill Woods, dated January 30, 2014;
- C42. Sarah and Jack Cogan, Strauss Road, Thornhill, dated January 30, 2014;
- C43. Hindy and Joseph Shemesh, Daphnia Drive, Thornhill, dated January 29, 2014;
- C44. Jaclyn and Jamie Belitz, Upper Post Road, Maple, dated January 30, 2014;
- C46. Ayvazov Family, Honeywood Road, Thornhill, dated January 30, 2014;
- C47. Erin Courtney Petch, Couture Gardens, Thornhill, dated January 30, 2014;
- C48. Bonita Majonis, Cortese Terrace, Thornhill, dated January 30, 2014;
- C49. Aron Drescher, Strauss Road, Thornhill, dated January 30, 2014;
- C50. Adam and Sherri Nefsky, Vivaldi Drive, Thornhill, dated January 30, 2014;
- C51. Yakov and Elvira Lazaris, Pepperberry Road, Thornhill, dated January 30, 2014;
- C52. Dan Berezin, Thornhill Woods, dated January 31, 2014;
- C54. Eran Hurvitz, Marc Santi Boulevard, Maple, dated January 31, 2014;
- C55. Bryna Abtan, dated January 31, 2014;
- C56. Evie Cowitz, Director of Medical Legal Division, arc health management solutions inc., dated January 31, 2014;
- C57. Ilia Tomski, Bathurst Glen Drive, Thornhill, dated January 31, 2014;
- C58. Jordan and Keren Haberman, Pleasant Ridge Avenue, Thornhill, dated January 31, 2014;
- C59. Joel Majonis, Cortese Terrace, Thornhill, dated January 31, 2014;
- C60. Sela and Marina Genkin, Bristlewood Crescent, Thornhill, dated January 31, 2014;
- C61. Samir Stasi, Bathurst Glen Drive, Thornhill, dated January 31, 2014;
- C62. Sharon M Jacoby, dated January 31, 2014;
- C63. M. Wesfield, dated January 31, 2014;
- C65. Sabrina Cooper, dated January 31, 2014;
- C66. Yonit Nisan-Reinberg, Ilan Ramon, dated January 31, 2014;
- C67. Alex Chernin, Autumn Hill Boulevard, Thornhill, dated January 31, 2014;
- C68. Eda Chernin, Autumn Hill Boulevard, Thornhill, dated January 31, 2014;
- C69. Iakov and Maria Chernin, Autumn Hill Boulevard, Thornhill, dated January 31, 2014;
- C70. Zili Tsherna, Napa Hill Court, Thornhill, dated January 31, 2014;
- C71. Ashish Jain, Thornhill Woods, dated January 31, 2014;
- C72. Rita Levin, Leameadow Road, Thornhill, dated January 31, 2014;
- C73. Shay Levy, Foxwood Road, Vaughan, dated January 31, 2014;
- C74. Ella Neiman, dated January 31, 2014;
- C75. Gary Teelucksingh, Chair Board of Directors, Toronto Waldorf School, Bathurst Street, Thornhill, dated January 29, 2014;
- C76. Mustafa and Hasina Alidina, Giotto Crescent, Vaughan, dated January 27, 2014;
- C77. Sajjad Huda, Little Hannah Lane, Vaughan, dated January 27, 2014;
- C78. Nasreen Huda, Little Hannah Lane, Vaughan, dated January 27, 2014;
- C79. Mr. Shafiq Ebrahim, Kootenay Ridge, Maple, dated January 27, 2014;
- C80. Imtiyaz Kara, Lady Fenyrose Avenue, Maple, dated January 27, 2014;
- C81. Zhana Jurevich, Thornhill Woods, dated January 31, 2014;
- C82. Adam Worth, Ner Israel Drive, Thornhill, dated January 31, 2014;
- C83. Eiliya Gehtman, Serene Way, Thornhill, dated January 31, 2014;



## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 18, 2014

Item 2, CW(PH) Report No. 8 – Page 5

- C84. Salmon and Olga Taft, Knightshade Drive, Thornhill, dated January 30, 2014;
- C87. Alex Talmor, Daphnia Drive, Thornhill, dated January 29, 2014;
- C88. Kamila Shaye, dated January 29, 2014;
- C89. Semion Ochakovsky, dated January 27, 2014;
- C90. Dr. Evan Zaretsky, Vivaldi Drive, Thornhill, dated January 26, 2014;
- C92. Memorandum from the City Clerk, dated January 31, 2014;
- C93. Mikhail Lisus, Burgundy Trail, Vaughan, dated January 31, 2014;
- C94. Tamara Rebick, Sagecrest Crescent, dated February 1, 2014;
- C95. Valentina Kurliand, dated February 2, 2014;
- C96. Sergei Nikolsky, Thornhill Woods, dated February 3, 2014;
- C97. Vivian Ringwald, CGI Information Systems, Commerce Valley Drive West, Markham, dated January 31, 2014;
- C99. Dana Glickman, Re/max Realtron Realty Inc. Brokerage, dated February 3, 2014;
- C100. Memorandum from the City Clerk, dated February 3, 2014;
- C101. Dr. Solveiga Gauvin and Francois Gauvin, Bathurst Street, Thornhill, dated February 3, 2014;
- C102. Tali Spivak, Ner Israel Drive, Thornhill, dated February 3, 2014;
- C103. Aviv Lavee, Knightshade Drive, Thornhill, dated February 3, 2014;
- C104. Reuben and Anna Kantor, Loire Valley Avenue, Vaughan, dated February 3, 2014;
- C106. Marlene Bilardo, dated February 4, 2014;
- C107. Pina Corigliano, Executive Director, Hesperus Village, Hesperus Road, Thornhill, dated January 23, 2014;
- C108. Josh Rosen, Wave Digital Media, dated February 4, 2014;
- C109. James M. Kennedy, President, KLM Planning Partners Inc., Jardin Drive, Concord, dated February 4, 2014;
- C110. KZ, concerned Canadian and resident of Thornhill Woods, dated February 4, 2014;
- C111. Alexandru Stuleanu, Mosswood Road, Thornhill, dated February 4, 2014;
- C112. Daniella Stuleanu, Mosswood Road, Thornhill, dated February 4, 2014;
- C113. Jared Rosenberg, Senior Business Analyst, Toronto Western Hospital, dated February 3, 2014;
- C114. Isabella Biba, Bathurst Street, Thornhill, dated February 4, 2014;
- C115. Galina Lif, dated February 4, 2014;
- C116. Dr. Peter Simkhovitch, Mackenzie Health, dated February 4, 2014;
- C117. Iris Raif, dated February 3, 2014;
- C118. Online petition signed by 3,254 people, submitted by Irit Koubi, dated February 4, 2014;
- C119. Nabeel Jafferli, dated February 4, 2014;
- C120. Svet Pavlovsky, Sassafras Circle, Vaughan, dated January 29, 2014;
- C121. John W. Komlos, President, York Condominium Corporation No.1124, Bathurst Street, Vaughan, dated February 2, 2014;
- C122. Rabbi Stroh, Temple Har Zion, Bathurst Street, dated February 4, 2014;
- C123. Memorandum from the City Clerk, dated February 4, 2014; and
- C124. Memorandum from the City Clerk, dated February 4, 2014.

#### Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT the Public Hearing report for Files OP.13.013 and Z.13.036 (Islamic Shia Ithna-Asheri Jamaat of Toronto), BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

#### Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 18, 2014

Item 2, CW(PH) Report No. 8 – Page 6

#### Economic Impact

This will be addressed when the technical report is completed.

#### Communications Plan

- a) Date the Notice of a Public Hearing was circulated: January 10, 2014
- b) Circulation Area: 150 m
- c) Comments Received as of January 27, 2014:
  - i) Senator Developments, Lesmill Road, correspondence dated November 29, 2013, respecting request for notification regarding Committee of the Whole and Council meetings for these applications.
  - ii) York Region Common Element Condominium Corporation No. 1124, Bathurst Street, correspondence dated December 12, 2013, respecting their objection to the proposed "High Density Residential" designation and the two proposed 17 storey apartment buildings. They also request to be notified regarding future meetings concerning these applications.
  - iii) Block 10 Thornhill Woods Developers Group Inc., Vogell Road, correspondence dated December 13, 2013, respecting outstanding financial obligations owing to the Developers Group pursuant to the Thornhill Woods Developers Cost Sharing Agreement. The Developers Group requests a condition of approval to be included in the appropriate agreement requiring the issuance of the Block 10 Developers Group clearance prior to development approval. The Developers Group also request to be notified regarding future meetings concerning these applications.
  - iv) B. Sun/X. Fan, Ner Israel Drive, correspondence dated January 13, 2014, respecting the location of the proposed townhouse development in relation to the existing homes on Ner Isreal Drive and the preservation of the existing vegetation that their residential property backs onto.
  - v) Several form letters have been received with the following same comments:

"Hereby petition the City of Vaughan Planning Committee to refuse the application for the huge re-development of the above lands and development of 2 high rise buildings due to the following main reasons:

**Plan Incompatibility with Low Rise Community:** The proposed plan is incompatible with our current low-density community, the original neighborhood plan never included high-density residential and this plan is steering the area on a course it wasn't designed for.

**Traffic Congestion** – Our neighborhood and streets surrounding the proposed zoning area are already abnormally riddled with traffic jams, Motor Vehicle accidents, and noise. That section of Bathurst is constantly bumper to bumper traffic and approving a development to house thousands of new residents would seriously overload our neighborhood's roads. The surrounding neighborhoods are overrun with traffic currently, because drivers are avoiding traffic jams to enter the Jaffari center already. Adding thousands of new residents would be a traffic and safety nightmare on our roads. There are thousands of vehicles speeding through our quiet roads and we cannot accommodate even more.

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 18, 2014**

Item 2, CW(PH) Report No. 8 – Page 7

**Overcrowding and Safety**– There are thousands of residents and every square inch of land has a development. I am shocked to see how many developments including townhomes; single homes were already approved in such a small area and oppose further developing of #OP.13.013 and # Z.13.036. There are too many proposed residences in this plan and I do not feel safe with adding thousands of new residents into the neighborhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.

**Parking Issues** – Currently we have cars parked on every street and road within our neighborhood every night when gatherers attend the Jafari Village. With the proposed development there will be thousands of additional vehicles needing to park and they will continue to park on the surrounding roads.

**Environmental Concerns** – The proposed area is right along some of the most beautiful wetlands along the Don River and when I walk by it such a nice relief from the suburban sprawl and traffic to gaze away from Bathurst and see some actual wildlife and foliage. I have spotted Blue Herons, Salmon, and countless beautiful flora and fauna. I do not believe building two massive eye sore condos along that river is an environmentally responsible idea. We already saw the zoning amendment that allowed the cutting down mature evergreen trees along Bathurst off of Ner Israel drive.

**Quality of Life** – There is already so much noise and light pollution in our area from parking lighting, and traffic that I truly feel our quality of life and property values hang in the balance with this proposed development. Our neighborhoods are already so dense and overpopulated that approving this development adjacent to the already approved re-zoning of the farm land by Jaffari Village would not be compatible with the community at large.

I wholeheartedly support retention of existing zoning and strongly oppose this proposed development.”

Any additional written comments received will be forwarded to the City Clerk's Department to be distributed to the Committee as Communications. All written comments that are received will be reviewed by the Development Planning Department as input in the application review process to be addressed in the final technical report at a future Committee of the Whole meeting.

**Purpose**

The owner has submitted the following applications on the subject lands shown on Attachments #1 and #2 to facilitate the development shown on Attachments #3 to #6:

- A 17-storey, 205 unit, residential apartment building with 1,240 m<sup>2</sup> of ground and second floor office and retail space
  - A 17-storey, seniors residential apartment building comprised of 100 assisted living units (132 beds) on floors 2 – 9 inclusive, and 72 apartment dwelling units on floors 10 to 17 inclusive
  - 61, 3-storey common element condominium townhouse dwelling units
1. Official Plan Amendment File OP.13.013, specifically to amend in-effect OPA #600, (Carrville – Urban Village 2), to redesignate the subject lands from “Low Density Residential” (tableland) and “Valley Lands” to a site-specific “High-Rise Mixed-Use”

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 18, 2014**

Item 2, CW(PH) Report No. 8 – Page 8

2. designation with a Floor Space Index (FSI) of 0.62 for the townhouse units in Block 2 and a Floor Space Index (FSI) and an FSI of 2.46 and a maximum building height of 60 m and 17-storeys for the apartment buildings in Block 4, and “Valley Lands”.
3. Zoning By-law Amendment File Z.13.036, to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone and OS1 Open Space Conservation Zone to RA3 Apartment Residential Zone (tableland) and OS1 Open Space Conservation Zone (valleyland), and to permit the following site-specific zoning exceptions to implement the proposal:

Table 1:

	<b>By-law Standard</b>	<b>By-law 1-88 RA3 Apartment Residential Zone Requirements</b>	<b>Proposed Exceptions to RA3 Apartment Residential Zone Requirements</b>
a.	Minimum Parking Requirement	<p><b>653 spaces</b></p> <p><b><u>Apartment Building</u></b>  205 units @ 1.5 spaces/unit = 308 spaces  +  0.25 visitor spaces/unit = 52 spaces  +  Commercial/retail uses are not permitted in an RA3 Zone, however where permitted and developed together the parking rate is 6 spaces/100m<sup>2</sup> @ 1,240m<sup>2</sup> = 75 spaces</p> <p>Total Parking Required for Apartment Building= 435 spaces</p> <p>+  <b><u>Seniors Building</u></b>  <u>Apartment Dwelling Units</u>  72 units @ 1.5 spaces/unit = 108 spaces</p>	<p><b>393 spaces</b></p> <p><b><u>Apartment Building</u></b>  130 one-bedroom units @ 0.9 spaces/unit = 117 spaces  +  75 two-bedroom units @ 1.1 spaces/unit = 83 spaces  +  205 units @ 0.1 visitor spaces/unit = 21 spaces  +  Commercial Gross Floor Area (GFA) - 959 m<sup>2</sup> @ 3.5 spaces per 100 m<sup>2</sup> = 34 spaces  +  Regulated Health Professional - 281 m<sup>2</sup> @ 4.5 spaces per 100 m<sup>2</sup> GFA = 13 spaces  Total Parking Proposed for Apartment Building = 268 spaces</p> <p>+  <b><u>Seniors Building</u></b>  <u>Seniors Apartment Dwelling Units</u>  64 two-bedroom units @ 0.8 spaces per unit = 52 spaces</p>

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 18, 2014**

Item 2, CW(PH) Report No. 8 – Page 9

		<p>75 units @ 0.25 visitor spaces/unit = 19 spaces</p> <p align="center">+</p> <p><u>Assisted Living</u></p> <p>By-law 1-88 does not have a parking standard for assisted living units, however, the parking standard used for a nursing home facility is:</p> <p>132 beds @ 0.5 spaces/bed = 66 spaces</p> <p align="center">+</p> <p>100 units @ 0.25 visitor spaces/unit = 25 spaces</p> <p>Total parking required for seniors building = 218 spaces</p>	<p align="center">+</p> <p>8 one-bedroom units @ 0.6 spaces per unit = 5 spaces</p> <p align="center">+</p> <p>72 units @ 0.1 visitor spaces/unit = 8 spaces</p> <p align="center">+</p> <p><u>Assisted Living Dwelling Units</u></p> <p>100 units @ 0.5 spaces/unit = 50 spaces</p> <p align="center">+</p> <p>100 units @ 0.1 visitor spaces/unit = 10 spaces</p> <p>Total parking proposed for seniors building = 125 spaces</p> <p>Note: 113 above grade parking spaces are proposed to be shared by both the residential visitors and commercial uses, of which 85 of these parking spaces are existing spaces currently used by the community centre.</p>
b.	Permitted Uses	<ul style="list-style-type: none"> <li>- Apartment Dwelling</li> <li>- Day Nursery</li> </ul>	<p>Permit the following additional uses:</p> <ul style="list-style-type: none"> <li>- Assisted Living Dwelling units defined as a premises where a broad range of person care, support and health services are provided for the elderly in a supervised setting and may include one or more accessory uses such as a common dining, lounging, kitchen, recreational or medical offices. Units within an Assisted Living Facility shall not contain full kitchen facilities.</li> <li>- Block Townhouse Dwelling</li> </ul> <p>Permit the following Commercial uses on the ground floor and second floor of a building fronting on Bathurst Street:</p>

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 18, 2014**

Item 2, CW(PH) Report No. 8 – Page 10

			<ul style="list-style-type: none"> <li>- Business or Professional Office</li> <li>- Bank or Financial Institution</li> <li>- Eating Establishment</li> <li>- Eating Establishment, Convenience</li> <li>- Eating Establishment Take-Out</li> <li>- Health Centre</li> <li>- Personal Service Shop</li> <li>- Pharmacy</li> <li>- Retail Store</li> <li>- Community Centre</li> <li>- School</li> <li>- Place of Worship</li> </ul>
c.	Minimum Front Yard (Bathurst Street)	7.5 m	5.8 m
d.	Minimum Rear Yard (West Property Line)	7.5 m	7.0 m
e.	Minimum Interior Side Yard (in between Townhouse Blocks)	4.5 m	1.75 m
f.	Minimum Exterior Side Yard (end unit of Townhouse Blocks)	7.5 m	1.75 m
g.	Maximum Building Height (across entire property)	44 m	60 m

Additional zoning exceptions may be identified through the detailed review of the applications.

**Background - Analysis and Options**

Location	<ul style="list-style-type: none"> <li>▪ The subject lands are located on the west side of Bathurst Street, south of Rutherford Road, as shown on Attachments #1 and #2.</li> </ul>
Official Plan Designation a) In-effect OPA #600	<ul style="list-style-type: none"> <li>▪ “Low Density Residential” by in-effect OPA #600 (Carrville – Urban Village 2), which only permits detached and semi-detached dwellings, street townhouse dwellings on a limited basis, schools, parks, small scale community facilities and places of worship, institutional uses, private home daycare, home occupations and local convenience commercial centres.</li> </ul>

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 18, 2014**

Item 2, CW(PH) Report No. 8 – Page 11

b) New VOP 2010	<p>The proposed apartment buildings block townhouse dwellings, and commercial uses within apartment buildings are not permitted in the “Low Density Residential” designation, and therefore, an Official Plan Amendment is required.</p> <ul style="list-style-type: none"><li>▪ “Low-Rise Residential” by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 20, 2012, and April 17, 2012), as further modified and endorsed by Region of York Council on June 28, 2012, and approved, in part, on July 23, 2013, and December 2, 2013, by the Ontario Municipal Board.</li><li>▪ The “Low-Rise Residential” designation does not permit the proposed apartment dwellings or commercial uses, however does permit the block townhouse development, subject to specific criteria intended to ensure that new development is designed to respect and reinforce the existing physical character and uses of the surrounding area. The proposed apartment residential and commercial development does not conform to VOP 2010.</li></ul>
Zoning	<ul style="list-style-type: none"><li>▪ “A” Agricultural Zone (tableland) by Zoning By-law 1-88, which only permits agricultural uses, a veterinary clinic, one single detached home, a home occupation, a church, community centre, day nursery, public library, public or private hospital, school and a correction or crisis care group home. The proposed residential/commercial development does not comply with Zoning By-law 1-88, and therefore, a Zoning By-law Amendment is required.</li><li>▪ The valleylands are zoned OS1 Open Space Conservation Zone by By-law 1-88, and is to be maintained in a natural state.</li></ul>
Surrounding Land Uses	<ul style="list-style-type: none"><li>▪ Shown on Attachment #2.</li></ul>

**Preliminary Review**

Following a preliminary review of the applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

# CITY OF VAUGHAN

## EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 18, 2014

Item 2, CW(PH) Report No. 8 – Page 12

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> <li>▪ The applications will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies.</li> <li>▪ The appropriateness of the applicants request for the site specific "High Rise Mixed Use" designation to be applied to the entire subject property (developable tableland) instead of just to the areas to be developed under the subject applications will be considered.</li> </ul>
b.	Appropriateness of Proposed Rezoning and Uses	<ul style="list-style-type: none"> <li>▪ The appropriateness of rezoning the entirety of the property instead of just the areas to be developed under the subject applications to RA3 Apartment Residential Zone (developable tableland) together with the site-specific zoning exceptions identified in Table 1 of this report will be reviewed in consideration of, but not limited to, compatibility with the surrounding land uses, built form, urban design, environmental sustainability, transition with existing and planned development, existing open space system, parking, traffic, and phasing of the development.</li> </ul>
c.	Urban Design Brief and Block 10 Architectural Design Guidelines, Landscape Master Plan, and Urban Design Guidelines	<ul style="list-style-type: none"> <li>▪ The proposed development must conform to the Block 10 Thornhill Woods Community Architectural Design Guidelines, Landscape Master Plan and Urban Design Guidelines. The Urban Design Brief submitted in support of the application must be reviewed to the satisfaction of the Vaughan Development Planning Department.</li> </ul>
d.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The owner has submitted the following studies and reports in support of the applications, which must be reviewed to the satisfaction of the Region of York and/or the Vaughan Development/Transportation Engineering Department: <ul style="list-style-type: none"> <li>• Functional Servicing Report</li> <li>• Noise Feasibility Study</li> <li>• Phase I Environmental Site Assessment</li> <li>• Pedestrian Wind Conditions</li> <li>• Traffic Impact Study</li> </ul> </li> </ul> <p>The Vaughan Development Transportation Engineering Department has reviewed the Phase I Environmental Site Assessment prepared by AiMS Environmental and requires a Letter of Reliance for the use of the Phase I report. Also, a Phase Two Environmental Site Assessment report and a Letter of Reliance for the Phase II report is required.</p>



# CITY OF VAUGHAN

## EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 18, 2014

Item 2, CW(PH) Report No. 8 – Page 13

e.	Proposed Parking Supply	<ul style="list-style-type: none"> <li>The owner must submit a parking study in support of the proposed reduced parking standards to the satisfaction of the Vaughan Development/Transportation Engineering Department. The appropriateness of the proposed parking standards including utilizing 85 shared parking spaces with the existing community centre lands will be reviewed.</li> </ul>
f.	Heritage Buildings and Archaeological Potential	<ul style="list-style-type: none"> <li>The subject property contains a structure that is listed on the City of Vaughan's Register of Cultural Heritage Value as per Part IV, Subsection 27 of the Ontario Heritage Act, at the location shown on Attachment #3. This structure was constructed circa 1920 and is the former Vaughan Glen Hospital. Through a prior development application in 2012 the entire structure was assessed and it was confirmed that the front portion, the former Vaughan Glen Hospital, contains strong cultural heritage importance. The school additions to the rear and side of the building were approved for demolition at the May 16, 2012 Heritage Vaughan meeting on the condition that the Vaughan Glen Hospital portions be conserved and incorporated into future development. Heritage Vaughan at its meeting of May 16, 2012, adopted the following recommendation, which was adopted by Vaughan Council on June 26, 2012: <ol style="list-style-type: none"> <li>That Heritage Vaughan approve the proposed demolition of the later rear and side school additions.</li> <li>That the applicant secure the subject building before, during and after demolition to protect it from vandalism and environmental damage.</li> <li>That the full revitalization of the subject structure be included as a part of any future Planning or Building Permit application on the subject property.</li> </ol> <p>The current proposal, dated November 21, 2013, includes the demolition of the Vaughan Glen Hospital and will require review and approval by the Vaughan Culture Services Division and Heritage Vaughan.</p> <p>The former Vaughan Glen Hospital must be properly protected from weather elements and secured to protect it from vandalism as required by the City's Property Standards By-law.</p> <p>The subject lands are located in an area identified as being of high archaeological potential in the City's data base of archaeological resources. The Cultural Services Division does not have any record indicating that an archaeological assessment has been completed for the property. An archaeological assessment of the entire development property must be prepared by an archaeologist licensed by the Ministry of Tourism, Culture and Sport under the provisions of the Ontario Heritage Act (R.S.O. 1990) and any significant sites</p> </li> </ul>

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 18, 2014**

Item 2, CW(PH) Report No. 8 – Page 14

		<p>found will be properly mitigated (avoided or excavated), prior to the initiation of construction, servicing, landscaping or other land disturbances. In addition, consultation with First Nations communities is mandatory for archaeological assessments that meet certain criteria, including but not limited to all Stage 3 to Stage 4 assessments. This archaeological report must be reviewed and approved by the Vaughan Cultural Services Division.</p> <p>The owner should be aware that areas deemed to be of high archaeological significance by a licensed archaeologist, including but not limited to First Nations village and ossuary sites, shall be excluded from the calculation of developable area of a property and may be included as part of open space land dedications.</p> <p>Prior to final approval of any Planning or Building Permit application, the owner shall agree that no development or grading shall occur on any site identified as being archaeologically significant as a result of the archaeological evaluation carried out on the property, until such time as protective measures of all significant archaeological sites have been fulfilled to the satisfaction of the Ministry of Tourism, Culture and Sport (Archaeology Unit) and the municipality.</p>
g.	Parkland Dedication	<ul style="list-style-type: none"> <li>▪ The Owner will be required to pay cash-in-lieu of parkland dedication to the City of Vaughan in accordance with the Planning Act and the City's Cash-in-Lieu Policy, if approved.</li> </ul>
h.	Planning Justification Report	<ul style="list-style-type: none"> <li>▪ The Planning Justification Report prepared by Weston Consulting in support of the proposal must be reviewed to the satisfaction of the Vaughan Development Planning Department.</li> </ul>
i.	Future Draft Plan of Subdivision, Draft Plan of Condominium, Part Lot Control, and Site Development Applications	<ul style="list-style-type: none"> <li>▪ Future Draft Plan of Subdivision, Draft Plan of Condominium (Common Element), Part Lot Control, and Site Development applications will be required, if the subject applications are approved, to implement the proposed campus master plan.</li> </ul>
j.	Vaughan Design Review Panel (DRP)	<ul style="list-style-type: none"> <li>▪ The application was presented to the Vaughan Design Review Panel (DRP) on September 26, 2013. In summary, the DRP felt that the general master plan is disconnected and seems segregated, and that there are two separate public realms that do not interact with each other. The proposed towers block out the surrounding context and do not respond to the cultural style that exists. The applications will be reviewed by the Vaughan Development Planning Department in consideration of comments provided by the DRP.</li> </ul>

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 18, 2014**

Item 2, CW(PH) Report No. 8 – Page 15

k.	Servicing	<ul style="list-style-type: none"> <li>Servicing allocation for water and sanitary must be identified and allocated by Vaughan Council to the development, if approved. Should servicing capacity be unavailable, the lands will be zoned with the Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the subject lands by Vaughan Council.</li> </ul>
l.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> <li>The subject property is partially located within the Toronto and Region Conservation Area regulated area of the Don River Watershed. The TRCA have requested that the applicant prepare and submit a Geotechnical Report to determine the location of the long-term stable top-of-slope. A portion of the subject property is also within the Regional Storm Flood Plain. In order to ensure that the long-term stable top-of-slope (LTSTOS) is the greater of the two hazards, the Regional Storm Flood Elevation should also be shown on the drawings.</li> </ul>
		<ul style="list-style-type: none"> <li>TRCA typically requires a 10 metre setback from the staked edge of a natural feature of the edge of a hazard feature, whichever is greater. The LTSTOS needs to be determined along with the location of the Regional Storm Flood Plain to ensure that an appropriately located buffer setback is applied.</li> <li>Buffer areas should be treated as both hazard buffers and ecological buffers between the proposed residential uses and valley system. As such, the TRCA will require a Landscape Restoration Plan for the buffer area at the detailed design stage if these applications are approved.</li> <li>TRCA requests that the valley lands and buffer be zoned to an appropriate Open Space category and be placed into public ownership, if the applications are approved.</li> <li>The Owner must satisfy all requirements of the TRCA.</li> </ul>
m.	Tree Inventory and Assessment	<ul style="list-style-type: none"> <li>The Tree Inventory and Preservation Plan prepared by Ontario Tree Experts in support of the proposal must be reviewed to the satisfaction of the Vaughan Development Planning Department.</li> </ul> <p>The health of the trees and trees to be removed and preserved will be reviewed and identified.</p>
n.	Natural Heritage Network	<ul style="list-style-type: none"> <li>The VOP 2010, Schedule 2 – Natural Heritage Network, identifies a Core Feature along the northeast limit of the subject lands. The application will be reviewed in consideration of the Core Feature policies in VOP 2010.</li> </ul>

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 18, 2014**

Item 2, CW(PH) Report No. 8 – Page 16

**Relationship to Vaughan Vision 2020/Strategic Plan**

The applicability of the applications to the Vaughan Vision will be determined when the technical report is considered.

**Regional Implications**

The applications have been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

**Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the applications will be considered in the technical review of the applications, together with comments from the public and Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**Attachments**

1. Context Location Map
2. Location Map
3. Campus Master Plan
4. Elevations - Apartment Building
5. Elevations - Seniors Residence
6. Elevations - Townhouse Dwellings

**Report prepared by:**

Carol Birch, Planner, ext. 8485  
Christina Napoli, Senior Planner, ext. 8483  
Mauro Peverini, Manager of Development Planning, ext. 8407

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

Bellisario, Adelina

**Subject:** FW: Petitions  
**Attachments:** Rezoning Petition.pdf; Rezoning Petition-002.pdf

C 1  
Item # 2  
Report No. 8 (PH)

Council – February 18, 2014

**From:** Kurt Franklin <kfranklin@westonconsulting.com>  
**Sent:** Tuesday, February 4, 2014 5:34 PM  
**To:** Abrams, Jeffrey  
**Cc:** 'Shafiq Punjani' (shafiq.punjani@gmail.com); Director Of Operations; Racco, Sandra  
**Subject:** FW: Petitions

Mr. Abrams

Sorry for the short notice but the attached letter just arrived. If possible, it would be greatly appreciated if these could be distributed to the Mayor and Members of Council for tonight's meeting.

Thank you

Kurt Franklin

Kurt Franklin BMath MAES MCIP RPP  
Vice President



Vaughan office: T: 905.738.8080 ext. 224 | 201 Millway Ave, Suite 19, Vaughan, ON. L4K 5K8  
Oakville office: T: 905.844.8749 ext. 224 | 1660 N. Service Rd. E, Suite 114, Oakville, ON. L6H 7G3  
Toronto office: T: 416.640.9917 ext. 224 | 127 Berkeley Street, Toronto, ON. M5A 2X1  
1-800.363.3558 | F: 905.738.6637 | [kfranklin@westonconsulting.com](mailto:kfranklin@westonconsulting.com) | [www.westonconsulting.com](http://www.westonconsulting.com)

**From:** Director Of Operations [<mailto:mjaffer@jaffari.org>]  
**Sent:** February 4, 2014 5:21 PM  
**To:** [mkarim@parkwaychrysler.com](mailto:mkarim@parkwaychrysler.com); [spunjani@rogers.com](mailto:spunjani@rogers.com); [jeraj@rogers.com](mailto:jeraj@rogers.com)  
**Cc:** 'ISIJ Secretary'; 'Latif Fazel'; Kurt Franklin  
**Subject:** Petitions

A few more signed petitions.

Muntazir Jaffer

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario


As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,



DR. ZISHAN ALLIRHAIL  
124 OXFORD STREET, RICHMOND HILL, ONT, L4C 4L7

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

M. Sultana Abdulla  
43 Edgewood cres.  
Markham, Ont  
L6C-2K7

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario

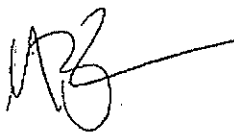
As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,



MAHAMUD BIARUMANI  
7 FIDDLERS CR  
VAN HAN ON  
L6A 1E9



January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

ZH Bharwani

Zehra Bharwani

7 Fiddlers Circle

Vaughan, ON  
L6A 1E9

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,



Sukaina Bharwani  
360 Athabasca Dr.  
Maple, ON  
L6A 3S2

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

**Re: Application for rezoning and development**  
**Islamic Shia Ithna Asheri Jamaat of Toronto**  
**Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario**

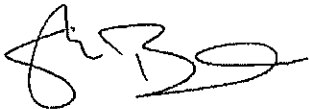
As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,



SHAM BHARDWANI  
360 ATHABASCA DRIVE  
VAUGHAN ON  
L6A 3S2

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

*M. Pardhan*

MISRIYA PARDHAN  
#7, 16 Normark Dr.  
Thornhill

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

*Zahra Rigni*  
7905 Bayview Ave.  
Apt # 815, Thornhill, Ont.  
*Zahra Rigni*

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely, 12739 WOODBINE AVE

GORMLEY ONT

L0H 1G0

MUBINA HASHAM.

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

Asma Hasnain Merchant

155 Lebovic Drive  
Richmondhill . ON L4E5B8

Al Hasnain

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,



Neeha Hussain Ali - Datto  
23 Oneida Cres.  
Richmond Hill, ON, L4B 0A2



January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

**Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario**

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

Rehana Jaffer  
28/1/14

29 Greenspire Avenue  
Markham, ON  
L6E 0N2

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario

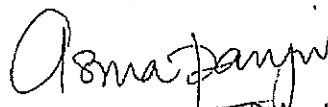
As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

  
ASMA . H. PANJU

39 HAYFIELD CRESCENT  
RICHMOND HILL, ONT  
L4E 0A4

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely, *Zohra Shariff*  
*Zohra Shariff*

Zohra Shariff  
201-175 Cedar Ave  
Richmond Hill, ON  
L4C9V3

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

**Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario**

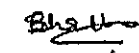
As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,



Sukaina Bhalloo

37 Pitney Avenue  
Richmond Hill; Ont  
L4E 4Y5

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

**Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario**

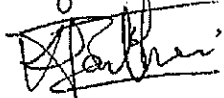
As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

KAUSER TARBHA I  
336 Royal Appian Cres.  
Vaughan, ON L4K 5K9  


January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

**Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario**

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

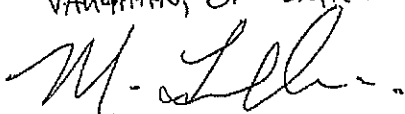
This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

MOHAMEDRAZA TARBHAI  
336 ROYAL APPIAN CRES.  
VAUGHAN, ON L4K 5K9



January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

**Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario**

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

ZAINAB RAJANI  
416 456 9786  
zrajanilo@yahoo.ca

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

**Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario**

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

MUSTAFA MOOSAVI  
321. Bathurst Glen DR  
Vaughan L4J-9A3



January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

Shabbir Atibhai  
31 Hazelmead Drive  
Richmond Hill, ONT  
L4B 1W8  
*Shabbir Atibhai*

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

**Re: Application for rezoning and development**  
**Islamic Shia Ithna Asheri Jamaat of Toronto**  
**Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario**


As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

Fatima Alibhai  
31 Hazelmead Drive  
Richmond Hill, ONT  


January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

**Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario**

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,



Rifat Syjee

319 Hillcrest Ave., Toronto, ON M2N-3P7.

February 1<sup>st</sup>, 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

**Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario**

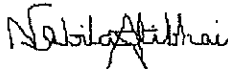
As a neighbouring resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,



Nabila Alibhai, M.A.Sc. Candidate, B.MOS, LEED Green Associate, 350 Red Maple Road, Richmond Hill

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario


As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

  
FIRZALI A. DATOO  
23 SAND VALLEY ST.  
MAPLE ON.  
L6A 4H3

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario

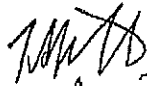
As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

  
Amjad Datto  
23 Sand Valley St.  
Maple ON  
L6A 4H3

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

Tahsin Dhirani  
Resident of Maple  
tahsin.dhirani@gmail.com

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

**Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario**

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely, *MARGIS A TOMA*  
*60 old mill*  
*RICHMOND HILL*  
*ONTARIO*



*Yasmeen Ansari:  
138 Yorkland St.  
# 81 R. Hill. Ont.*

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

**Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario**

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

*Yasmeen Ansari*

*Yasmeen Ansari:  
138 Yorkland St.  
# 81 R. Hill.*

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

**Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario**

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely, *Shirin Jeraj*  
138 Yorkland #84  
Richmond Hill

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario

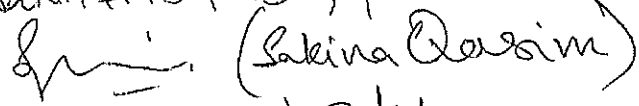
As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

UNIT # 159-138, Yorkland Street, Richmond Hill, ON, L4S 1J1  
  
4/2/14

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

**Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario**

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

*Khairunnisa Vajid*  
*15 Bernadette Drive*  
*Markham*

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario

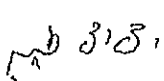
As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

UNIT #197-138, Yorkland Street, Richmond Hill, ON  
Name:- Syeda Abbas  
Signature:- 

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

**Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario**

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

*Nargis Champsi.*  
*32 Weldrick Rd. West.*  
*Richmond Hill ONT. L4C-3T8*  
*(N) Champsi.*

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

**Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario**

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

*Anwarul*  
27 Edgcombe crt  
Markham ONT  
13C 3C2

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

ZAKIYA S. KARA  
99 FULLERTON CR.  
MARKHAM. ONT.  
L3R 3G14

*Zakia*



January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

Tahera Karim



31 Farmstead Rd.

Richmond Hill, ON.

L4S 1V8

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario

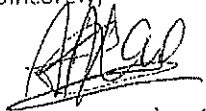
As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

  
Alimzaan Ibrahim

31 Farmstead Rd  
Richmond Hill.  
L4S 1V8.

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario

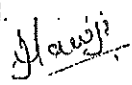
As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

  
Yusuf Maaji

117 Featherstone Ave.  
Markham L3S 2S4

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

**Re: Application for rezoning and development**  
**Islamic Shia Ithna Asheri Jamaat of Toronto**  
**Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario**

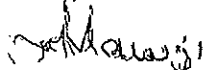
As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,



Mrs. Nasim Hawji, ...

117 Featherstone Ave. Markham L3S 2S4

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,



SHIRIN DUNGERS

1 OLDHILL ST.

RICHMOND HILL. ON. L4C 9T8

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

*RIKSA NA MOHAMEDALI*  
*17 - 8 TOWNWOOD DRIVE*  
*RICHMOND HILL ONT*  
*L4E 4X9.*

*R. Mohamedali*

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

*Fatma Re*

*647 388 3195*

*42 Smiles Dr  
Aurora ON M7P 1G2*

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

*K. Hiji*  
61 Bridal Path St.  
Richmond Hill



January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

**Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario**

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

*Nina Mawji*  
*39 Bourke Trail*  
*Richmond Hill (ONT)*  
*L4B 2M3*

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

Unit 101- Fatma bai Pansu  
438 Yorkland street.  
Richmond Hill.

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

**Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario**

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely, *Marzifa Nasser*

*39 Graydon Crescent*

*443-329*

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

**Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario**

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely, *Qamar Enayet*

32 WINISK  
289-234-0748

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

**Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario**

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

*RAZIA JAFFER*  
*138 YORKLAND UNIT #4-*  
*MRS. JAFFER*

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

**Re: Application for rezoning and development**  
**Islamic Shia Ithna Asheri Jamaat of Toronto**  
**Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario**

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely, *NARGES A t t m A.*  
*138 Yorkland St. Unit*  
*Richmond Hill*  
*L4S 1J1*

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

**Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario**

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

*S. Kermalli*

SABIR KERMALLI  
163 Lady Fenrose Ave.  
Maple, Ontario  
L6A 0E1

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario

and in Thornhill Woods,  
As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

*A. Champs*

Ataf & Azra Champs  
502 Pleasant Ridge Ave.  
Vaughan, Ont. L4J 8X2



January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,



Salma Dhalla, OCT.

80 Dove Tail Drive, Richmond Hill, ON.

416 547

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

**Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario**

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

*Zaheda Jiwari*  
214 Silver Maple Rd  
Richmond Hill, ON  
L4E 4Z8

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

**Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario**

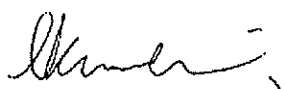
As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

  
(S. Kamalia)

51 Elihof Dr. Vaughan, ON  
L6A 4N6

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

Shamim Kamalia  
140 Blackmore Avenue  
Richmond Hill, ON  
L4B 3Y8  
Shamim

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

Dr. Mohammed A. Salaym

193 Woodland Acres

*Salaym*

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

**Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario**

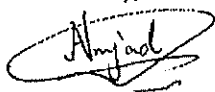
As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice, and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,



Najma Datto  
23 Sand Valley St.  
Maple, ON L6A 4H3.

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

**Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario**

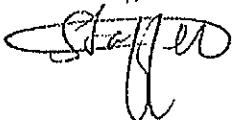
As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,



*Sabira Jaffer  
15 Tarmack Drive  
Richmond Hill, ON  
L4E 0E8*

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

**Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario**

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

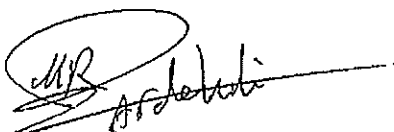
This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

Mohammadreza Ardeshali



Address :

70 Bainbury Rd, ON, CA.

M3B 2L1



January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely, Batul Moosa  
32 Winisk Rd  
Richmond Hill, ON  
L4E 0H8

Batul Moosa

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

Kamronissa Enayet

32 Winick Rd  
Richmond Hill, ON

L4E 0H8

Kamronissa

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

**Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario**

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness; tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

Irfan-Ali Enayet  
32 Winisk Rd  
Richmond Hill, ON  
L4E 0M8

*Irfan-Ali Enayet*

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

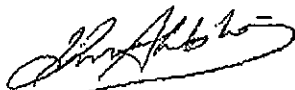
This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

Kaniz Fatima Akibhai  
37-138 Yorkland St  
Richmond Hill, ON L4S 1J1



January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

**Re: Application for rezoning and development**  
**Islamic Shia Ithna Asheri Jamaat of Toronto**  
**Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario**

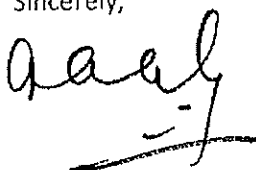
As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,



ALI AMIR  
81 SPADINA RD  
RICHMOND HILL, ON  
L4B 2Y4

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

**Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario**

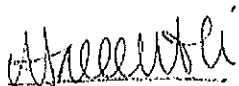
As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,



AZEEM AMIR  
31 SPADINA ROAD  
RICHMOND HILL, ON  
L4B 2Y4

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

**Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario**

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,



ZAMINA AMIRAL  
31 SPADINA ROAD.  
RICHMOND HILL, ON  
L4B 2Y4

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud

Sincerely,

*Farman Nagavali*  
42 Dunlop Rd.  
Richmond Hill, Ont L4B2J1  
(905) 237-5447



**From:** Zhana Jurevich <zhanajurevich@gmail.com>  
**Sent:** Tuesday, February 04, 2014 10:21 PM  
**To:** DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Britto, John; Ra  
**Subject:** Objection to Proposed Development: OP.13.013 and Z.13.0.36 Location: 9  
Street, south of Rutherford Applicant: Islamic Shia Ithna-Asheri Jamaat of

c 2  
Item # 2  
Report No. 8 (PH)  
Council – February 18, 2014

NOOOOO!

Do not allow! Will be a mess!

I am a resident of Vaughan and strongly oppose the Applications # OP.13.013 and # Z.13.036 submitted to The City of Vaughan Council/Committee for re-zoning and re-development of property at 9000 Bathurst St.

1. Keep it as Low Rise Community!!!!
2. Congestion - keep it down!!!
3. Overcrowding and Safety - IMPORTANT!!!
4. Environmental Concerns !!!!!
5. Quality of Life – noise and light pollution in the area from parking lighting, and traffic
6. Schools - overloaded!!

NOOOOO! high rise buildings!!!

Best Regards,  
Zhana Jurevich  
8777 Dufferin St #25, Thornhill, On, L4J 8W3

**From:** Jeremy Erlick <JErlick@compugen.com>  
**Sent:** Wednesday, February 05, 2014 11:06 AM  
**To:** Clerks@vaughan.ca  
**Cc:** DevelopmentPlanning@vaughan.ca; Britto, John; Racco, Sandra; Furfa  
**Subject:** Objection to Proposed Development: OP.13.013 and Z.13.0.36

c 3  
Item # 2  
Report No. 8 (PH)  
Council – February 18, 2014

**Subject:** Objection to Proposed Development: OP.13.013 and Z.13.0.36 Location: 9000 Bathurst Street - West side of Bathurst Street, south of Rutherford Applicant: Islamic Shia Ithna-Asheri Jamaat of Toronto

Additional note: The Jaffari center should be asked to build additional parking on this land for their growing membership – instead of high rise high density housing. Each month the traffic and number of cars parked on the surrounding streets of Thornhill Woods increases. It is fortunate that there may be enough land to accommodate the daily parking requirements of the growing Jaffari center.

I wholeheartedly support retention of existing zoning and strongly oppose this proposed development.

Regards,  
Jeremy Erlick

Concerned Vaughan Resident

Subject: FW: OP.13.013 2.13.036 Islamic Shia Jamaal of Toronto

c 4  
Item # 2  
Report No. 8 (PH)  
Council – February 18, 2014

-----Original Message-----

From: Panaro, Doris  
Sent: Wednesday, February 05, 2014 1:07 PM  
To: Britto, John  
Subject: FW: OP.13.013 2.13.036 Islamic Shia Jamaal of Toronto

FYI

Doris Panaro  
Development Planning Dept.

T. 905.832.8565 ext. 8208 | 2141 Major Mackenzie Drive, 2nd Fl. N. | Vaughan, ON. L6A 1T1  
F: 905.832.6080 | doris.panaro@vaughan.ca | www.cityofvaughan.ca

-----Original Message-----

From: Leslie Nightingale [mailto:leslienightingale@rogers.com]  
Sent: Tuesday, February 04, 2014 5:30 PM  
To: DevelopmentPlanning@vaughan.ca  
Subject: OP.13.013 2.13.036 Islamic Shia Jamaal of Toronto

I would like it to be know that I am opposed to the buildings (residential) that are planned at the end if the street Ner Israel where I live.

A low income apartment building does not fit the upscale community that Thornhill Woods is known for. I am concerned that if built, it would negatively affect our property value.  
Low income housing is simply not in fitting with our neighborhood.

I am also concerned about the parking. Each time an event takes place, there are cars running up and down my street (and the surrounding ones) and it is impossible to find parking.

On a different note, I am equally uncomfortable with a building that would only be available to Muslims.

Since when do we have housing complexes that are exclusively for one religion? This is Canada after all.

Even the Jewish Community Centre more north doesn't discriminate who is allowed to enjoy the facilities.

Thank you,  
Leslie Nightingale  
Ner Israel resident

From: Panaro, Doris  
Sent: Wednesday, February 05, 2014 1:55 PM  
To: Bellisario, Adelina  
Subject: FW: No to high-rise and more...

c 5  
Item # 2  
Report No. 8 (PH)

Council – February 18, 2014

FYI

Doris Panaro  
Development Planning Dept.

T. 905.832.8565 ext. 8208 | 2141 Major Mackenzie Drive, 2nd Fl. N. | Vaughan, ON. L6A 1T1  
F: 905.832.6080 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca) | [www.cityofvaughan.ca](http://www.cityofvaughan.ca)

-----Original Message-----

From: leah strauss [<mailto:leahstrauss@hotmail.com>]  
Sent: Tuesday, February 04, 2014 6:53 PM  
To: [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
Subject: No to high-rise and more...

Dear Carol Birch

I am writing to tell you how VEHEMENTLY opposed my family and I are to ANY further developments to the centre lands at 9000 Bathurst Street, specifically official plan amendment files OP.13.013, and zoning by law amendment Z.13.036.

Nature and soils will be destroyed forever.

the beautiful creeks and birds all destroyed, to put up ugly concrete towers.

Leave mother nature , we can never get it back.

Traffic ? I shudder to think of what that would look like - this is not Manhattan folks! Before long, this lovely stretch of Bathurst will look like a garbage dump, in the shade produced by this project.

Please, please please, do not approve of these 2 projects.

The town home request will be the last peg that throws thorn hill woods right down the drain- The project drawings look awful, and there are way too many.

The buffer zone is way too small, that area I'm sure will also bring the value of surrounding homes drastically down.

We do not need more congestion! We paid a high price to come into this lovely neighborhood 2 years ago.

Leave the neighborhood as is, it's original intended use of lands .

let us enjoy open spaces!

Save this lovely neighborhood!

Daniel and Leah Strauss  
36 Cortese terrace Vaughan  
L4j 8s4

Sent from my iPad

**From:** Anat Goldschmidt <anatgold@hotmail.com>  
**Sent:** Wednesday, February 05, 2014 2:40 PM  
**To:** Bevilacqua, Maurizio; Iafrate, Marilyn; Carella, Tony; DeFrancesca, Ros;  
Di Biase, Michael; Schulte, Deb; Clerks@vaughan.ca  
**Subject:** Public Hearing of Feb 4, 2014

c 6  
Item # 2  
Report No. 8 (PH)  
Council – February 18, 2014

Dear Chair and Council members,

I know you have been inundated with e-mail regarding item #2 on yesterday's agenda. I wanted to take the time to commend you on a job well done last night. I attended the Public Hearing and was in the overflow room downstairs. I thought the meeting was very well organized with the additional screens and sound systems set up, so that all in attendance could hear. I think Mr. Shefman did a very good job at chairing the meeting. I was not able to attend the entire meeting (had I known earlier it was being broadcasted live, I might have opted for that since my daughter was ill) but was impressed with how it was organized and handled.

I am a resident of Thornhill Woods and have already e-mailed by objection to the zoning change and agree with the deputations that spoke of the traffic, parking, infrastructure, schooling, high density and sewage concerns. I know a lot needs to be considered by the city development team and council before making a decision. It is a development issue and not a racial one as has been stated numerous times and I just really hope that the zoning remains as is (low density) for the good of ALL current and future residents of our area of Vaughan.

Also, if a community task force is formed I'd be interested in more information on potentially becoming a member.

Thank you for a job well done at the Public Hearing of February 4, 2014.

Regards,  
Anat Goldschmidt  
22 Foxwood Road, L4J 9C4

**From:** Y&A Gurevich <gureviches@gmail.com>  
**Sent:** Wednesday, February 05, 2014 6:18 PM  
**To:** Clerks@vaughan.ca; Britto, John  
**Subject:** File number OP.13.013 and Z.13.0.36, File Name: Islamic Shea ithna-Asi

c 7  
Item # 2  
Report No. 8 (PH)  
Council – February 18, 2014

Hi there,

I request to be informed about each and every step to be made and each and every decision taking effect.

Regards,  
Alexander Gurevich  
26 Strauss Rd, Thornhill, ON,  
L4J 8Z6  
905-597-0505

**From:** Suzanne Spellman <suzannespellman@hotmail.com>  
**Sent:** Thursday, February 06, 2014 8:52 AM  
**To:** Clerks@vaughan.ca  
**Subject:** Proposed development

c 8  
Item # 2  
Report No. 8 (PH)

Council – February 18, 2014

I am a local resident. I object to the proposed development at 9000 Bathurst . The area is already congested and 2 buildings would be to much traffic for the area and the zoning should not be allowed to be changed Suzanne Spellman 11Plaisance Rd unit 5 Richmond Hill Ontario L4c 5 h1

Sent from my iPhone



Subject: FW: Proposal at 9000 Bathurst

c 9  
Item # 2  
Report No. 8 (PH)

Council – February 18, 2014

---

**From:** Furfaro, Cindy  
**Sent:** Thursday, February 06, 2014 10:58 AM  
**To:** Britto, John; Birch, Carol  
**Subject:** FW: Proposal at 9000 Bathurst

FYI below – can you add this gentleman to receive future correspondence on the application?

Cindy Furfaro-Benning  
Executive Assistant  
Councillor Sandra Yeung Racco  
Ward 4, Concord/Thornhill North  
905-832-8585 ext. 8198  
[cindy.furfaro@vaughan.ca](mailto:cindy.furfaro@vaughan.ca)

To subscribe to Councillor Racco's e-newsletter, please click [here](#).  
Follow Councillor Racco on [Twitter](#).  
Visit [Racco's Community Forum](#) on Facebook.

---

**From:** Brad [<mailto:bbyrne26@hotmail.com>]  
**Sent:** Thursday, February 06, 2014 7:04 AM  
**To:** Racco, Sandra  
**Cc:** Furfaro, Cindy  
**Subject:** RE: Proposal at 9000 Bathurst

Thank you very much for your reply AND for taking the time.

Please can you have me added to the list via the Clerks office. My address is:

Brad Byrne  
19 Jacobi Court  
Thornhill, ON  
L4J 9H8

Does the clerks office mail or email the info? Either is great.

I will contact the group you listed below and find more out about their work.

Thank you for your service to our community.

Brad

---

**From:** [Sandra.Racco@vaughan.ca](mailto:Sandra.Racco@vaughan.ca)  
**To:** [bbyrne26@hotmail.com](mailto:bbyrne26@hotmail.com)  
**CC:** [Cindy.Furfaro@vaughan.ca](mailto:Cindy.Furfaro@vaughan.ca)

Date: Thu, 6 Feb 2014 00:54:27 -0500  
Subject: RE: Proposal at 9000 Bathurst

Dear Mr. Byrne,

Thank you for your e-mail.

A community task force will be put together with members from the residential community, along with members of the Muslim community and staff, to work together in a professional and democratic manner to address all the planning issues raised last evening. A technical report will come forward to Council for consideration only after the issues have been resolved to the satisfaction of staff. Dependent on the applicant, this process can take months, if not years but note that NO FINAL decision will be made anytime soon.

The task force will be led by the Preserve Thornhill Woods group and I would suggest you contact them at [thornhillwoodsneighbours@gmail.com](mailto:thornhillwoodsneighbours@gmail.com) and if you had filled out a green form last evening, then all correspondence relating to this file will be sent to you. If you did not fill out the form, I can request for my assistant to request through Clerk's Dept. to add you on the list.

I trust I have clarified your concerns. Should you require anything further, please do not hesitate to contact me directly.

Respectfully yours,

*Sandra Young Racco*  
Councillor, Concord/North Thornhill  
City of Vaughan

*"For the Community"*

*"Don't be distracted by criticism. Remember that the only taste of success some people have is when they take a bite out of you"*

To subscribe to Councillor Racco's e-newsletter, please click [here](#).  
Visit [Racco's Community Forum](#) on Facebook.

---

**From:** Brad [<mailto:bbyrne26@hotmail.com>]  
**Sent:** Wednesday, February 05, 2014 7:50 AM  
**To:** Furfaro, Cindy; Racco, Sandra  
**Subject:** Proposal at 9000 Bathurst

---

Hi Mrs. Racco,

I am a resident in Thornhill Woods who opposes this development and attended last nights meeting.

Can you please tell me the next steps in this process? How long do you expect this entire process to take until a final decision is made one way or another?

**What can I do to be kept informed of any further developments on this front? Can I request to be sent info by the City as it happens?**

**Thank you kindly,**

**Brad Byrne**

---

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

**From:** Norman Werberger <nwerberger@gmail.com>  
**Sent:** Thursday, February 06, 2014 2:09 PM  
**To:** Clerks@vaughan.ca  
**Subject:** Development 9000 Bathurst

c 10  
Item # 2  
Report No. 8 (PH)

Council – February 18, 2014

Attention city of Vaughan

I attended the meeting on Tuesday at the City of Vaughan. I heard all the objections to the development at nine thousand Bathurst. I would like to formally object to the rezoning. The area is over congested as is. The buildings would add to an over crowded area in terms of infrastructure and traffic. No changes to the existing zoning should be allowed.

Norman Werberger  
22 foxwood vaughan  
L4j 9c4

From: Hartley <hborst@rogers.com>  
Sent: Thursday, February 06, 2014 5:32 PM  
To: Clerks@vaughan.ca  
Subject: 9000 bathurst street development

C 11  
Item # 2  
Report No. 8 (PH)  
Council – February 18, 2014

I object to the 9000 bathurst street development. Do not approve the project. Among other things our area has not been developed to withstand the infrastructure problems, traffic congestion and a condo and commercial stores are not appropriate for the area.

Yours truly

Hartley borst  
5 cabernet road  
Thornhill ontario  
L4j 8x6

From: Michelle Borst <borst@rogers.com>  
Sent: Thursday, February 06, 2014 5:37 PM  
To: Clerks@vaughan.ca  
Subject: 9000 bathurst street development objection

c 12  
Item # 2  
Report No. 8 (PH)  
Council – February 18, 2014

I object to the 9000 bathurst street development. It will cause significant traffic and infrastructure problems. Also, a condo and commercial stores are not appropriate for the area. Do not build.

Thanks

Michelle borst  
5 cabernet road  
Thornhill ontario  
L4j8x6

To: Abrams, Jeffrey  
Subject: RE: 7827 Kipling Ave - Communication Item - Letter of Support for OP.13.1

c 13  
Item # 1  
Report No. 8 (PH)  
Council – February 18, 2014

**From:** Mark McConville [mailto:markm@humphriesplanning.com]  
**Sent:** Wednesday, February 05, 2014 11:54 AM  
**To:** Fera, Eugene  
**Cc:** rhumphries@humphriesplanning.com; eddie@quindamo.com; julio@theblazegroup.com; Abrams, Jeffrey  
**Subject:** 7827 Kipling Ave - Communication Item - Letter of Support for OP.13.14, Z.13.040 and DA.13.097

Hello Eugene,

Further to our discussion the Public Meeting last night went very well. The ratepayers were the only ones to show up for our file. We are trying to schedule a meeting with them for this Friday.

We also received a letter of support for our planning applications, see attached.

Best Regards,

**MARK J. McCONVILLE, MCIP, RPP, M.Sc.PI**  
**HUMPHRIES PLANNING GROUP INC.**  
216 Chrislea Road, Suite 103  
Vaughan, ON L4L 8S5  
905-264-7678 X 246 Fax (905)264-8073

Date: Feb 1, 2014

Name: (Please print) Mary Pinero

Address: 7844 Kipling Ave  
Woodbridge Ont  
L4L-1Z5

It is my understanding that 7827 Kipling Avenue Holdings Inc. has submitted a Site Plan Development Application (DA.13.097), Official Plan Amendment Application (OP.13.014) and a Zoning By-law Amendment Application (Z.13.040) to the City of Vaughan to permit a professional office (Mortgage Broker Office) use at 7827 Kipling Avenue Holdings.

As a resident of the neighbourhood, I fully support the proposed use, the above mentioned planning applications and their approval.

Additional Comments:

---

---

---

---

---

---

---

Yours truly,

Mary Pinero  
Signature



---

**From:** M. S. <mar\_sue@hotmail.com>  
**Sent:** Friday, February 07, 2014 7:36 PM  
**To:** Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Britto, John;  
**Subject:** Objection to Proposed Development: OP.13.013 and Z.13.0.36

C 14  
Item # 2  
Report No. 8 (PH)  
Council – February 18, 2014

Attn:  
[DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
[Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
[john.britto@vaughan.ca](mailto:john.britto@vaughan.ca)  
[Sandra.Racco@vaughan.ca](mailto:Sandra.Racco@vaughan.ca)  
[Cindy.Furfaro@vaughan.ca](mailto:Cindy.Furfaro@vaughan.ca)

To Whom this May Concern,

This project will make a tremendous impact on the neighborhood traffic, which is very bad in that area as is... Congestion, increase in population (17 storeys building plus commercial units!!!!)...I don't think this area can take anymore people and cars. Parking is a big problem, streets are full of cars, visitors cars parked everywhere and blocking the driveways! I live within 1 km from Thornhill Woods Public school, it takes me 25 min in the morning to get to school and back, it's terrible. The school is full, portables everywhere with no washrooms. When it is -30, kids have to go to another building for the bathroom through outside.... This area is FULL. The planning department must think about infrastructure too, roads, traffic, schools!!! And who will benefit from this project??.... of course, the developer will!!!

The zone was low density residential...family neighborhood....let's keep it this way!!!

Regards,

Marina Gregory

Concerned Vaughan Resident

---

**From:** Raisa Lenskis <rayalenskis@icloud.com>  
**Sent:** Friday, February 07, 2014 9:24 PM  
**To:** Clerks@vaughan.ca  
**Subject:** Objection to proposed development OP 13.013 and Z 13.0.36

c 15  
Item # 2  
Report No. 8 (PH)  
Council – February 18, 2014

Please be advised that we leave in City of Vaughan for 7 years and before 20 years in Richmond Hill.

We came to this community to enjoy the nature parks, quality of life. This new construction of Condos at 9000 Bathurst will make our life more difficult to commute and will force us to leave this home we love.

Raya & Semion Lenskis  
6 Bigioni Lane  
Vaughan,  
Ontario L6A 0H6

Sent from my iPad

Subject: FW: reference File # OP.13.03 and Z.13.036 File Name: Islamic She

C 16  
Item # 2  
Report No. 8 (PH)

Council – February 18, 2014

**From:** [noelef@bellnet.ca](mailto:noelef@bellnet.ca) [<mailto:noelef@bellnet.ca>]

**Sent:** Sunday, February 09, 2014 10:10 AM

**To:** Britto, John

**Subject:** reference File # OP.13.03 and Z.13.036 File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto.

I strongly object to such a concept which should not be allowed.

I am not pleased by this news. I am a great believer in live and let live, but not in segregated communities within a community. These people want to exclude the rest of the community not include it and this is totally wrong in a country built on multiculturalism.

There should not be an area designated specifically for one particular ethnic group or in this case a very specific group within the Muslim faith which is made up of many different groups just like Christians and Jews and other faiths.

Sadly enough I believe these trends are to a certain extent encouraged by our political leaders.

Practice your faith freely. Have your own place of worship. But live in a blended community and country.

Noele Filius

Noële R. Filius  
Certified Translator  
Association of Translators  
and Interpreters of Ontario  
206 Stephen Street  
Richmond Hill Ontario L4C 5P1  
Tel./Fax (905) 884-1078  
Cell (647) 862-5969  
[filiusn@hotmail.com](mailto:filiusn@hotmail.com)



File: P-2445

64 Jardin Drive, Unit 1B  
Concord, Ontario  
L4K 3P3  
T. 905.669.4055  
F. 905.669.0097  
**klmplanning.com**

February 4, 2014

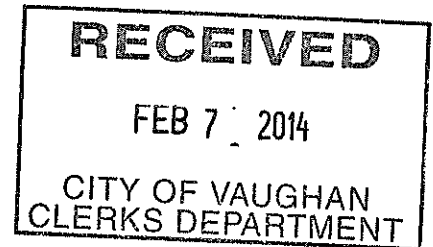
C 17  
Item # 2  
Report No. 8 (PH)

City Of Vaughan  
2141 Major MacKenzie Drive  
Vaughan, Ontario  
L6A 1T1

Council – February 18, 2014

**ATTENTION: MR. JEFFREY A. ABRAMS**  
**CITY CLERK**

**RE: OFFICIAL PLAN AMENDMENT FILE OP.13.013**  
**ZONING BY-LAW AMENDMENT FILE Z.13.036**  
**ISLAMIC SHIA ITHNA-ASHERI JAMAAT OF TORONTO**



Dear Sir:

KLM Planning Partners represents the following homeowners on Ner Israel Drive:

Boris Arkanov – 146 Ner Israel Drive, Thornhill, Ontario L4J 9L1

Rakesh Nayyar - 134 Ner Israel Drive, Thornhill, Ontario L4J 9L1

Alex Szkabarnicki – 122 Ner Israel Drive, Thornhill, Ontario L4L 9L1

These residents are concerned about the proposed Official Plan and Zoning Bylaw Amendments for the following reasons:

They believe that the density of development proposed in this location is too high, both in terms of the number of units as well as the height.

They believe that the matter of traffic in this area has not been adequately addressed, particularly the matter of on street parking during functions at the subject lands, when their driveways have been frequently blocked.

They are concerned about the provision of an adequate buffer between their homes and the townhouses proposed on the subject lands. They would like to be assured that an adequate buffer, in the order of 10 to 15 meters is provided to enable a significant portion of the existing vegetation to

remain. It is also suggested that the buffer in proximity to their homes be augmented and that planting of that area be commenced well ahead of the development of the townhouses.

There is concern about the adequacy of the sanitary sewers in the area to accommodate the growth proposed on the subject lands. One of these residents has had backup of raw sewage into the basement of their home on two occasions.

Please advise me of any further meetings and also provide me with Notice of Council's Decision with respect to these applications.

Yours truly,

**KLM PLANNING PARTNERS INC.**

A handwritten signature in black ink, appearing to read 'M. Kennedy', written over the company name.

James M. Kennedy, MCIP, RPP  
President

cc: Clients  
Councillor Sandra Yeung Racco

**From:** Li Min <farmerlimin@gmail.com>  
**Sent:** Wednesday, February 12, 2014 8:03 PM  
**To:** Clerks@vaughan.ca  
**Subject:** Subject: 9000 bathurst street development objection

C 18  
Item # 2  
Report No. 8 (PH)  
Council – February 18, 2014

I object to the 9000 bathurst street development. It will cause significant traffic and infrastructure problems. Also, a condo and commercial stores are not appropriate for the area. Do not build.

Thanks

Min Li  
11 cabernet road  
Thornhill ontario  
L4j8x6



## memorandum

**DATE:** FEBRUARY 14, 2014  
**TO:** MEMBERS OF COUNCIL  
**FROM:** JEFFREY A. ABRAMS, CITY CLERK  
**RE:** COMMUNICATION – COUNCIL FEBRUARY 18, 2014

c 23  
Item # 2  
Report No. 8 (PH)  
Council – February 18, 2014

**ITEM 2, COMMITTEE OF THE WHOLE (PUBLIC HEARING) – FEBRUARY 4, 2014**

**OFFICIAL PLAN AMENDMENT FILE OP.13.013  
ZONING BY-LAW AMENDMENT FILE Z.13.036  
ISLAMIC SHIA ITHNA-ASHERI JAMAAT OF TORONTO  
WARD 4 – VICINITY OF BATHURST STREET AND RUTHERFORD ROAD**

The City Clerk's Office has received a number of submissions on this application generated by a form letter and an online petition. The purpose of this communication is to present those submissions which have been received by the City Clerk's Office up to the time of printing of the agenda for the Council meeting of February 18, 2014. It is hoped that organizing the submissions in this manner will assist Council in its deliberations.

The text of the form letter is substantially as follows:

"I am a resident of Vaughan and strongly oppose the Applications #OP.13.013 and # Z.13.036 submitted to The City of Vaughan Council/Committee for re-zoning and re-development of property at 9000 Bathurst St. I and at least 1000 strong local community members (see attached online petition) <http://www.petitionbuzz.com/petitions/9000bathurst> Hereby petition the City of Vaughan Planning Committee to refuse the application for the huge re-development of the above lands and development of 2 high rise buildings due to the following main reasons:

1. Plan Incompatibility with Low Rise Community: The proposed plan is incompatible with our current low-density community, the original neighborhood plan never included high-density residential and this plan is steering the area on a course it wasn't designed for. Traffic.

2. Congestion – Our neighborhood and streets surrounding the proposed zoning area are already abnormally riddled with traffic jams, Motor Vehicle accidents, and noise. That section of Bathurst is constantly bumper to bumper traffic and approving a development to house thousands of new residents would seriously overload our neighborhood's roads. The surrounding neighborhoods are overrun with traffic currently, because drivers are avoiding traffic jams to enter the Jaffari center already. Adding thousands of new residents would be a traffic and safety nightmare on our roads. There are thousands of vehicles speeding through our quiet roads and we cannot accommodate even more.

3. Overcrowding and Safety– There are thousands of residents and every square inch of land has a development. I am shocked to see how many developments including townhomes; single homes were already approved in such a small area and oppose further developing of #OP.13.013 and # Z.13.036. There are too many proposed residences in this plan and I do not feel safe with adding thousands of new residents into the neighborhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.

4. Parking Issues – Currently we have cars parked on every street and road within our neighborhood every night when gatherers attend the Jafari Village. With the proposed development there will be thousands of additional vehicles needing to park and they will continue to park on the surrounding roads.

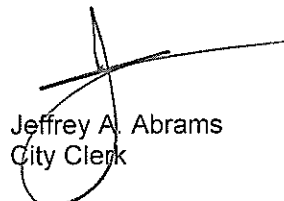
5. Environmental Concerns – The proposed area is right along some of the most beautiful wetlands along the Don River and when I walk by it such a nice relief from the suburban sprawl and traffic to gaze away from Bathurst and see some actual wildlife and foliage. I have spotted Blue Herons, Salmon, and countless beautiful flora and fauna. I do not believe building two massive eye sore condos along that river is an environmentally responsible idea. We already saw the zoning amendment that allowed the cutting down mature evergreen trees along Bathurst off of Ner Israel drive.

6. Quality of Life – There is already so much noise and light pollution in our area from parking lighting, and traffic that I truly feel our quality of life and property values hang in the balance with this proposed development. Our neighborhoods are already so dense and overpopulated that approving this development adjacent to the already approved re-zoning of the farm land by Jaffari Village would not be compatible with the community at large.

I wholeheartedly support retention of existing zoning and strongly oppose this proposed development.

Regards.”

Respectfully submitted,



Jeffrey A. Abrams  
City Clerk  
JAA/ab

Attachment

#1 - Names of persons having 'signed' the form letter.



## Attachment #1

No.	Name	Address
1.	Mr. & Mrs. Adriana Newman	Daphnia Drive, Thornhill
2.	Alex Grinberg	Not provided
3.	Irina Grinev	Not provided
4.	Daniel Grinev	Not provided
5.	Riel Sumpton	Not provided
6.	Linda Berdugi	Not provided
7.	Vince Guo	Not provided
8.	Tao Liang	Not provided
9.	Changchang Peng	Not provided
10.	Narcis Axani	Bathurst Glen Drive, Thornhill
11.	Chantelle Campbell	Not provided
12.	Yang Li	Not provided
13.	Cindi Miller	Not provided
14.	Mike Dveris	Southdown Avenue
15.	Glen Akselrod	Woodvalley Crescent, Vaughan
16.	Benjamin Roth	Foxwood Road, Vaughan
17.	Amir Epstein	Woodville Drive, Maple
18.	Oscar Livshitz	Not provided
19.	Stella Gozina	Not provided
20.	Roman Zelvenschi	Not provided
21.	Jennifer Gafar	Harding Boulevard, Richmond Hill
22.	Anjelika Spallino	Not provided
23.	Mikhail Levitin	Not provided
24.	Joseph Gendelman	Not provided
25.	Hasty Klamehr	Not provided
26.	David Nacson	Summeridge Drive, Vaughan
27.	Marina and Michael Eterman	Not provided
28.	Anastasia Kedrova	Not provided
29.	Kirill Chatrov	Not provided
30.	Stephanie Zameck	Not provided
31.	Andrei Poliakov	Autumn Hill Boulevard, Vaughan
32.	Julia Oakes	Autumn Hill Boulevard, Vaughan

## Attachment #1

No.	Name	Address
33.	Robert Oakes	Autumn Hill Boulevard, Vaughan
34.	Inessa Suslik	Not provided
35.	Vlad and Julia Greene	Not provided
36.	Veronika Beilis	Not provided

**From:** Craig Rosenblatt <craig.rosenblatt@gmail.com>  
**Sent:** Monday, February 17, 2014 9:57 PM  
**To:** DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Britto, Joh  
**Subject:** Objection to Proposed Development: OP.13.013 and Z.13.0.36

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

C	26
Item #	2
Report No.	8 (PH)
Council	February 18/14

Hi all,

I want to bring your attention to the following link. I feel this helps to clarify one of our talking points from the town hall meeting that took place on Feb. 4, 2014. Amongst the zoning issues discussed, another of our concerns is the exclusive nature of the proposed neighbourhood that seems to go against the community feel of the existing neighbourhood.

<http://www.sunnewsnetwork.ca/video/3166989226001>

Thank you,

Craig Rosenblatt

From: Lev Zveiris <lev.zveiris@yahoo.com>  
Sent: Sunday, February 16, 2014 11:09 AM  
To: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Britto, John; Ra  
Subject: Objection to Proposed Development: OP.13.013 and Z.13.0.36 Location: 9  
Street, south of Rutherford Applicant: Islamic Shia Ithna-Asheri Jamaat of

C	27
Item #	2
Report No.	8 (PH)
Council - February 18/14	

To Whom this May Concern,

I am a resident of Vaughan and strongly oppose the Applications #OP.13.013 and # Z.13.036 submitted to The City of Vaughan Council/Committee for re-zoning and re-development of property at 9000 Bathurst St.

I and at least 4000 strong local community members (see attached online petition)

<http://www.petitionbuzz.com/petitions/9000bathurst> Hereby petition the City of Vaughan Planning Committee to refuse the application for the huge re-development of the above lands and development of 2 high rise buildings due to the following main reasons:

1. Plan Incompatibility with Low Rise Community: The proposed plan is incompatible with our current low-density community, the original neighborhood plan never included high-density residential and this plan is steering the area on a course it wasn't designed for. Traffic
2. Congestion – Our neighborhood and streets surrounding the proposed zoning area are already abnormally riddled with traffic jams, Motor Vehicle accidents, and noise. That section of Bathurst is constantly bumper to bumper traffic and approving a development to house thousands of new residents would seriously overload our neighborhood's roads. The surrounding neighborhoods are overrun with traffic currently, because drivers are avoiding traffic jams to enter the Jaffari center already. Adding thousands of new residents would be a traffic and safety nightmare on our roads. There are thousands of vehicles speeding through our quiet roads and we cannot accommodate even more.
3. Overcrowding and Safety– There are thousands of residents and every square inch of land has a development. I am shocked to see how many developments including townhomes; single homes were already approved in such a small area and oppose further developing of #OP.13.013 and # Z.13.036. There are too many proposed residences in this plan and I do not feel safe with adding thousands of new residents into the neighborhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.
4. Parking Issues – Currently we have cars parked on every street and road within our neighborhood every night when gatherers attend the Jafari Village. With the proposed development there will be thousands of additional vehicles needing to park and they will continue to park on the surrounding roads.
5. Environmental Concerns – The proposed area is right along some of the most beautiful

wetlands along the Don River and when I walk by it such a nice relief from the suburban sprawl and traffic to gaze away from Bathurst and see some actual wildlife and foliage. I have spotted Blue Herons, Salmon, and countless beautiful flora and fauna. I do not believe building two massive eye sore condos along that river is an environmentally responsible idea. We already saw the zoning amendment that allowed the cutting down mature evergreen trees along Bathurst off of Ner Israel drive.

6. Quality of Life – There is already so much noise and light pollution in our area from parking lighting, and traffic that I truly feel our quality of life and property values hang in the balance with this proposed development. Our neighborhoods are already so dense and overpopulated that approving this development adjacent to the already approved re-zoning of the farm land by Jaffari Village would not be compatible with the community at large.

I wholeheartedly support retention of existing zoning and strongly oppose this proposed development.

Best regards,

Lev Zveiris

46 Haven Road  
Vaughan  
L6A 0W8

**From:** Elena Serebryany <eserebryany@rogers.com>  
**Sent:** Tuesday, February 18, 2014 9:23 AM  
**To:** Clerks@vaughan.ca  
**Cc:** Abrams, Jeffrey; Britto, John; alan@slobodskyassociates.ca; 'Thornhill V  
**Subject:** OFFICIAL PLAN AMENDMENT FILE OP.13.013 & ZONING BY-LAW A  
**Attachments:** Letter to city 18 Feb 2014.pdf

C	28
Item #	2
Report No.	8 (PH)
Council - February 18/14	

Hello.

Please see attached letter from Preserve Thornhill Woods Association re **ISLAMIC SHIA ITHNA-ASHERI JAMAAT OF TORONTO Application**.

We request the attached letter be included in the communication to be received by the members of the council at today's meeting. We the residents of Thornhill Wood requesting this letter to be addressed before proceeding with the task force.

Please confirm acceptance of the letter and the distribution to the members of the council.

Thank you in advance for your help in this matter.

*Elena Serebryany, CA*  
416-568-5759

**OFFICIAL PLAN AMENDMENT FILE OP.13.013**

**ZONING BY-LAW AMENDMENT FILE Z.13.036**

**ISLAMIC SHIA ITHNA-ASHERI JAMAAT OF TORONTO**

*Dear Councilors and Committee Members,*

The community of Thornhill Woods and the surrounding neighborhoods strongly oppose the development proposed in the applications OP.13.03 and Z.13.036. Concerns have been outlined to City Council members during the hearing on February 4<sup>th</sup>, 2014 and include:

- Objections to zone designation changes to allow high density and high rise dwellings (RA3). This application's planning contravenes existing city plans outlined in OPA#600 and future city development outlined in VOP2010, which clearly exclude the area of Thornhill Woods for intensification or high density development.
- Objections to by-law exceptions that permit extraordinarily dense and high dwellings to be constructed which clearly changes the visual and topographical makeup of the neighborhood, puts excessive strain on the neighborhood's fragile infrastructure and will potentially cause irreplaceable damage to the environment and to public safety
- Objections to by-law exceptions permitting the applicant to construct less than half of the required parking spaces in order to increase the development's land utilization. If approved, this exception will transfer the burden of overflow vehicle parking to the surrounding streets, will create unacceptable congestion, will restrict emergency vehicle access to main roads and will cause public safety issues for the entire neighborhood.
- Concerns regarding the financial viability of the applicant, directly impacting their ability to complete the project and fund all the necessary upgrades to the neighborhood's infrastructure. These concerns are not groundless. Historically, the applicant launched a similar project to construct a large mosque and ran out of funds mid-project. As a consequence, the affected neighborhood's skyline to the south was impacted for nearly a decade with an unsightly, partially completed steel and concrete skeleton. The residents of Thornhill Woods are concerned that a similar situation could materialize on a much larger scale with two gargantuan 17 story unfinished towers serving as a constant eyesore along a major arterial road such as Bathurst Street
- Concerns about traffic in a neighborhood that is already suffering from high traffic congestion during morning and afternoon rush hour periods. Residents of neighborhoods north, northwest and northeast of Thornhill Woods are already cutting through Thornhill Woods to avoid extremely high traffic congestion on Rutherford, Major Mackenzie, Dufferin and Bathurst Streets and it is now quite common to see 15-20 cars backed up at stop signs along all north/south and east/west intersections within Thornhill Woods during the morning and early evening commute times. Concerned residents can't even begin to imagine the impact that the proposed project will have on traffic congestion inside Thornhill Woods as 3,000 or more new residents and their associated visitors are added to our overcrowded streets. Any future traffic study needs to not only take into account the increased traffic from the new

apartments/townhouses being proposed, but it must also include the impact from the future expansion of the Jaffari school, the massive traffic increases during special events at the mosque, the additional traffic caused by visitors to the complex and the increase in traffic from delivery and service vehicles.

- Concerns about the woodlands and the Don River as yet another nature preserve within Vaughan falls victim to the whims of unchecked development. One of the most striking and beautiful aspects of Thornhill Woods are the protected blocks of forested areas within our neighborhood that are home to countless species of plants and animals. Any attempt on the part of developers to cut down more forested areas and the resulting destruction of environmentally important river drainage pathways must be strongly resisted. Surely there are ways the land can be developed in a conservative manner; within existing zoning requirements that doesn't caused a negative impact to our Conservation Authority lands.
- Concerns about schools that are already at capacity and are now turning away students from adjacent neighborhoods. While the applicant may claim that students located within the proposed development will attend the school within the Jaffari complex, it goes without saying that a major percentage of these children may ultimately end up in the public school system. In fact, the City of Vaughan has a legal obligation to make space for these children whether they ultimately attend the public schools in the neighborhood or not. Neither Thornhill Woods nor any of the adjacent neighborhoods currently have enough capacity to handle the additional load of such a large number of additional students and busing children to other areas of York Region will not only negatively impact the lives of our children, but it will add an additional burden to our traffic congestion issues as busing becomes the norm versus the exception.
- Concerns about sanitation in a neighborhood that was not designed to handle the water and sewage load of a high density development. The city planners, who originally approved the urban plan for Thornhill Woods and the adjacent areas, never contemplated the addition of two 17-story high-rise buildings within our neighborhood. The residents of our community are not only concerned that we do not have sufficient capacity storm and sewer capacity to handle load from the applicant's development project, but we are also worried that the approval of high density development within Thornhill Woods will serve as a precedent for additional high density development in an area that is already suffering from flooded basements and sewage backups. Should the applicant's project be approved without properly assessing the future impact to our area's sanitation systems, countless taxpayers will ultimately pay the price as costly infrastructure fixes are added after the applicant's developers have long since left.
- Concerns about electrical capacity in an area that is already suffering from outages and brown outs during the hot summer months. The community is concerned that there may already be insufficient electrical capacity to meet the needs of development projects that have already been approved for the neighborhood and we are concerned that the applicant's massive expansion plans will push our electrical system to the breaking point.
- Concern that the former Vaughan Glen Hospital, located at 9000 Bathurst Street, which is listed on the City of Vaughan's Register of Cultural Heritage Value as per Part IV, Subsection 27 of the Ontario Heritage Act, appears to be in a state of neglect and disrepair. As observed from Bathurst Street, the current state of this building appears to include: broken window glazing exposing the building's interiors to the exterior climate and water infiltration; damaged doors; damaged window and door frames; damaged front steps; a lack of snow removal from the



access paths leading to the building; unusual staining along the lower portions of the roof showing possible water damage and water infiltration into the structure; and possible collapse of the roof in the rear of the building. Judging by the heritage value placed on this structure by the City of Vaughan's Register of Cultural Heritage, in order to prevent any further deterioration of this structure, we request that an immediate site inspection be undertaken by members of the City's staff. As part of this site inspection, it should be confirmed that; the building is in a stable state; either heat is present within the structure to prevent water pipes from bursting, or that all water service has been shut off; there is not standing water within the structure; and that measures are in place to prevent dry rot to the structure, water infiltration into the building and the entry of wildlife into the building. Anything short of undertaking these preventative measures shall be considered "demolition by neglect" of a structure registered as a cultural heritage by the Ontario Heritage Act.

Given all of the above concerns and issues and the extent of the impact to our community, the residents of Thornhill Woods would like to request the following:

1. We feel it is imperative to allow a small group of Thornhill Woods residents, who have been designated by the members of our community, to meet with the City's Planning Staff to understand the planning process (both technical and procedural) that will be undertaken and its implications on our neighborhood. As part of this process, we would like the opportunity to participate in working group processes in order to have better understanding of both the timing and the deliverable outcomes from each step of the city's planning processes.
2. As we understand, the developer named in the application does have the option of taking this matter to the Ontario Municipal Board if certain conditions are not met by the city within a defined period of time. While this action is entirely within the applicant's rights, it would certainly be a sign of good faith if the applicant guaranteed in writing that such an appeal would not be undertaken until the Task Force that was authorized at the Feb 4 council meeting has had a reasonable amount of time to engage in negotiations with the applicant and the output of the task force has been reviewed by the city council.

Sincerely,

Elena Serebryany, CA

VICE, Preserve Thornhill Woods Association

**Britto, John**

C 1  
**COMMUNICATION**

**From:** Bo Sun <bolesun1@hotmail.com>  
**Sent:** Wednesday, January 15, 2014 11:56 AM  
**To:** Britto, John  
**Cc:** mdo\_ilu@hotmail.com  
**Subject:** Fwd: RE: Question Regarding Future Land Development Application\_OP.13.013 and Z.13.036  
**Attachments:** image001.jpg

CW (PH) - FEB 4/14  
ITEM - 2

Dear Mr. Britto,

My name is Bo Sun, home owner of 138 Ner Israel Drive. Per my correspondence with Ms. Birch below, I would like to address my concerns regarding this proposed new land development application.

Our major concern is the the distance of the proposed townhome units to our back yards. Currently there is a thick layer of plantation outside our backyard fence for a nice ravine view of the property. According to Carol's reply below, the propsed plan is to have 11 meters setback with 4 meters planting strip from the new townhome units. We want to make sure the number does not go below that (further is better) and we will have the same level of privacy and original view for the backyard ravine when we purchased our property. Back to back home units will reduce our property value and we do not like that to happen.

Thanks for your time documenting our concerns as we will not be able to show up on the public hearing session. We will keep close eyes on this proposed land development on our backyards in the meantime.

Best Regards,  
Bo Sun

---

**From:** "Birch, Carol" <Carol.Birch@vaughan.ca>  
**Sent:** Wed Jan 15 10:48:00 EST 2014  
**To:** "'bolesun1@hotmail.com'" <bolesun1@hotmail.com>  
**Subject:** RE: Question Regarding Future Land Development Application\_OP.13.013 and Z.13.036

Hello Bo,

Official Plan Amendment Application and Zoning By-law Amendment Application OP.13.013 and Z.13.036 are currently scheduled for Public Hearing on February 4, 2014. Another Public Hearing is not scheduled for these applications. A future technical report will be presented to Committee of the Whole which will include a recommendation on these applications.

You can submit your concerns in writing to John Britto at the Vaughan Clerk's Department, [John.Britto@vaughan.ca](mailto:John.Britto@vaughan.ca), referencing the application numbers above.

The current land use designation on the subject site is "Low Density Residential" in the in-effect OPA #600 and "Low Rise Residential" in VOP 2010. The "Low Rise Residential" designation would permit townhomes but not apartment residential uses.

As stated the current applications are for an Official Plan Amendment to redesignate the property from a 'Low Density Residential' designation to a "High Density Residential" designation and a Zoning By-law Amendment to rezone the

subject lands from A Agricultural to RA3 Residential Apartment Zone. The concept plan proposes townhouses along the west and part of the south property line. The proposed set back is approximately 11 m to the building with a 4 m planting strip proposed along the property line to incorporate some of the existing vegetation. Should the Official Plan and Zoning By-law Amendment applications be approved the Owner would be required to submit a Site Development Application for the approval of the townhouse development which would detail the building set backs and proposed planting strip.

If you have additional questions please do not hesitate to contact me.

Regards,

*Carol Birch, MCIP, RPP  
Planner  
Development Planning  
City of Vaughan, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1  
Phone: 905-832-8585 ext. 8485 Fax: 905-832-6080  
Email: carol.birch@vaughan.ca*

---

**From:** Panaro, Doris  
**Sent:** Tuesday, January 14, 2014 10:45 AM  
**To:** 'Bo Sun'; DevelopmentPlanning@vaughan.ca  
**Cc:** mdo\_ilu@hotmail.com; Birch, Carol  
**Subject:** RE: Question Regarding Future Land Development Application\_OP.13.013 and Z.13.036

Bo, I have forward your request to Carol Birch.  
Thank you for contacting the Development Planning Dept.

**Doris Panaro**  
**Development Planning Dept.**



T: 905.832.8565 ext. 8208 | 2141 Major Mackenzie Drive, 2<sup>nd</sup> Fl. N. | Vaughan, ON. L6A 1T1  
F: 905.832.6080 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca) | [www.cityofvaughan.ca](http://www.cityofvaughan.ca)

---

**From:** Bo Sun [<mailto:bolesun1@hotmail.com>]  
**Sent:** Monday, January 13, 2014 8:44 PM  
**To:** DevelopmentPlanning@vaughan.ca  
**Cc:** [mdo\\_ilu@hotmail.com](mailto:mdo_ilu@hotmail.com)  
**Subject:** Question Regarding Future Land Development Application\_OP.13.013 and Z.13.036  
**Importance:** High

Dear Ms. Carol,

My name is Bo Sun. I am the home owner of 138 Ner Israel Drive, Vaughan, Ontario, L4J9K8.

I recently received the public meeting notice regarding future land development in our adjacent area, reference file number OP.13.013 and Z.13.036.

Me and my wife Xiaofei Fan would like to attend the scheduled public hearing session on Feb 4, 2014, unfortunately we have a trip scheduled in the meantime to a different country. We would like to learn more details of this new land development which will directly affect our currently owned property. Our major concern is regarding the proposed 3-storey residential townhouse units, which according to the campus master plan, are facing our backyards. Currently our property has a ravine view, however with the new land development application, we are concerned about the noise level if there will be a construction, distance to our backyard as well as the height of the proposed building. Will we lose all the ravine on our back yard or they are partially affected?

We would very much like to participate in the hearing session if there will be another one scheduled, otherwise please kindly keep us posted for all the details and updates regarding this land development application.

Thank you for your understanding and have a great day.

Home Owner of 138 Ner Israel Drive.  
Bo Sun & Xiaofei Fan  
416-8906203

---

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

**Britto, John**

<b>C 2</b>
<b>COMMUNICATION</b>
CW (PH) - <b>FEB 4/14</b>
ITEM - <b>2</b>

**From:** Abrams, Jeffrey  
**Sent:** Sunday, January 19, 2014 9:03 PM  
**To:** Britto, John  
**Cc:** McEwan, Barbara  
**Subject:** Fw: File Numbers:OP.13.013, and Z.13.036

---

**From:** Racco, Sandra  
**Sent:** Sunday, January 19, 2014 6:48 PM  
**To:** Boris Barapp  
**Cc:** Mayor and Members of Council; Abrams, Jeffrey; Furfaro, Cindy  
**Subject:** RE: File Numbers:OP.13.013, and Z.13.036

Thank you Mr. & Mrs. Barapp for your letter which will be included as a submission to the OP.13.013 and Z.13.036 item on the Public Meeting agenda of February 4, 2014.

I, along with my colleagues, appreciate your comments and will certainly take all the comments into consideration.

As you know, as this is a public hearing, we will be hearing from everyone that may be speaking for or against this application and staff will be taking all the comments into consideration when preparing their report to Committee. Traffic and parking impact will be something we will be seriously looking at as well.

We look forward to hearing from you on the 4<sup>th</sup> of Feb.

Have a great weekend!!!

*Sandra Young Racco*  
Councillor, Concord/North Thornhill  
City of Vaughan

*"For the Community"*

*"Don't be distracted by criticism. Remember that the only taste of success some people have is when they take a bite out of you"*

To subscribe to Councillor Racco's e-newsletter, please click [here](#).  
Visit [Racco's Community Forum](#) on Facebook.

---

**From:** Boris Barapp [<mailto:abbarapp@sympatico.ca>]  
**Sent:** Sunday, January 19, 2014 9:25 PM  
**To:** Abrams, Jeffrey  
**Cc:** Mayor and Members of Council; Racco, Sandra  
**Subject:** File Numbers:OP.13.013, and Z.13.036

Dear Mr. Abrams,

Please consider the attached letter as a reply of the people living in Thornhill Woods area on the letter received from you dated November 26, 2013 regarding the new development in this area on the territory of the Islamic Shia Ithna-Asheri Jamaat of Toronto.

Please ensure that this letter is presented to the Mayor of the City of Vaughan Hon. Maurizio Bevilacqua and the Members of Council before the Public Meeting on Feb. 4, 2014.

Please confirm receiving of this e-mail.

Thank you.

Sincerely,

Alice and Boris Barapp

112 Knightshade Rive,  
Thornhill, ON L4J 9L1

P.S. This letter will be forwarding to the City TV and the local newspaper.

A & B Barapp  
112 Knightshade Drive  
Thornhill, ON L4J 9L1

January 15, 2014

City of Vaughan – Development Planning Department  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Re: File Numbers: OP.13.013, and Z.13.036  
File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto

Attn.: Jeffrey A. Abrams

We've received the letter from you dated November 26, 2013 where you have informed us regarding the above-noted application.

**I am writing this letter on behalf of residents living in Thornhill Woods area.**

All the residents who did receive the letter appreciate that you informed us in advance regarding the new development in Thornhill Woods and regarding the Public meeting on Feb.4 that we are planning to attend.

We, the residents of the Thornhill Woods area, ask you to consider the following before making the final decision:

1. As per attached plan the application includes construction of 2 hi-rise 17 stores buildings, townhouses and the school at the corner of New Israel and Bathurst St. We hope that you are aware of the traffic problem on Bathurst St. and that the people are spending hours in traffic to get home. It will create more traffic in the residential area and on the main streets since it's not an addition of a few extra houses – it's a high density buildings.
2. The current situation is that during the high holidays that happen very often in this area you can find a lot of cars are parked all over the small streets around the Islamic centre. Especially it hurts the small streets like Knightshade Drive when the cars are parked on both sides of the street and the residents are not able to live the driveway since it's no room for them to live the drive out and proceed on the street. It creates the unsafe situation.

One "smart" decision has already been made by the City of Vaughan on reducing the amount of parking space (565 vs.750) that didn't consider the safe driving on the streets of the surrounding area. Due to this decision now they can submit another application to build hi-rise

buildings, townhouses and the school. However, as life shows the amount of parking spaces they have now is not enough since they are parking on the streets. Somehow it happens almost every weekend.

3. It's a low-rise area residential area and this is how it was planned when we all moved to Thornhill Woods. Now if the high-rise buildings are constructed, the area will be converted into mix: hi-rise and low-rise. It will decrease the value of the houses and create inconvenience for residents. If we wanted to live in this kind of mix area we wouldn't move to Thornhill Woods.

We all were really distressed with this application and hope that before making the final decision all the pros and cons will be evaluated and the opinion of the majority of people that are living not only in Thornhill Woods area but also in Thornhill and Richmond Hill area will be considered since it will affect the much bigger area due to additional traffic.

This matter is required your immediate attention. Please notify the Mayor of the City of Vaughan Hon. Maurizio Bevilacqua and Members of Council regarding our concern and present this letter during the Public Meeting on February 4. In case of positive decision we will be proceeding with a legal action.

**Please consider that this letter is a joint opinion of 947 Houses located in Thornhill Woods area who will be attending the Meeting on Feb.4, 2014**

Thanks.

Sincerely,

Alice and Boris Barapp  
Home: 905-731-4583  
Cell: 416-704-1556



**Britto, John**

**From:** Benny Kritzer <benny.kritzer@gmail.com>  
**Sent:** Wednesday, January 22, 2014 10:37 PM  
**To:** Clerks@vaughan.ca  
**Subject:** File Number: OP.13.013 and Z.13.0.36, File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto

<b>C 3</b> <b>COMMUNICATION</b> CW (PW) <b>FEB 4/14</b> ITEM - <b>2</b>
--

Hello,

This is in regards to submitted plan for rezoning, File Number: OP.13.013 and Z.13.0.36, File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto

I want to submit my formal objection to this plan due to the following concerns:

1. All the surrounding area is low density residential area and farm lands. Building a high rise will not match sky line of this area and will be an eye sore.
2. As it is Bathurst st is already congested most of the day, building a high rise will increase tremendously the traffic and will cause further traffic jams that will be unbearable during the construction period and after.
3. This will lower the value of our homes which is our major investment in life, as it is we already pay too much taxes which probably won't go down and combined with this plan will create substantial depreciation in our life savings.
4. There is already the mosque tower which spoils the skyline, we don't need to add further eye sores.

Please notify me on the date and time of the public meeting and acknowledge the receipt of this e-mail.

Also what further steps can I take or Thornhill Woods community as a whole can take to object to this plan?

--

Regards,  
Benny Kritzer  
69 Pantano St.  
Vaughan, ON  
L4J0B2

**Britto, John**

C 4  
COMMUNICATION

**From:** Elik Jaeger <elik.jaeger@outlook.com>  
**Sent:** Wednesday, January 22, 2014 10:38 PM  
**To:** Clerks@vaughan.ca  
**Subject:** File Number: OP.13.013 and Z.13.0.36 | File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto

CW (PH) - FEB 4/14  
ITEM - 2

Dear city representative,

I would like to formally submit my strong oppose to the recent news about the planned condo development. As a nearby neighbour to the planned development and as a resident in Thornhill woods community, I see that as a dramatic negative game changer to the current community landscape and to the already congested traffic in the area. The traffic is so congested that people already cut through Bathurst Glen Dr parallel to Bathurst creating heavy traffic and risking our children.

Please consider the benefit and quality of life of the existing community that paid a premium to live in this area and do not allow this disturbing plan to become our reality.

Kind regards,

Elik & Keren Jaeger

**Elik A. Jaeger**  
182 Bathurst Glen Dr  
Thornhill, ON L4J 8Z3  
Canada.

☎: +1 (647) 994-1607  
✉: [elik.jaeger@outlook.com](mailto:elik.jaeger@outlook.com)

HARRIET ALTMAN  
BARRISTER AND SOLICITOR

68 Garnier Court  
Willowdale, Ontario  
Canada M2M 4C9  
January 20, 2014

Telephone (416) 224-5240  
Telecopier (416) 224-0360

Mayor  
City of Vaughan  
2141 Major Mackenzie Dr.  
Maple, Ontario  
By Fax to: 832-8538

C 5	
COMMUNICATION	
CW (PH) -	FEB 4/14
ITEM -	2

**Re: 9000 Bathurst Street, Vaughan**  
**Application by Islamic Shia Ithna-Asheri Jamaat of Toronto**

Dear Sir;

I am the owner of 9593 Bathurst Street, Richmond Hill; which is just north of the subject property and on the other side of Bathurst Street.

It is very difficult to fully explain the devastating effect that this proposal will have on the whole area. The GTA has spread north, resulting in higher usage of the main arterial roads like Bathurst Street. As you are aware the various levels of Government are looking at ways to finance public transit and infrastructure—but are coming up short. Presently Bathurst Street southbound (in morning rush hour) and Bathurst Street northbound (in evening rush hour) are operating at what can only be described as beyond capacity. Traffic is a nightmare even taking into account the lands covered by the proposed amendment which are presently zoned agricultural and low density residential. The addition of 438 residential units plus retail units would have a devastating effect on traffic on Bathurst Street. The retail usage requires increased traffic both for employees and clients of the retail space. I would appreciate access to the Traffic Studies so I can hopefully begin to comprehend how much worse traffic will be. As well, I would like to know the proposed allotment of parking for the retail space so it does not pour over into residential streets or even worse onto Bathurst Street. As well, how many visitors Parking Spaces have been allotted to the apartment and townhouse units?

From an ecological viewpoint I note that both of proposed 17 storey buildings either encroach or sit right on the limit of the 10 meter buffer from the Top of the Bank of the Don River system. (It is difficult to tell from the diagram provided which is the actual case.) This is a fragile ecological system and affects not only Vaughan but many other municipalities. As the area loses more and more green space we must take care of the space left. I would also like to see the Conservation

...2

-2-

studies as to the effect that this would have on the ecology of the area. As Secretary of The Bayview Valley Ratepayers Assoc. in Toronto, I have been previously been involved in negotiations with respect to properties adjoining the Don River system. I am aware of the value of the ecological system to the entire Province and not just the immediate area. The system flows down through the subdivision where I reside and the effects of this proposed development will affect the entire Don River ecology far beyond the Borders of Vaughan. A larger setback would certainly be an improvement if these buildings are permitted to go ahead.

As well, the loss of a lot of "Green Space" to a "Concrete Jungle" would be a most unfortunate decision. What are the flora and fauna that would be affected in the area?

Two seventeen storey buildings in an area presently zoned Agricultural and Low Density Residential would have a serious effect on surrounding properties; the owners of which purchased never envisioning that the City would allow such a disastrous change in Zoning.

I would like to go on record as strongly opposing this Development.

Yours truly,

Harriet Altman

HA/ma



**Britto, John**

C 6  
**COMMUNICATION**

**From:** Sergey Roz <rozserg@rogers.com>  
**Sent:** Thursday, January 23, 2014 1:21 PM  
**To:** DevelopmentPlanning@vaughan.ca  
**Cc:** Clerks@vaughan.ca  
**Subject:** PUBLIC HEARING re the proposed development at 9000 Bathurst Street

CW (PH) - FEB 4/14  
ITEM - 2

Hello,

We object the Applications #OP.13.013 and # Z.13.036 submitted to The City of Vaughan Council/Committee for re-zoning and re-development of property at 9000 Bathurst St. that was submitted by: Islamic Shia Ithna - Asheri Jamaat of Toronto. We specially object the proposed development of the two (2) 17th storey buildings as proposed to this application.

The reasons why we object it are the following:

1. We want to protect the natural environment in the area, this project is going to destroy it.
2. Adding the high rise buildings will only add to the already over congested traffic on Bathurst street.
3. Public schools already overwhelmed and cannot accommodate more students.
4. Two 17th storey buildings will completely change the landscape of the current neighbourhood.

Sergey Roz and Svetlana Baukova  
69 Fraserwood Road,  
Vaughan, Ontario,  
L4J 9C8

C 7	
COMMUNICATION	
CW (PH) -	FEB 4/14
ITEM -	2

**From:** Jeff Springer [mailto:JSpringer@ujafed.org]  
**Sent:** Tuesday, January 21, 2014 4:34 PM  
**To:** DevelopmentPlanning@vaughan.ca  
**Subject:** OP.13.013 and Z.13.036

I am writing to express my displeasure of the proposed Official Plan Amendment OP.13.013 which would increase the density of the area significantly. The area is basically a single-family home area. This proposed development would change the character of the neighborhood and negatively impact the traffic along Bathurst St. which is already exceedingly congested.

In addition, I am concerned about any encroachment on the Open Space Conservation Zone as any encroachment may have environmental impact. I believe an environment study is necessary to determine if the zoning change would be detrimental to the environment and the Don River.

Thank you for your consideration.

Jeff Springer  
 469 Highcliffe Dr.  
 Thornhill, Ontario

Please do not reveal my address or business information into the public record. Thank you.

.....  
**Jeff Springer | Senior Vice-President, Corporate Affairs**  
 UJA FEDERATION OF GREATER TORONTO

ph: 416.631.5706  
 fx: 416.631.5701  
 em: [JSpringer@ujafed.org](mailto:JSpringer@ujafed.org)

Please make your gift today at [UJAdonations.com](http://UJAdonations.com)

About Us | Donate now | Jewish Foundation | Tomorrow Campaign



**Britto, John**

**From:** WILD <wildabe@rogers.com>  
**Sent:** Thursday, January 23, 2014 10:49 AM  
**To:** DevelopmentPlanning@vaughan.ca  
**Subject:** OP.13.013 and Z.13.036

<b>C 8</b>
<b>COMMUNICATION</b>
CW (PH) - <b>FEB 4/14</b>
ITEM - <b>2</b>

Why. Why building it here when most of their population Is in the Rexdale & Scarborough area. Building it here might result a larger tension between the Jewish and the Arab Muslim community. For the future of this neighborhood and better now than being sorry latter please do not let this project being built in the proposed location .

Avishay Wild  
42 Vivaldi Drive  
Thornhill ,Ontario  
L4J8Z5

**Britto, John**

**From:** ipritsker@rogers.com  
**Sent:** Thursday, January 23, 2014 1:06 PM  
**To:** DevelopmentPlanning@vaughan.ca; Racco, Sandra  
**Subject:** proposed development on 9000 Bathurst st

<u>C 9</u> <b>COMMUNICATION</b> CW (PH) - <u>FEB 4/14</u> ITEM - <u>2</u>
--

hello,

I am writing this email with a deep concern and worry about the new proposed development on 9000 Bathurst st.

This project will make a tremendous impact on the neighbourhood traffic, which is very bad in that area as is... Congestion, increase in population (17 storeys building plus commercial units!!!!)...I don't think this area can take anymore people and cars. Parking is a big problem, streets are full of cars, visitors cars parked everywhere and blocking the driveways!

I live within 1 km from Thornhill Woods Public school, it takes me 25 min in the morning to get to school and back, it's terrible.

The school is full, portables everywhere with no washrooms. When it is -30, kids have to go to another building for the bathroom through outside....

This area is FULL. The planning department must think about infrastructure too, roads, traffic, schools!!!

And who will benefit from this project??.... of course, the developer will!!!!

The zone was low density residential...family neighbourhood....let's keep it this way!!!

thank you in advance,

*Inessa Pritsker*



**Britto, John**

---

**From:** Corinne V <corinne2@hotmail.com>  
**Sent:** Thursday, January 23, 2014 1:46 PM  
**To:** DevelopmentPlanning@vaughan.ca  
**Subject:** Petition to object to the Applications #OP.13.013 and # Z.13.036

<div>C    10</div> <div>COMMUNICATION</div> <div>CW (PH) - FEB 4/14</div> <div>ITEM - 2</div>
---

To Whom It May Concern,

As a long time resident of Vaughan, I strongly oppose this application.

We do not need any high rise buildings in the area. Vaughan is congested enough already.

Regards,

Corinne Vortsman  
105 Bentwood Cres.  
Thornhill, Ontario L4J 8R4

**Britto, John**

**From:** Ely Anbar <gradmarketing@rogers.com>  
**Sent:** Thursday, January 23, 2014 2:00 PM  
**To:** DevelopmentPlanning@vaughan.ca  
**Subject:** Opposition to Proposed development at 9000 Bathurst St

C / 1
COMMUNICATION
CW (PH) - FEB 4 / 14
ITEM - 2

## OPPOSITION

### OP.13.013 and Z.13.036; applicant: Islamic Shia Ithna-Asheri Jamaat of Toronto

To whom it may concern;

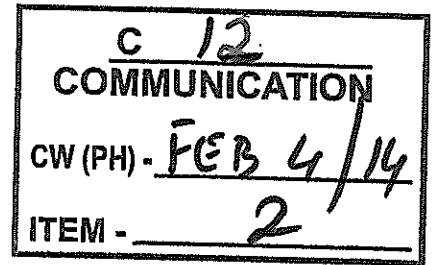
I write this email in firm opposition to the proposed development listed above. I have grave concerns about the traffic, congestion and parking issues this development will cause. Living in the greater Thornhill woods community I commute passed this location on a daily basis and the traffic is already an issue. On special events and specific weekdays the parking and general traffic flow causes chaos to drivers and pedestrians alike.

In Sum:

- 1.The original neighbourhood plan never included high-density residential and this plan is steering the area on a course it wasn't designed for.
- 2.The proposed plan is incompatible with our current low-density community.
- 3.Currently, when there is an event at the centre, the parking and traffic in the entire area is impacted as it creates chaos for cars and pedestrians.
- 4.The traffic and parking in the area would be further negatively impacted when adding high density residential buildings.

I support retention of Existing Zoning and emphatically oppose this or any development.

Ely Anbar



January 22, 2014

City of Vaughan  
Development Services Department  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Attention: Carol Birch, Planner

Dear Ms. Birch:

RE: Official Plan Amendment File OP.13.013 and Zoning By-law Amendment File Z.13.036  
9000 Bathurst Street – West Side of Bathurst Street, South of Rutherford

---

As a homeowner and resident of the Thornhill Woods community I would like to express my concern and objection to the amendments proposed in the above captioned files. The subject lands are currently designated "Low Rise Residential" in the new City of Vaughan Official Plan; adopted by Council in 2010 after a vigorous three-year undertaking as part of the City's integrated Growth Management Strategy.

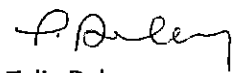
It is not appropriate to have high rise development introduced in a stable low rise residential community. Such development would be out of character with the neighbouring existing community of low rise residential and open space uses. High rise and mixed-use developments are more appropriately directed to major intersections, such as Bathurst and Rutherford, or to designated centres such as Carrville Centre; consistent with the directions of the City's newly adopted official plan.

Furthermore, the proposed mix of high rise, mid-rise, institutional and commercial will have negative effects on an already strained road network.

Finally, I am disappointed to see this item going to Committee of the Whole without any previous public open house or consultation/discussion with local area residents.

Thank you in advance for considering my points on this matter. I would like to be kept apprised on this file and any decisions or future meetings related to it. Please add me to your distribution list at the address or email below.

Sincerely,

  
Talia Delaney

**Britto, John**

**From:** Steve Dveris <sdveris@rogers.com>  
**Sent:** Thursday, January 23, 2014 4:45 PM  
**To:** Clerks@vaughan.ca; Britto, John  
**Subject:** Proposed TWO 17 STOREY CONDOS in Thornhill Woods

c 13	
COMMUNICATION	
CW (PH) -	FEB 4/14
ITEM -	2

To Whom it May Concern,

I am a resident of Vaughan and strongly oppose the Applications #OP.13.013 and # Z.13.036 submitted to The City of Vaughan Council/Committee for re-zoning and re-development of property at 9000 Bathurst St. I petition the City of Vaughan Planning Committee to refuse the application for the huge re-development of the above lands and development of 2 high rise buildings due to the following reasons:

1. Traffic Congestion – Our neighborhood and streets surrounding the proposed zoning area are already abnormally riddled with traffic jams, Motor Vehicle accidents, and noise. That section of Bathurst is constantly bumper to bumper traffic and approving a development to house thousands of new residents would seriously overload our neighborhood's roads. The surrounding neighborhoods are overrun with traffic currently, because drivers are avoiding traffic jams to enter the Islamic Center already. Adding thousands of new residents would be a traffic and safety nightmare on our roads. There are thousands of vehicles speeding through our quiet roads and we cannot accommodate even more.
2. Overcrowding and Safety– There are thousands of residents and every square inch of land has a development. I am shocked to see how many developments including townhomes, single homes were already approved in such a small area and oppose further developing of #OP.13.013 and # Z.13.036. There are too many proposed residences in this plan and I do not feel safe with adding thousands of new residents into the neighborhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.
3. Parking – Currently without the proposed development we have cars parked on every street in our neighborhood every night when gatherers attend the Jafari Village. With the proposed development there will be thousands of additional vehicles needing to park and they will continue to park on the surrounding roads.
4. Environmental – The proposed area is right along some of the most beautiful wetlands along the Don River and when I walk by it such a nice relief from the suburban sprawl and traffic to gaze away from Bathurst and see some actual wildlife and foliage. I have spotted Blue Herons, Salmon, and countless beautiful flora and fauna. I do not believe building two massive eye sore condos along that river is a environmentally responsible idea. We already saw the zoning amendment that allowed the cutting down mature evergreen trees along Bathurst off Ner Israel drive.
5. Quality of Life – There is already so much noise and light pollution in our area from Parking lighting, and traffic that I truly feel our quality of life and property values hang in the balance with this proposed development. Our neighborhoods are already so dense and overpopulated that approving this development right beside the already approved re-zoning of the farm land next door to the Jafari Village is a big mistake. I do not feel that our quality of life should be affected by Council approving even more development.

I wholeheartedly support retention of existing zoning and strongly oppose this or any proposed development.

Regards,

Steve Dveris  
City of Vaughan Resident

**Britto, John**

---

**From:** mabramovitz@northwoodmortgage.com on behalf of Marc Abramovitz  
<marc@ilovemymortgage.ca>  
**Sent:** Friday, January 24, 2014 10:47 AM  
**To:** DevelopmentPlanning@vaughan.ca; Britto, John  
**Cc:** Clerks@vaughan.ca; Furfaro, Cindy  
**Subject:** Subject: Objection to Proposed Development: OP.13.013 and Z.13.0.36

C 14	
COMMUNICATION	
CW (PH) -	FEB 4/14
ITEM -	2

**Location: 9000 Bathurst Street - West side of Bathurst Street, south of Rutherford**

**Applicant: Islamic Shia Ithna-Asheri Jamaat of Toronto**

Dear Sir:

I am writing to register my concerns about the above-noted application.

***Local Traffic and Noise***

I live on Apple Blossom Drive (5 homes from the corner of Apple Blossom Drive and Bathurst Glen), just west and north of the lands in issue. The neighbourhood is low density single family residential, and despite that, we have a serious problem with cars using Apple Blossom and Bathurst Glen at high speeds to get to Rutherford, or to Bathurst. They do this to avoid heavy traffic, or having to wait at stoplights.

I have three children under the age of 7 whose safety is already a serious concern. Also, I often hear the screeching of tires going around my corner, even in the middle of the night. Many of us on the street have younger kids and many have expressed concerns to the city regarding the traffic, speeding, parking on apple blossom, etc.

The proposed development includes two 17-storey residential buildings, a "future mid-rise" building, 60 townhomes, and a school. It will significantly increase the density of the neighbourhood. The traffic past my house will multiply, creating a much worse safety and noise problem. Hundreds of new cars per day will be coming to and from my little corner the neighbourhood.

I moved to this neighbourhood in 2007 precisely to get away from higher density, and to live in a low density neighbourhood of mostly detached houses. The proposed development will create the higher density I, and undoubtedly many others, were trying to get away from.

***Parking***

My house is at least a 7 minute walk from the mosque currently on the lands at issue. Nevertheless, when large events happen at the mosque, there are cars lining the streets beside my house, with significant traffic before and after the event. Parking that far away from a destination is usually

associated with attendance at rock concerts or professional sports matches. That is not appropriate for a low density residential neighbourhood.

Worse still, the proposed development calls for a reduction in the number of parking spaces on the land in issue - there is no new parking, and some of the existing parking will be used for the "future mid-rise."

### ***Traffic to and From Thornhill Woods***

I, like many others, leave the neighbourhood by driving south on Bathurst. During high traffic periods, the traffic is very slow, often stop and go. For example, my children attend school in south Thornhill, and the 8-minute trip often takes 20 minutes plus. This is true despite the absence of any high density developments along Bathurst north of the lands in issue. Two high rises, a mid-rise and a school will add significantly to this problem.

### **Environmental Concerns**

The proposed area is right along some of the most beautiful wetlands along the Don River and when I walk by it such a nice relief from the suburban sprawl and traffic to gaze away from Bathurst and see some actual wildlife and foliage. I have spotted Blue Herons, Salmon, and countless beautiful flora and fauna. I do not believe building two massive eye sore condos along that river is a environmentally responsible idea. We already saw the zoning amendment that allowed the cutting down mature evergreen trees along Bathurst off of Ner Israel drive.

### **Quality of Life**

There is already so much noise and light pollution in our area from parking lighting, and traffic that I truly feel our quality of life and property values hang in the balance with this proposed development. Our neighborhoods are already so dense and overpopulated that approving this development adjacent to the already approved re-zoning of the farm land by Jaffari Village would not be compatible with the community at large.

### ***Summary***

The neighbourhood is, fundamentally, a low density, single family residential neighbourhood. The proposed development is at odds with the character of the neighbourhood, and will significantly change the character of the neighbourhood, to the detriment of many, if not most, of its residents. I wholeheartedly support retention of existing zoning and strongly oppose this proposed development.

Marc Abramovitz  
416-456-3062

**Britto, John**

**From:** Jeffrey Cohen <cohenj@cohenj.com>  
**Sent:** Friday, January 24, 2014 10:24 AM  
**To:** Britto, John; Birch, Carol  
**Subject:** Objection to Proposed Development OP.13.013 & Z.13.036

<b>C 15</b> <b>COMMUNICATION</b> CW (PH) - <b>FEB 4/14</b> ITEM - <b>2</b>
---

To Whom It May Concern:

Regarding files OP.13.013 and Z.13.036, the proposed rezoning of property at 9000 Bathurst Street (attachments #1 and # 2 - Ward 4); I would like to make the following objections.

Thornhill Woods is currently a quiet, residential neighborhood of town, semi-detached and detached two-store homes. The introduction of a 17 story building, where no other high rise buildings exist would be detrimental to the community for a number of reasons, not the least of which is that it would stick out like the proverbial sore thumb. It would be a concrete and glass an acronym, surrounded by brick and mortar civility.

A 205 unit building with commercial leasing at ground level would significantly and negatively impact both traffic and parking congestion in the area. As it stands today, when an event or holiday is taking place at the Islamic Center, parking spills out of their lot and consumes every parking space within a 2-3 block radius of the center, making traffic navigation around Ner Israel, Knightshade and Bathurst even more torturous.

The project would set a very bad precedent, possibly opening Thornhill Woods up for further high rise development in the future.

I was informed that when the new Islamic Center was under construction, the general contractor was cited for not having procured the necessary building permits. We witnessed the half-finished structure and construction debris lie dormant for a couple of years, before they finally were able to get the project on track. It was an eye sore and a risk factor for children who would play in the area. I have no reason to believe that this new proposed project will go any differently.

My understanding is that the mandate of the Islamic Center is to provide educational, social and spiritual programming for its constituents. I do not see how developing 17 stories of residential/commercial real estate fits with that mandate.

The following web link is a petition of concerned Thornhill Wood residents who object to this project.

<http://www.petitionbuzz.com/petitions/9000bathurst>

You will notice that there are close to 1000 signatories.

Thank you for taking the time to read this message.

Regards,

--

Jeffrey Cohen  
(416) 884-5381  
<http://www.cohenj.com/>



**Britto, John**

**From:** STEPHEN SHOSHAN <sshoshan@rogers.com>  
**Sent:** Thursday, January 23, 2014 6:13 PM  
**To:** Clerks@vaughan.ca; Britto, John  
**Subject:** File Number: OP.13.013 and Z.13.0.36 with the File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto

c 16	
COMMUNICATION	
CW (PH)	FEB 4/14
ITEM -	2

Dear Sir:

(I previously sent this email to another email address, but I am not sure if it is the right one, so I am resending to this address.)

I am writing to register my concerns about the above-noted application.

### ***Local Traffic and Noise***

I live at the corner of Serene Way and Bathurst Glen Drive, just west and north of the lands in issue. The neighbourhood is low density single family residential, and despite that, we have a serious problem with cars using Serene Way and Bathurst Glen at high speeds to get to Rutherford, or to Bathurst. They do this to avoid heavy traffic, or having to wait at stoplights.

I have three children under the age of 7 whose safety is already a serious concern. Also, I often hear the screeching of tires going around my corner, even in the middle of the night.

The proposed development includes two 17-storey residential buildings, a "future mid-rise" building, 60 townhomes, and a school. It will significantly increase the density of the neighbourhood. The traffic past my house will multiply, creating a much worse safety and noise problem. Hundreds of new cars per day will be coming to and from my little corner the neighbourhood.

I moved to this neighbourhood in 2007 precisely to get away from higher density, and to live in a low density neighbourhood of mostly detached houses. The proposed development will create the higher density I, and undoubtedly many others, were trying to get away from.

### ***Parking***

My house is at least a 7-10 minute walk from the mosque currently on the lands at issue. Nevertheless, when large events happen at the mosque, there are cars lining the streets beside my house, with significant traffic before and after the event. Parking that far away from a destination is usually associated with attendance at rock concerts or professional sports matches. That is not appropriate for a low density residential neighbourhood.

Worse still, the proposed development calls for a reduction in the number of parking spaces on the land in issue - there is no new parking, and some of the existing parking will be used for the "future mid-rise."

### ***Traffic to and From Thornhill Woods***

I, like many others, leave the neighbourhood by driving south on Bathurst. During high traffic periods, the traffic is very slow, often stop and go. For example, my children attend school in south Thornhill, and the 8-minute trip often takes 20 minutes plus. This is true despite the absence of any high density developments along Bathurst north of the lands in issue. Two high rises, a mid-rise and a school will add significantly to this problem.

### ***Summary***

The neighbourhood is, fundamentally, a low density, single family residential neighbourhood. The proposed development is at odds with the character of the neighbourhood, and will significantly change the character of the neighbourhood, to the detriment of many, if not most, of its residents. The proposal should be rejected.

Stephen Shoshan  
Mobile: 416-939-9349

C 17	
COMMUNICATION	
CW (PH) -	FEB 1/14
ITEM -	2

**Britto, John**

**From:** Dmitry Shparber <dmitry@science-experts.ca>  
**Sent:** Friday, January 24, 2014 2:47 PM  
**To:** DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Britto, John; Racco, Sandra; Furfaro, Cindy; Furfaro, Cindy  
**Subject:** Objection to Proposed Development: OP.13.013 and Z.13.0.36 Location: 9000 Bathurst Street - West side of Bathurst Street, south of Rutherford Applicant: Islamic Shia Ithna-Asheri Jamaat of Toronto  
**Importance:** High

To Whom this May Concern,

I am a resident of Vaughan and strongly oppose the Applications #OP.13.013 and # Z.13.036 submitted to The City of Vaughan Council/Committee for re-zoning and re-development of property at 9000 Bathurst St.

Kindly consider the over crowdnness, we do not ruin our quite suburb!

Best regards,  
Dmitry Shparber resident of Vaughan.  
292 Golden forest rd, Maple on.



This email is free from viruses and malware because avast! Antivirus protection is active.

**Britto, John**

**From:** Erin Lazer <erinchaim@gmail.com>  
**Sent:** Friday, January 24, 2014 10:33 AM  
**To:** Clerks@vaughan.ca; Britto, John  
**Subject:** Petition against the Applications #OP.13.013 and # Z.13.036

<b>C 18</b> <b>COMMUNICATION</b> <b>CW (PH) - FEB 4/14</b> <b>ITEM - 2</b>
---

To Whom it May Concern,  
(clerks@vaughan.ca; john.britto@vaughan.ca)

I am a resident of Vaughan and strongly oppose the Applications #OP.13.013 and # Z.13.036 submitted to The City of Vaughan Council/Committee for re-zoning and re-development of property at 9000 Bathurst St.

I petition the City of Vaughan Planning Committee to refuse the application for the huge re-development of the above lands and development of 2 high rise buildings due to the following reasons:

1. Traffic Congestion – Our neighborhood and streets surrounding the proposed zoning area are already abnormally riddled with traffic jams, Motor Vehicle accidents, and noise. That section of Bathurst is constantly bumper to bumper traffic and approving a development to house thousands of new residents would seriously overload our neighborhood's roads. The surrounding neighborhoods are overrun with traffic currently, because drivers are avoiding traffic jams to enter the Islamic Center already. Adding thousands of new residents would be a traffic and safety nightmare on our roads. There are thousands of vehicles speeding through our quiet roads and we cannot accommodate even more.
2. Overcrowding and Safety– There are thousands of residents and every square inch of land has a development. I am shocked to see how many developments including townhomes, single homes were already approved in such a small area and oppose further developing of #OP.13.013 and # Z.13.036. There are too many proposed residences in this plan and I do not feel safe with adding thousands of new residents into the neighborhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.
3. Parking – Currently without the proposed development there are cars parked on every street in the neighborhood every night when gatherers attend the Jafari Village. With the proposed development there will be thousands of additional vehicles needing to park and they will continue to park on the surrounding roads. There was already a petition signed against this.
4. Quality of Life – There is already so much noise and light pollution in the area from Parking lighting, and traffic that we feel our quality of life and property values are at risk with this proposed development.

Our neighborhoods are already so dense and overpopulated that approving this development right beside the already approved re-zoning of the farm land next door to the Jafari Village is a danger to us all and will only lead to more frustration around the neighbourhood.

I support retention of existing zoning and strongly oppose this or any other proposed development. Unfortunately many of us are unable to be there in person on Feb 4 as we have family commitments, so we would hope that our emails as well as the signed petition will be considered in your decision to reject the development.

Regards, Erin M Lazer, City of Vaughan Resident (Thornhill Woods)

161 Santa Amato Cres  
Thornhill, ON  
L4J0E7

**Britto, John**

C 19  
COMMUNICATION

**From:** Eugene K <evgenik1@yahoo.ca>  
**Sent:** Saturday, January 25, 2014 9:11 PM  
**To:** Clerks@vaughan.ca  
**Cc:** DevelopmentPlanning@vaughan.ca  
**Subject:** Objection to Proposed Development: OP.13.013 and Z.13.36

CW (PH) - FEB 4/14  
ITEM - 2

Attn:  
[DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
[Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
[john.britto@vaughan.ca](mailto:john.britto@vaughan.ca)  
[Sandra.Racco@vaughan.ca](mailto:Sandra.Racco@vaughan.ca)  
[Cindy.Furfaro@vaughan.ca](mailto:Cindy.Furfaro@vaughan.ca)

Subject: Objection to Proposed Development: OP.13.013 and Z.13.036

Location: 9000 Bathurst Street - West side of Bathurst Street, South of Rutherford  
(Applicant: Islamic Shia Ithna-Asheri Jamaat of Toronto )

To Whom this May Concern,

My family of six live at 108 Birch Ave, Richmond Hill and we strongly oppose the Applications OP.13.013 and Z.13.036 submitted to The City of Vaughan Council/Committee for re-zoning and re-development of property at 9000 Bathurst St.

We petition the City of Vaughan Planning Committee to refuse the application for the huge re-development of the above lands and development of high rise buildings:

1. Plan contradicts the existing Low Rise community: The proposed plan is incompatible with our current low-density community.
2. Traffic: Our neighbourhood is already lives in the traffic jams. Adding thousands of new residents would be a traffic and safety problem on our roads.
3. Safety: I do not feel safe with adding thousands of new residents into the neighborhood from a traffic perspective, safety services access, and utilities services access.

I do support retention of existing zoning and strongly oppose this proposed development.

Regards,  
Eugene Koudriavitski  
108 Birch Ave., Richmond Hill, L4C 6C7  
289 5976737

**Britto, John**

C 20  
COMMUNICATION

OW (PH) FEB 4/14

ITEM - 2

**From:** Melvyn Aiken <maiken@rogers.com>  
**Sent:** Sunday, January 26, 2014 12:41 PM  
**To:** DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Britto, John; Racco, Sandra; Furfaro, Cindy  
**Subject:** Subject: Objection to Proposed Development: OP.13.013 and Z.13.0.36 Location: 9000 Bathurst Street - West side of Bathurst Street, south of Rutherford Applicant: Islamic Shia Ithna-Asheri Jamaat of Toronto

We purchased a single family dwelling in 2001 and obtained possession in September, 2003 in "Thornhill Woods" with the anticipation that the **greenery** would be retained. Slowly it is disappearing and certainly more will surely go, if the application is approved. At the time that we signed the Agreement of Purchase and sale we were led to believe that the entire area would be mainly composed of single and semi-detached homes.

Since our purchase we have seen the area grow at a great rate and naturally, we have seen an increase in traffic. In our opinion the planning was not considered properly as Bathurst st. cannot handle the traffic. It is continuously congested, especially during both rush hours, from north of Elgin Mills south to Steeles Ave .If these proposed buildings are erected the amount of traffic will increase the problems;

**Environmentally-fumes and noise; Safety-more accidents.**

As it stands today more people are driving north on Knightshade to reach the Mosque as opposed to driving on Bathurst St. and turning left on Bathurst St. and when they leave the opposite is true. Pedestrians, especially children are always playing on the street .When the Mosque has a special event it seems that their parking lot cannot handle the parking, so a lot of people park their cars on abutting streets.

For the above reasons we strongly oppose the granting of any building permits to allow the erection of any further development on the lands owned by the Mosque.

Frances and Melvyn Aiken  
45 Vivaldi Drive Thornhill, Ont  
L4J 8Z5  
905-326-6115

**Britto, John**

**From:** Y&A Gurevich <gureviches@gmail.com>  
**Sent:** Sunday, January 26, 2014 3:48 PM  
**To:** Clerks@vaughan.ca; Britto, John  
**Subject:** File Number: OP.13.013 and Z.13.0.36 with the File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto.

C 21
COMMUNICATION
CW (PH) - FEB 4/14
ITEM - 2

Dear All,

We strongly oppose to the proposal of two 17-storey high rises to be erected on Ner Israel Dr. and Knightshade Dr. intersection and will take all possible actions, including legal, in order not to have it to be implemented.

1. We want to keep our neighborhood quiet, respectful, an populated by self-esteemed working middle class and have it remains low density populated;
2. We do not want jammed streets as it is already during Fri nights; we do not want this 24/7;
3. We do not want our school classes to be overpopulated even more than they are now;
4. We do not want additional pressure on us from retailers, their customers (possible, from another parts of the city), and delivery trucks;
5. Our neighborhood is multicultural already and this is fine - we do not want this neighborhood to have a significant prevalence of one culture over the rest of - we want to keep status quo here;

We asking you to consider all possible negative effects of such a proposal and decline it once and forever.

Let's keep our neighborhood as we have it now unless your goal is to assist to real estate agents whose activity grew up in times recently from the moment proposal was advertised.

To simplify - residents of Thornhill Woods would prefer to abandon their houses and to relocate to another community, under jurisdiction with more balanced policy, and City of Vaughan will have to deal with results of its improper practice.

We say NO!

Sincerely,  
Yana & Alexander Gurevich  
26 Strauss Rd, Thornhill, OM  
905-597-0505

--  
Sincerely,  
Yana & Alexander Gurevich

**Britto, John**

**From:** eitan <eitan@primus.ca>  
**Sent:** Sunday, January 26, 2014 9:48 AM  
**To:** DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Britto, John; Racco, Sandra; Furfaro, Cindy  
**Subject:** Objection to Proposed Development: OP.13.013 and Z.13.036

C 22
COMMUNICATION
CW (PH) FEB 4/14
ITEM - 2

1. Traffic Congestion – Our neighborhood and streets surrounding the proposed zoning area are already abnormally riddled with traffic jams, Motor Vehicle accidents, and noise. That section of Bathurst is constantly bumper to bumper traffic and approving a development to house thousands of new residents would seriously overload our neighborhood's roads. The surrounding neighborhoods are overrun with traffic currently, because drivers are avoiding traffic jams to enter the Jaffari center already. Adding thousands of new residents would be a traffic and safety nightmare on our roads. There are thousands of vehicles speeding through our quiet roads and we cannot accommodate even more.

2. Overcrowding and Safety– There are thousands of residents and every square inch of land has a development. I am shocked to see how many developments including townhomes; single homes were already approved in such a small area and oppose further developing of #OP.13.013 and # Z.13.036. There are too many proposed residences in this plan and I do not feel safe with adding thousands of new residents into the neighborhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.

I wholeheartedly support retention of existing zoning and strongly oppose this proposed development.

Regards,

Eitan Gal

Concerned Vaughan Resident



**Britto, John**

**From:** Yury Shparber <yurta@rogers.com>  
**Sent:** Sunday, January 26, 2014 10:48 PM  
**To:** Clerks@vaughan.ca; Britto, John  
**Subject:** FW: : Public Hearing - Islamic Center

<b>C</b> <u>23</u>
<b>COMMUNICATION</b>
<b>CW (PH) -</b> <u>FEB 4/14</u>
<b>ITEM -</b> <u>2</u>

To Whom it May Concern,

I am a resident of Vaughan and strongly oppose the Applications #OP.13.013 and # Z.13.036 submitted to The City of Vaughan Council/Committee for re-zoning and re-development of property at 9000 Bathurst St. I petition the City of Vaughan Planning Committee to refuse the application for the huge re-development of the above lands and development of 2 high rise buildings due to the following reasons:

1. Traffic Congestion – Our neighborhood and streets surrounding the proposed zoning area are already abnormally riddled with traffic jams, Motor Vehicle accidents, and noise. That section of Bathurst is constantly bumper to bumper traffic and approving a development to house thousands of new residents would seriously overload our neighborhood's roads. The surrounding neighborhoods are overrun with traffic currently, because drivers are avoiding traffic jams to enter the Islamic Center already. Adding thousands of new residents would be a traffic and safety nightmare on our roads. There are thousands of vehicles speeding through our quiet roads and we cannot accommodate even more.
2. Overcrowding and Safety– There are thousands of residents and every square inch of land has a development. I am shocked to see how many developments including townhomes, single homes were already approved in such a small area and oppose further developing of #OP.13.013 and # Z.13.036. There are too many proposed residences in this plan and I do not feel safe with adding thousands of new residents into the neighborhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.
3. Parking – Currently without the proposed development we have cars parked on every street in our neighborhood every night when gatherers attend the Jafari Village. With the proposed development there will be thousands of additional vehicles needing to park and they will continue to park on the surrounding roads.
4. Environmental – The proposed area is right along some of the most beautiful wetlands along the Don River and when I walk by it such a nice relief from the suburban sprawl and traffic to gaze away from Bathurst and see some actual wildlife and foliage. I have spotted Blue Herons, Salmon, and countless beautiful flora and fauna. I do not believe building two massive eye sore condos along that river is a environmentally responsible idea. We already saw the zoning amendment that allowed the cutting down mature evergreen trees along Bathurst off Ner Israel drive.
5. Quality of Life – There is already so much noise and light pollution in our area from Parking lighting, and traffic that I truly feel our quality of life and property values hang in the balance with this proposed development. Our neighbourhoods are already so dense and overpopulated that approving this development right beside the already approved re-zoning of the farm land next door to the Jafari Village is a big mistake. I do not feel that our quality of life should be affected by Council approving even more development.

I wholeheartedly support retention of existing zoning and strongly oppose this or any proposed development.

Regards,

Yury and Tanya Shparber

79 Fraserwood Road, Thornhill, L4J 9C8

**Britto, John**

C 24  
COMMUNICATION

CW (PH) - FEB 4/14

ITEM - 2

**From:** Bella Katznelson <bella@katznelson.ca>  
**Sent:** Monday, January 27, 2014 1:10 AM  
**To:** DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Britto, John; Racco, Sandra; Furfaro, Cindy; info@gilamartow.ca  
**Subject:** Objection to Proposed Development: OP.13.013 and Z.13.036 Location: 9000 Bathurst Street - West side of Bathurst Street, south of Rutherford Applicant: Islamic Shia Ithna-Asheri Jamaat of Toronto

To Whom this May Concern,

I am a resident of Vaughan and strongly oppose the Applications #OP.13.013 and # Z.13.036 submitted to The City of Vaughan Council/Committee for re-zoning and re-development of property at 9000 Bathurst St.

I petition the City of Vaughan Planning Committee to refuse the application for the huge re-development of the above lands and development of 2 high rise buildings the following are some of the reasons for my objection:

1. Traffic Congestion – Our neighborhood and streets surrounding the proposed zoning area are already abnormally riddled with traffic jams, Motor Vehicle accidents, and noise. That section of Bathurst is constantly bumper to bumper traffic and approving a development to house thousands of new residents would seriously overload our neighborhood's roads. The surrounding neighborhoods are overrun with traffic currently, because drivers are avoiding traffic jams to enter the Jaffari center already. Adding thousands of new residents would be a traffic and safety nightmare on our roads. There are thousands of vehicles speeding through our quiet roads and we cannot accommodate even more. It takes me more than 10 minutes to to drive a distance of approximately

3. Safety– I oppose further developing of #OP.13.013 and # Z.13.036. There are too many proposed residences in this plan. I worry for my safety and the safety of much children with the addition of thousands of new residents into the neighborhood from a traffic perspective, access to emergency services, and utilities services access. We already have cars whizzing by our homes rushing to avoid traffic. The city has obviously recognized this to be an area of concern and attempted to implement traffic calming strategies by incorporating roundabouts and concrete Islands on major arteries leading into and out of this subdivision. I am very concerned for the safety of the children in this subdivision. There have been several traffic fatalities in this subdivision over the last 6 months due to the heavy traffic in this subdivision.

2. Parking Issues – Currently many cars are parked on the roads within our neighborhood when gatherers attend the Jafari Village. The proposed development thousands of additional vehicles to this neighbourhood. These vehicles will needing a place to park. Hundreds will end up parking on the surrounding roads. This will further exacerbate traffic in the subdivision. This is already causing a driving nightmare within the area akin to traffic on major thoroughfares during rush hour.

4. Environmental Concerns – The proposed area is right along some of the most beautiful wetlands along the Don River. It was a big factor that attracted us to purchase a home in the community. It is a wonderful relief from the suburban sprawl and traffic. We have spotted Blue Herons, Salmon, rabbits, red bellied robins and countless beautiful flora and fauna. Building two 17 story high-rise buildings with residential and commercial units along this river is an environmentally irresponsible idea. This development will adversely affect the organic garden at Hesperus Village and adversely impact the Village Market, the GTA's foremost organic market which are integral parts of our community.

5. Impact on Hesperus Village - Hesperus Village. a geared to income seniors residence, along the Don River on one side with an organic garden is in close proximity to the proposed development. This facility had to amended their building and expansion plans to exclude cooking facilities within the residences as allowing for kitchens would overload the existing services in the area. Hesperus village II which was completed in 2012 only

allowed for 70 additional residences even though they are surrounded by acres of parkland. This development will have a big detrimental effect on these seniors in terms of pollution (noise and traffic during construction as well as light and traffic pollution post construction). The dust associated with the construction will decimate the organic gardens. This development will destroy one of the most idyllic geared to income seniors residences in York Region. Instead of living in the city in a park like setting reminiscent of a Country Inn these residents will wake up everyday to the view of big concrete monstrosities in their back yard.

6. Quality of Life – Our quality of life and property values hang in the balance with this proposed development. Our neighborhoods are already dense and overpopulated and the feeder arteries and roads within the subdivision overcrowded. Approving this development adjacent to the already approved re-zoning of the agricultural land by Jaffari Village is not compatible with the community at large.

The proposed plan is incompatible with our current low-density community, the original neighborhood plan never included high-rise, high-density dwellings. This plan is steering the area on a course it was not designed for and for which it is particularly ill suited. I VERY STRONGLY OPPOSE THE PROPOSED DEVELOPMENT!! I WHOLE HEATEDLY **SUPPORT** **RETENTION OF THE EXISTING ZONING !**

Regards,

Bella Katznelson  
Concerned Vaughan Resident  
65 Auburndale Drive  
Vaughan, ON L4J 8W8

Britto, John

**From:** Akiva Flier <akivaflier@hotmail.com>  
**Sent:** Monday, January 27, 2014 5:35 AM  
**To:** DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Britto, John; Racco, Sandra; Furfaro, Cindy  
**Subject:** Objection to Proposed Development: OP.13.013 and Z.13.0.36 Location: 9000 Bathurst Street - West side of Bathurst Street, south of Rutherford Applicant: Islamic Shia Ithna-Asheri Jamaat of Toronto

*I would like to express my concerns about the proposed development at 9000 Bathurst Street. I have lived at 64 Cezanne Trail, Vaughan, ON L4J 9B9 for close to 10 years and planned to move to Hesperus Village a rent to income geared Seniors community in this neighbourhood as soon as a unit becomes available. I enjoyed the neighbourhood immensely.*

*This area is a mix of single family homes, town-home residences and green space. The proposed 17 story towers are incompatible with our current low density community. They do not respect local context, in particular the scale and proportions of surrounding structures and would be entirely out of character with this area to the detriment of the local environment.*

*The original neighbourhood plan does not provide the infrastructure to support high-density residential dwellings. If the two proposed 17 story towers are constructed, the increased density will adversely impact this community. As it stands the The Ja'ffari Community Centre does not have sufficient parking to accommodate all their membership and participants. Parking of many vehicles on roads in the neighbourhood is already an issue when events are held Centre. Navigating the roads in close proximity is already challenging and will just become more of an issue with the addition of close to 1000 residents in a highly concentrated area. Parking of vehicles on the roads ultimately results in increased traffic congestion. Traffic congestion comes with inherent dangers the least of which is air and noise pollution.*

*In recent years the area has become over crowded and traffic congestion is becoming a serious issue. I am personally aware of 2 traffic fatalities in this neighbourhood involving pedestrians in the past 12 months. It now takes close to 10 minutes to drive a distance of less than 2 km to exit the subdivision in the mornings. Prior to allowing this development to move forward it is imperative that we take a good look at current and potential traffic patterns to ensure the this neighbourhood is safe*

*for all the existing residents and most especially for the children of this community. Increased traffic congestion and parking are just some of the issues that will negatively impact this community. Other issues pertain to emergency services, air quality, noise pollution, water sewage, increased strain on neighbourhood public schools and amenities.*

*Allowing development of two 17 story glass and concrete towers along the beautiful wetlands of East Don River is environmentally irresponsible. These wet lands are home to wildlife (rabbits, red bellied robins, blue herons) and beautiful fauna and foliage.*

*This development will adversely impact Hesperus Village. Hesperus Village is a seniors community which opened in 1987 and is one of the earliest residential developments in this neighbourhood. It has been described as one of most idyllic seniors residences not only in Vaughan but in the GTA. It is currently home to 100 seniors. I don't suppose the developer will want to compensate the residents living at Hesperus Village for the many months of endless daytime noise, pollution from construction, increased traffic congestion, subsequent overshadowing and the havoc this construction will create on the organic garden that has been painstakingly nurtured for 15 years.*

*We along with over 1000 local community members have signed an online petition opposing this development . See link to petition <http://www.petitionbuzz.com/petitions/9000bathurst> . Your support in promoting alternatives to the towers would be greatly appreciated by the voters and taxpayers of this community.*

*Sincerely,*

*Akiva & Julia Flier*

*Vaughan residents, taxpayers and voters*

*64 Cezanne Trail*

*Thornhill, ON L4J 9B9*

**Britto, John**

**From:** Simon Katznelson <simon@katznelson.ca>  
**Sent:** Monday, January 27, 2014 12:36 PM  
**To:** DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Britto, John; Racco, Sandra; Furfaro, Cindy  
**Subject:** Objection to Proposed Development: OP.13.013 and Z.13.0.36

c 26
COMMUNICATION
CW (PH) FEB 6/14
ITEM - 2

**Objection to Proposed Development: OP.13.013 and Z.13.0.36 Location: 9000 Bathurst Street - West side of Bathurst Street, south of Rutherford Applicant: Islamic Shia Ithna-Asheri Jamaat of Toronto**

I am extremely concerned with the adverse impact this proposed development will have on my neighborhood. Specifically:

The proposed height of the high rise buildings; 17 stories exceeds anything in the neighborhood by 13 stories. Construction of these 2 buildings and townhomes represent 1,000 more people living in this complex which is a small area. This raises various concerns:

- a) Traffic congestion on Bathurst St., near Israel Drive and main arteries into and out of Thornhill Woods community
- b) safety issues for the children of this community caused by the significant increase in traffic on Apple Blossom and Thornhill Woods which house two of our three public schools.
- c) Parking on neighborhood roads
- d) Additional pressure on the limited public transit currently in this subdivision
- e) Additional pressure on the neighborhood schools; as Carville Mills has had to add portables to accommodate existing student levels
- f) Demands on infrastructure: sewage system, electrical, emergency services and other facilities

Please also consider the character of this neighborhood, which is at present an appropriate balance between townhomes, single family homes and green space. The two towers being proposed will open the door to more of the same kind of construction of high-rise buildings in the area, which will drastically change the character and ambiance of the area and this community.

I have been a resident of this area for 10 years and care very much about its character.

Please respond to this correspondence and register my opposition to this development.

Respectfully,

Simon Katznelson  
Concerned Thornhill Woods Resident  
65 Auburndale Drive  
Thornhill, ON L4J 8W8



**Britto, John**

<b>C 27</b> <b>COMMUNICATION</b> CW (PH) - <b>FEB 4/14</b> ITEM - <b>2</b>
---

**From:** Birch, Carol  
**Sent:** Monday, January 27, 2014 2:25 PM  
**To:** Britto, John  
**Subject:** FW: OP.13.013 and Z.13.036; applicant: Islamic Shia Ithna-Asheri Jamaat of Toronto

Hello John,

Please add this to the list of comments regarding the above noted application.

Regards,

*Carol Birch, MCIP, RPP  
Planner  
Development Planning  
City of Vaughan, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1  
Phone: 905-832-8585 ext. 8485 Fax: 905-832-6080  
Email: [carol.birch@vaughan.ca](mailto:carol.birch@vaughan.ca)*

---

**From:** Panaro, Doris  
**Sent:** Thursday, January 23, 2014 3:40 PM  
**To:** 'Elisha Mandel'; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca); Furfaro, Cindy; Racco, Sandra  
**Cc:** Birch, Carol  
**Subject:** RE: OP.13.013 and Z.13.036; applicant: Islamic Shia Ithna-Asheri Jamaat of Toronto

Elisha, I will forward your concerns to the Planner, Carol Birch that is overseeing this application. Thank you.

**Doris Panaro**  
**Development Planning Dept.**



T: 905.832.8565 ext. 8208 | 2141 Major Mackenzie Drive, 2<sup>nd</sup> Fl. N. | Vaughan, ON. L6A 1T1  
F: 905.832.6080 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca) | [www.cityofvaughan.ca](http://www.cityofvaughan.ca)

**From:** Elisha Mandel [<mailto:elishamandel@gmail.com>]  
**Sent:** Thursday, January 23, 2014 12:43 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca); Furfaro, Cindy; Racco, Sandra  
**Subject:** OP.13.013 and Z.13.036; applicant: Islamic Shia Ithna-Asheri Jamaat of Toronto

Dear Councillor Racco, Mrs. Furfaro and the Department of Planning at Vaughan,

Pursuant to the above application in the subject line, I am writing to voice great concern that I and many of my neighbors share regarding this proposed building. Bathurst Street is already a traffic nightmare and this will cause horrendous further increase in traffic and an increase in danger.

I understand no new parking is proposed at this time. This is another great concern. While I respect and welcome new residents to our great city this will act as a detriment, I fear.

Please understand the wishes of your good citizens.

Many thanks,  
Elisha Mandel

--  
Elisha Mandel  
647-778-2744

**Britto, John**

**From:** Squadrilla, Dorianne  
**Sent:** Monday, January 27, 2014 3:09 PM  
**To:** Britto, John; Birch, Carol  
**Subject:** FW: File # OP.13.013 and Z.13.036

<b>C</b> <u>28</u>
<b>COMMUNICATION</b>
CW (PH) - <u>FEB 4/14</u>
ITEM - <u>2</u>

---

**From:** abbas kaviani [[mailto:a\\_kaviani32@yahoo.ca](mailto:a_kaviani32@yahoo.ca)]  
**Sent:** Saturday, January 25, 2014 7:31 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** File # OP.13.013 and Z.13.036

City of Vaughan , Development Planning Department

Re: Islamic Shia Ithna-Ashaeri jamaat of Toronto File # OP.13.013 and Z.13.036

Dear Commissioner of Planning ,

we are the residents of unit 25,8900 Bathurst st. Thornhill Woods and we are writing to inform you that we **strongly oppose** the amendments and the rezoning application. We believe that building of high rises in our neighborhood bring lot of problems and issues to our area. Among these issues , we are concerned about conserving the Environment an Nature, Traffic and Noise and commercialization of our residential area.

As you know , usually high rises are builded close to other tall buildings in specific zones and near major shopping centres. This has been a tradition of city deveploment in North America. I am sure that you are agree with us that these high rises are not matching the nature of Thornhill Woods planning and residential design.

The other concern is that these constructions are not Fair to other communities. The applicant belongs to a very specific branch of a religone and the purpose of these plan is to make a religious residential campus which is obviously not open to other communities who may want to live in these buildings. This will be very unique not only in GTA but also in North America.

Regards,

**Britto, John**

C 29
COMMUNICATION
CW (PH) FEB 4/14
ITEM - 2

**From:** Deborah Shure <dshure@rogers.com>  
**Sent:** Tuesday, January 28, 2014 10:04 AM  
**To:** Clerks@vaughan.ca  
**Cc:** DevelopmentPlanning@vaughan.ca; Britto, John; Racco, Sandra; Furfaro, Cindy  
**Subject:** OP.13.013 and Z.13.036; applicant: Islamic Shia Ithna-Asheri Jamaat of Toronto

To Whom It May Concern:

This email is to register my opposition to the above mentioned application. I have been a resident in Thornhill Woods since February 2002. Since moving here, there have been some expected changes in the landscape. Our backyard used to stretch all the way from south of Autumn Hill to Rutherford! The building of the low-density housing since then has been as per plan and of no issue. We have watched the neighbourhood grow, seen traffic increase, but at the same time we have seen the birth of a friendly and dynamic community. It has been everything we hoped for as our young family grows.

Concern over the proposed plan is mainly with respect to the impact it will have on our community. Building high density buildings is completely incompatible with the original vision for this area. We already see an enormous amount of traffic, especially when the Centre that is located on the property in question has an event. At those times, it is impossible to find a parking spot within 10 minutes walking distance from Ner Israel and Bathurst and I feel for the residents who live in that range; especially if they are having a gathering at the same time as the Centre. Add to that a massive increase in the volume of residents, which means a massive increase in the number of cars, the effects are felt throughout Thornhill Woods, and further, since the proposed changes to the area in question means a negative effect in quality of life and an increased concern for the safety of both vehicular and pedestrian traffic.

Another concern is the safety of the seniors who would live in the proposed 17 storey building. As we know all too closely from the recent devastating news of the seniors building in Quebec, fire would be a grave concern especially when the building is too high for a fire ladder to reach, and the residents may not have full mobility.

The proposed plan also means disturbing the vibrant wildlife we currently enjoy along the river that runs by Thornhill Woods. This was another of the reasons our family moved to this area. It was to enjoy suburban life, while being able to access nature within walking distance from our home. It would be a shame to lose this.

Please take into consideration the current residents of Thornhill Woods who oppose this plan. We obviously welcome new housing since this has been in plan and continued for over 10 years, but in the form of low-density single dwelling homes, and not large high density buildings. We need a politician who is willing to fight this in order to preserve the beautiful community we have built.

Thank you for your time,  
Deborah Shure  
L4J 8S4

**Britto, John**

**C 30**  
**COMMUNICATION**

**CW (PH) - FEB 4/14**

**ITEM - 2**

**From:** Irina Kapsh <ikapsh@yahoo.com>  
**Sent:** Tuesday, January 28, 2014 2:47 PM  
**To:** DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Britto, John; Racco, Sandra; Furfaro, Cindy  
**Subject:** Objection to Proposed Development: OP.13.013 and Z.13.036 Location: 9000 Bathurst Street - West side of Bathurst Street, south of Rutherford Applicant: Islamic Shia Ithna-Asheri Jamaat of Toronto

To Whom this May Concern,

We believe that as tax-payers and residents of Vaughan we have not only the right, but also the responsibility to actively participate in the decisions that shape our community. This message is to voice our strong opposition to the Applications # OP.13.013 and # Z.13.036 submitted to The City of Vaughan Council/Committee for re-zoning and re-development of property at 9000 Bathurst St. We hereby petition the City of Vaughan Planning Committee to refuse the application for the huge re-development of the above lands and development of 2 high rise buildings due to the following main reasons:

1. Lack of proper infrastructure resulting in:

- a) Congestion – Bathurst Street and surrounding roads in the proposed development area are extremely busy, have constant traffic jams, and prone to accidents; therefore, approving a development to house over thousand of new residents would seriously overload our neighborhood's roads, meaning even more cars driving through neighborhood streets in an attempt to avoid traffic jams.
- b) Parking Issues – Presently with all the parking available at the Jaffari Community Center, visitors still experience shortage of parking spaces. As a result, cars are being parked on all surrounding roads as far south as Ravel Drive and as far west as Bathurst Glen Road and beyond. The proposed development will not only significantly reduce number of parking spots as a mid-rise building is planned to be built instead of one of the current parking lots, but also add hundreds more cars needing even more parking.
- c) Overcrowding – There are thousands of residents and every square inch of land has a development. This Plan has too many proposed residences in such a small area and we do not feel safe with adding over thousand of new residents into the neighborhood from a safety services access, utilities services access, and traffic perspective.
- d) Safety Concerns - The majority of our neighborhood's residents are children. Thousands of cars speeding by our houses trying to bit the traffic not having the full view of the road because of the parking vehicles puts children in grave danger. Increasing surrounding area congestion will also increase the response time for such emergency services as ambulance, police and fire department. All of the above makes us very concerned for our family's safeness.

2. Plan Incompatibility with Low Rise Community: The proposed plan is incompatible with our current low-density community, the original neighborhood plan never included high-density residential and this plan is steering the area on a course it wasn't designed for.

3. Environmental Concerns – The proposed area is right along some of the most beautiful wetlands along the Don River. It would be a shame to destroy such a diverse landscape rich with flora and fauna. Just like it was a shame watching mature evergreen trees being cut down along Bathurst off of Ner Israel drive allowed by a previous zoning amendment.

4. Quality of Life – The time commuting in and out of Thornhill Woods will dramatically increase, not to mention additional air, noise and light pollution in our area. We honestly feel that the above mentioned development will reduce our quality of life as well as our property values. Our neighborhoods are already so dense and overpopulated that approving this development adjacent to the already approved re-zoning of the farm land by Jaffari Village would not be compatible with the community at large.

We genuinely support retention of existing zoning and strongly oppose this proposed development.

Regards,

**Alexander Kapsh**

**Irina Kapsh**

**Leonid Edelman**

Address: 47 Vivaldi Drive

L4J 8Z5, ON

Vaughan

Concerned Vaughan Residents and Tax Payers

**Britto, John**

**From:** Mike Behar <mike.behar@gmail.com>  
**Sent:** Tuesday, January 28, 2014 3:14 PM  
**To:** Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Birch, Carol  
**Cc:** Racco, Sandra; Britto, John  
**Subject:** Objection to the Proposed Development: OP.13.013 and Z.13.0.36

C 31
COMMUNICATION
GW(PH) - FEB 4/14
ITEM - 2

I am a residence of Vaughan and strongly oppose the new proposed development OP.13.013 and Z.13.0.36 on 9000 Bathurst street.

We have lived in Vaughan for more than 10 years and we are extremely frustrated by the increased traffic congestion, the over-building, population crowding and road safety issues.

The few miles stretch on Bathurst between highway 7 and Major McKenzie takes more than 20 minutes today during rush hours. The proposal to build 2, 17 stories high rises at this location will add to the traffic congestion and overcrowding with no apparent plans for relief.

In addition, this particular area was designated as low rise community and not high rise, high density areas.

Its becoming increasingly difficult and unpleasant to live in this part of Vaughan and we feel that our quality of life will be degraded by this project.

Mike Behar  
Vaughan Citizen - L6A4M5

**From:** Panaro, Doris  
**Sent:** Tuesday, January 28, 2014 4:43 PM  
**To:** Birch, Carol  
**Cc:** Britto, John  
**Subject:** FW: Condo project

<b>C 32</b>
<b>COMMUNICATION</b>
CW (PH) - <u>FGB 4/14</u>
ITEM - <u>2</u>

FYI

**Doris Panaro**  
**Development Planning Dept.**



T. 905.832.8565 ext. 8208 | 2141 Major Mackenzie Drive, 2<sup>nd</sup> Fl. N. | Vaughan, ON. L6A 1T1  
F: 905.832.6080 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca) | [www.cityofvaughan.ca](http://www.cityofvaughan.ca)

**From:** Noel Reuben [<mailto:noelreuben@hotmail.com>]  
**Sent:** Tuesday, January 28, 2014 3:20 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** Condo project

Shame on you - have you guys gone crazy. A condo project that too 17 storeyed you developers must be out of your minds. It will be a sore sight and within no time it will turn into DUBAI or ABU DHABI. Why dont you developers along with the currupt councillors build it next to you-where ever you are living and let us see how you react of an project like.

Instead of this why dont you along with the councillors think of ways to solve traffic lights problem-advanced green at multiple intersections , widening of roads and several other things you could think of. I think the city could have been planned better with provision of wide roads/able to add another lane on the main streets, although the municipality did not have money but they could have provision-instead you developers kept on building sigle storeyed houses North of Hwy/407-didn't you all think of this.

It will surely be sore eye if this project goes ahead - a classic example to see is the condo project on Hwy 7 & -west of Jane, out of nowhere when you are driving you see a tall ugly complex and this one will be another one!!!!!!

Guys get your act together - you all are Professional Developers not road side e contruction company who does not know what it will look like when a 17 storey is standing.

I hope this makes you think before you all act and not get drifted away

Regards

NOEL REUBEN



**Britto, John**

**From:** Alexander Gurevich <gureval@yahoo.ca>  
**Sent:** Tuesday, January 28, 2014 5:08 PM  
**To:** Clerks@vaughan.ca; Britto, John  
**Subject:** File Number: OP.13.013 and Z.13.0.36

C 33
COMMUNICATION
CW (PH) - FEB 4/14
ITEM - 2

Dear City Hall!

We strongly oppose to the proposed change of zone planing and proposed building to be built - either high rises or 3-storey ones.

Our neighborhood is quiet and respectfull with low density population and we want to see it in a future this way. All of us paid significant amount of money in order to afford quality living among hardly working middle class people.

Who will be living in TWO 17 storey houses, one of them is declared as senior residence? Where will they get THAT many seniors and what will prevent them to change the status of senior residence to condo?

Where all that people will park their cars and how additional hundreds of them will flow in our neighborhood, already jammed on Fri nights?

3-storey houses will be kind of subsidized?! Here, in Thornhill Woods?

We do not want any retail and associated visitiors as well as delivery trucks.

You - City of Vaughan - implied restrictions on our possibility to erect decks, but allow 17 storey buildings, which constitutes no privacy for us at all?

What about schools? Where will they go considering all schools around are equipped with portapacks already?

What's going to be with public transit, i.e. with one bus every half an hour?

Ecology - they're about to remove trees and invade buffer zone of Don river.

THIS IS ABSOLUTELY UNACCEPTABLE AND HAS TO BE PUT DOWN ONCE AND FOREWER.

WE SAY **NO!!!**

Sincerely, Yana Gurevich  
26 Strauss Rd, Thornhill, L4J8Z6  
905-597-0505

**Britto, John**

**From:** Craig Rosenblatt <craig.rosenblatt@gmail.com>  
**Sent:** Tuesday, January 28, 2014 9:24 PM  
**To:** DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Britto, John; Racco, Sandra; Furfaro, Cindy  
**Subject:** Objection to Proposed Development: OP.13.013 and Z.13.036

To all those concerned,

As you are aware there is significant and growing opposition to the applicant's (Islamic Shia Ithna-Asheri Jamaat of Toronto) proposal for re-zoning and re-development of the property at 9000 Bathurst St.

My concerns mirror those likely already brought to your attention: that of overcrowding, parking problems, congestion, strain on resources, environmental concerns, etc.

The fact is, this neighbourhood has been zoned for low-density, single-family dwellings. I purchased my home with that in mind because I want to live in such a neighbourhood. High density structures change the dynamic of a neighbourhood. **Adding the proposed structures to line the front of the neighbourhood is not consistent with the planned community concept in which I invested my money and my families future.**

I urge you to strongly consider the opposition to these proposals and to vote to retain the existing zoning as it currently stands.

Sincerely,

Craig Rosenblatt

postal code: L4J 8Z1

**Britto, John**

<b>c 35</b>
<b>COMMUNICATION</b>
<b>CW (PH) - FEB 4/14</b>
<b>ITEM - 2</b>

**From:** ikorokhov <ikorokhov@mail.ru>  
**Sent:** Wednesday, January 29, 2014 8:15 AM  
**To:** DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Britto, John; Racco, Sandra; Furfaro, Cindy  
**Subject:** Objection to Proposed Development: OP.13.013 and Z.13.0.36 Location: 9000 Bathurst Street - West side of Bathurst Street, south of Rutherford Applicant: Islamic Shia Ithna-Asheri Jamaat of Toronto

Dear City of Vaughan,

I am a resident of Vaughan and strongly oppose the Applications # OP.13.013 and # Z.13.036 submitted to The City of Vaughan Council/Committee for re-zoning and re-development of property at 9000 Bathurst St.

I and at least 2000 strong local community members (see attached online petition

<http://www.petitionbuzz.com/petitions/9000bathurst> ) Hereby petition the City of Vaughan Planning Committee to refuse the application for the huge re-development of the above lands and development of 2 high rise buildings due to the following main reasons:

1. **Traffic and Safety.** My house is located close to intersection of Bathurst Glen Dr and Apple Blossom Dr. Every day and on weekends in particular I witness many of passing cars neglect the stop sign and pass it without stopping. Turning from Bathurst Glen Dr to Apple Blossom Dr, very often the owners of powerful cars make a quick start uphill on Apple Blossom Dr and quickly accelerate and over speed. Increasing population in the adjacent area will increase the % of dangerous traffic accordingly. There are many small children living at that corner and me and my family are in real concern if the traffic increases in that area due to a rapid growth population in high rise neighbor buildings.
2. **Adopting to existing environment and respecting current residency.** New buildings should be similar in size and standard that used in the current area. I know there is Hespous Village close to this area that offers a social housing for seniors and it is a 2 storey building, not 17 storey. There are no high rise condominiums at all in that area. New townhomes should be planned to match the standard of existing houses in the area. It is a known fact that creating a large social housing and rise buildings area will entail increasing car insurance and land taxes in that area, that will impact the cost of life for existing residents, and my family in particular.
3. **Schools.** My kids are going to Carville Mills School. This school is overfilled already so there are several like "wagons" outside the school building where students attend classes. The School cannot provide existing students with enough space in the comfortable classrooms inside the school building and put children in "wagons". Obviously, with rapid growing population in the area, this school will not be able to afford new arrivals. In addition, the children of our friends are going to Thornhill Woods Public School and they say there is a similar situation there as well.

I wholeheartedly support retention of existing zoning and strongly oppose this proposed development.

Regards,

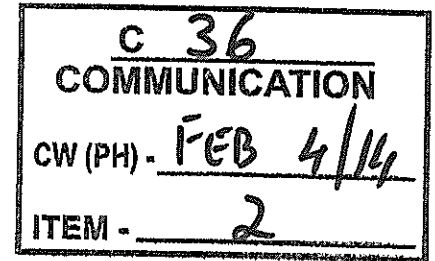
Concerned Vaughan Resident  
Igor Korokhov

492 Apple Blossom Dr, Vaughan, L4J9A3

**Britto, John**

---

**From:** Panaro, Doris  
**Sent:** Wednesday, January 29, 2014 2:21 PM  
**To:** Britto, John  
**Subject:** FW: Thornhill Woods Islamic Centre



FYI

**Doris Panaro**  
**Development Planning Dept.**



T: 905.832.8565 ext. 8208 | 2141 Major Mackenzie Drive, 2<sup>nd</sup> Fl. N. | Vaughan, ON. L6A 1T1  
F: 905.832.6080 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca) | [www.cityofvaughan.ca](http://www.cityofvaughan.ca)

---

**From:** Gabby Cogan [<mailto:gabby.cogan@rogers.com>]  
**Sent:** Wednesday, January 29, 2014 2:15 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** Thornhill Woods Islamic Centre

Hello,

I am writing to you to express my & my family's deepest concerns regarding the new project proposed by the Islamic Shia Centre. File #s concerned are:

OP.13.013  
Z.13.036

We strongly the resent the proposed plan due to the following reasons:

1. Thornhill woods is a neighborhood made up of small residential units, contributing to low levels of population. Under the proposed plan, population in Thornhill Woods will increase drastically due to the number of residential units the Islamic centre wishes to add.
2. Our neighborhood has suburban features of mostly single homes, with some semi-detached and a few townhomes. We certainly do not want high rise buildings at the entrance to the neighborhood, visually destroying our aesthetic looks.
3. Environmentally, the Islamic centre is located on a beautiful ravine that we would like to preserve. There are no nature pathways in the proposed plan for resident to enjoy the East Don river. Instead, nature will be replaced by high rise buildings.
4. Schools in Thornhill woods are filled beyond capacity. Since there are no plans for additional schools, where will the hundreds of kids in the proposed developments be learning?
5. The proposed development is geared towards people of the Shia community who cannot afford other housings in Canada. This means that over 1,000 people who currently are either unemployed, or do not earn enough to live in this area on their own, will be moving in. Where will they shop? This is a high standard of living neighborhood. When people cannot afford a certain lifestyle, crime rate will increase.
6. An increased crime rate will lower the safety of current residents, who move here out of a desire for a safe community.
7. **I strongly resent the fact that the proposed plan will serve "members of the Shia community centre."** We live in Canada, where all people can reside freely wherever they want, and can use

the services of whatever venues they choose. If an area is being developed, it should be for the benefit of all people who are interested to use it. There should be no restrictions. **People who are interested in segregation, should not be moving into an existing, multicultural, community.**

To conclude, I hope that first priority in approving this plan is the wellbeing of current residents, who have always trusted the municipal government to ensure that their needs & safety are met. New amendments and developments are not always beneficial for the general public, and should be thoroughly analyzed before any decision can be made. Losing the existing contributing community will be of grave consequences to the the city of Vaughan.

Thanks,

Gabby Cogan  
16 Ravel Dr.  
Thornhill, Ont.  
L4J 8Z2

**Britto, John**

<b>C 37</b> <b>COMMUNICATION</b> CW (PH) - <b>FEB 4/14</b> ITEM - <b>2</b>
---

**From:** Diana Hecht <diana@pelson.com>  
**Sent:** Wednesday, January 29, 2014 3:30 PM  
**To:** DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Britto, John; Racco, Sandra; Furfaro, Cindy  
**Subject:** Objection to Proposed Development: OP.13.013 and Z.13.036

**Subject: Objection to Proposed Development: OP.13.013 and Z.13.036**  
**Location: 9000 Bathurst Street - West side of Bathurst Street, south of Rutherford**  
**Applicant: Islamic Shia Ithna-Asheri Jamaat of Toronto**

To Whom this May Concern,

I am a resident of Vaughan and strongly oppose the Applications #OP.13.013 and # Z.13.036 submitted to The City of Vaughan Council/Committee for re-zoning and re-development of property at 9000 Bathurst St. I and at least 1000 strong local community members (see attached online petition)

<http://www.petitionbuzz.com/petitions/9000bathurst>

Hereby petition the City of Vaughan Planning Committee to refuse the application for the huge re-development of the above lands and development of 2 high rise buildings due to the following main reasons:

**Plan Incompatibility with Low Rise Community:** The proposed plan is incompatible with our current low-density community, the original neighborhood plan never included high-density residential and this plan is steering the area on a course it wasn't designed for.

**Traffic Congestion** – Our neighborhood and streets surrounding the proposed zoning area are already abnormally riddled with traffic jams, Motor Vehicle accidents, and noise. That section of Bathurst is constantly bumper to bumper traffic and approving a development to house thousands of new residents would seriously overload our neighborhood's roads. The surrounding neighborhoods are overrun with traffic currently, because drivers are avoiding traffic jams to enter the Jaffari center already. Adding thousands of new residents would be a traffic and safety nightmare on our roads. There are thousands of vehicles speeding through our quiet roads and we cannot accommodate even more.

**Overcrowding and Safety**– There are thousands of residents and every square inch of land has a development. I am shocked to see how many developments including townhomes; single homes were already approved in such a small area and oppose further developing of #OP.13.013 and # Z.13.036. There are too many proposed residences in this plan and I do not feel safe with adding thousands of new residents into the neighborhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.

**Hecht Family**  
142 Ner Israel Dr.  
Thornhill, ON L4J 9K8

**Britto, John**

C 38
COMMUNICATION
CW (PH) - FEB 4/14
ITEM - 2

**From:** Ilan ZZ <ilanz@hotmail.ca>  
**Sent:** Wednesday, January 29, 2014 5:01 PM  
**To:** Clerks@vaughan.ca; Britto, John  
**Subject:** File Number: OP.13.013 and Z.13.0.36 with the File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto

File Number: OP.13.013 and Z.13.0.36 with the File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto

Attention: the hearing for the above file

More and more housing projects are built along Bathurst and Dufferin corridors, all using the same roads infrastructure.

Travelling along Bathurst, Dufferin, Rutherford, Hwy 7 during pick hours becomes a nightmare, worse than on 401.

The spirit of the radio ad "The city above Toronto" seems to be long forgotten.

There also seem to be no strict bylaws to prevent erecting constructions that do not make sense for the intended location and everything is dumped on the citizen in the form of hearings.

Regarding this hearing, many affected inhabitants that would not agree to this project do not know about the project or about this hearing.

Building 17 stories skyscrapers in Thornhill Woods, an area of low houses does not make any sense.

The negative effects on the traffic, on the architectural character of Thornhill Woods and on the value of the properties are obvious; you don't need to be a city planner to understand. You just have to live here.

The simple logics says that applications for such developments should not reach the hearing stage and should have been rejected automatically from the start, by the bylaws.

High rise buildings should be clearly and strictly limited to specifically designated areas like downtown. We do not want a downtown in Thornhill Woods.

What will come after if the 17 stories buildings are approved?

Once the flood gates are opened the next is inevitable. 50 stories? 100?

As a citizen living in the city of Vaughan, I am appealing to all our elected representatives to use the responsibility we gave you to put a stop to this project and adjust the bylaws to prevent in any future similar attempts.

We elected our representatives to lead us responsibly. The final decision is in your hands, please do not abandon us.

Sincerely, I Zisu



Adam A. Halouna  
[REDACTED]  
[REDACTED]

**SENT VIA E-MAIL**

(john.britto@vaughan.ca / carol.birch@vaughan.ca)

January 29, 2014

Mr. John Britto / Ms. Carol Birch  
Vaughan City Hall  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

C 39	
COMMUNICATION	
CW (PH) -	FEB 4/14
ITEM -	2

Dear Mr. Britto & Ms. Birch:

**Re: Public Hearing of February 4, 2014**

**Property: 9000 Bathurst Street**

**Applicant: Islamic Shia Ithna-Asheri Jamaat of Toronto**

**Your File Nos. OP.13.013 and Z.13.036**

I write to notify you of my concerns regarding the Application submitted for Official Plan Amendment File OP.13.013 and Zoning By-law Amendment File Z.13.036. In particular, my concerns encompass the following:

1. **Plan Incompatibility with Low Rise Community.** The proposed applications and resulting plan is incompatible with our current low-density community, the original neighborhood plan never included high-density (high rise) residential buildings. As a result, the proposed plan is steering the area on a course it wasn't designed for, which will create unforeseen difficulties for the surrounding community of residents.
2. **Traffic Congestion.** The neighborhood and streets surrounding the proposed re-zoning area are already abnormally riddled with traffic jams, motor vehicle accidents, and noise. The intersection of Bathurst Street and Rutherford Road (and south of Rutherford Road along Bathurst Street) is constantly in a state of high volume, bumper to bumper traffic. Approving a development to house thousands of new residents would seriously overload our neighborhood's roads. The level of traffic at this intersection is already high, which has seriously increased since the creation of the Jaffari Community Center. Adding thousands of new residents would be a traffic and safety nightmare on our roads. There are thousands of vehicles speeding through our quiet roads and we cannot accommodate even more.

3. **Overcrowding and Safety.** There are thousands of residents and every square inch of land has a development. There already exist too many developments in the area consisting of townhomes and single homes. There are too many proposed residences in this plan and I do not feel safe with adding thousands of new residents into the neighborhood from a traffic perspective, safety services access, and utilities services access.
4. **Parking Issues.** Currently we have cars parked on every street and road within our neighborhood. With the proposed development there will be thousands of additional vehicles needing to park and they will continue to park on the surrounding and already overcrowded roads.
5. **Environmental Concerns.** The proposed area is right along where agriculture previously existed. It was a welcome opportunity to gaze at actual wildlife and foliage. This provided relief from the suburban sprawl and traffic along Bathurst Street and contributed to the beauty of the area. I do not believe building two massive eye sore condos, along with a multitude of townhomes is an environmentally responsible idea. We already witnessed the zoning amendment that allowed for the destruction of mature evergreen trees along Bathurst Street near Ner Israel drive.
6. **Quality of Life.** There is already so much noise and light pollution in our area from parking lighting and traffic that our quality of life and property values hang in the balance with this proposed development. Our neighborhoods are already so dense and overpopulated that approving this development adjacent to the already approved re-zoning of the farm land by the Jaffari Community Center would not be compatible with the community at large.
7. **Public School.** The public schools in the area are already overburdened with students and approving this development will only further overpopulate our schools and reduce the teacher to student ratio.

At the time of this letter, an online petition objecting to the proposed amendments has been signed by 1,685 individuals. The petition can be located at "<http://www.petitionbuzz.com/petitions/9000bathurst>".

I would be grateful if you could forward to me copies of all documentation supporting the application relating to file numbers OP.13.013 and Z.13.036, including but not limited to: traffic engineering reports; engineering drawings; survey reports; rights-of-way approvals; amongst other things. I would be grateful for receipt of these reports electronically, if possible. If there are additional items filed in support of the application for which you are not providing me, I request a listing of those items contained within the file. I confirm that I spoke with Ms. Birch on the morning of January 27, 2014, wherein I was advised that I was permitted to obtain copies of the aforementioned material.

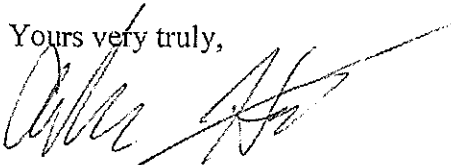
In accordance with the Notice of A Public Meeting dated January 10, 2014, I am also expressly requesting that **none** of my personal information including my address, postal code, telephone number or e-mail address, be made available to the public. In other words, it is my expectation that my right to privacy will be safeguarded and not released to any members of the public. If at some stage you are required to provide this communication to any interested party and/or stakeholders, it is my expectation that all of my personal information will be redacted.

I also request to be notified of the adoption or refusal of the proposed Official Plan Amendment (relating to File no. OP.13.013) and/or any passing of a Zoning By-law (relating to File no. Z.13.036).

I confirm that I have been verbally advised by Ms. Birch that sending my written request by e-mail to the above-described e-mail addresses is sufficient to meet the requirements of the Notice of A Public Meeting dated January 10, 2014. If this is not the case, please advise me prior to the February 4, 2014 deadline to permit me to submit an additional request.

I look forward to your prompt response.

Yours very truly,

A handwritten signature in black ink, appearing to read 'Adam A. Halioua', with a long horizontal flourish extending to the right.

Adam A. Halioua, B.A., J.D.

**Britto, John**

C 40 COMMUNICATION CW (PH) - FEB 4/14 ITEM - 2
---

**From:** Nevat <nevateran@hotmail.com>  
**Sent:** Thursday, January 30, 2014 12:25 AM  
**To:** Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Britto, John; Racco, Sandra; Furfaro, Cindy  
**Cc:** 'Thornhill Woods'  
**Subject:** Objection to proposed Development plan, file Number: OP.13.013 and Z.13.036 with the File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto

Hi,

I would like to express my strong objection for the proposed development plan.

The City must keep the Zoning of this area as low-rises since the infrastructure of our neighborhood could not sustain the increase in over 400 apartments and families

Couple of points to consider:

1. Streets are already extremely crowded and traffic is slow as people from our and northern neighbourhoods are using our streets to access Dufferin and Bathurst.
2. Schools are maxed out and portable building are required to house all students.

We love living in our neighborhood and I do ask the city to help us maintain our quality of life by cancelling the proposed development plan. If this is not stopped more and more families will move elsewhere.

Thanks for your consideration.

Eran Nevat  
11 Balsamwood Rd.  
Thornhill  
L4J 9C6

**Britto, John**

C 41  
COMMUNICATION

**From:** familybaker <familybaker@sympatico.ca>  
**Sent:** Thursday, January 30, 2014 9:50 AM  
**To:** Britto, John  
**Subject:** File number: OP.13.013 and Z.13.0.36 , File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto

CW (PH) - FEB 4/14  
ITEM - 2

Dear John Britto

I am writing to you in concern about the proposal for high rise buildings in Thornhill Woods (Bathurst/Rutherford). Currently there is major traffic congestion along Bathurst particularly in that area especially during morning and afternoon rush hour. If these buildings are approved it will make matters extremely worse for our community. It will also increase the amount of traffic that goes through Thornhill Woods. This is also a safety concern as Thornhill Woods is a young community with lots of children. This will impact our children and their safety as they have to cross streets with high activity and it will be very dangerous for them to cross. Lots of people living the Thornhill Woods Community have the same concern as my family and I. We all feel that this is not the place to place these buildings.

We are proud of our community and to call Vaughan, this amazing city "Our home". Therefore we want to continue to have the pride to call the city of Vaughan "Our Home" and not feel that the community feel of Thornhill Woods is taken away by this development.

Regards

Sharon Baker  
(Thornhill Woods resident)

## Britto, John

---

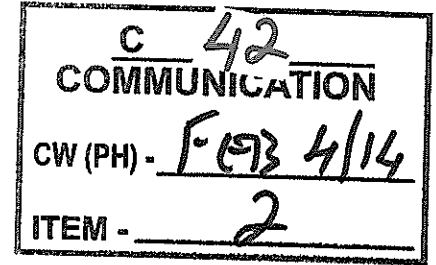
**From:** Panaro, Doris  
**Sent:** Thursday, January 30, 2014 1:43 PM  
**To:** Britto, John  
**Subject:** FW: ATTN: CAROL : The proposal to build a high rise Islamic Building

FYI

**Doris Panaro**  
**Development Planning Dept.**



T. 905.832.8565 ext. 8208 | 2141 Major Mackenzie Drive, 2<sup>nd</sup> Fl. N. | Vaughan, ON. L6A 1T1  
F: 905.832.6080 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca) | [www.cityofvaughan.ca](http://www.cityofvaughan.ca)



---

**From:** Mike Weintraub [<mailto:mikeweintraub@hotmail.com>]  
**Sent:** Thursday, January 30, 2014 1:20 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** ATTN: CAROL : The proposal to build a high rise Islamic Building

### ATTENTION CAROL

My husband and I moved into Thornhill Woods about 9 years ago knowing that our neighbourhood was going to be a nice mix of different religions and cultures. We were informed that there would be public schools, catholic schools, a synagogue and a mosc. We were very excited that we as Canadians would be living in such a diverse neighbourhood with such a mix of cultures. We also moved here because of the nature of the woods and the quiet neighbourhood which was at that time far away from the mid-town traffic. Over the years the 'woods' has continued to be developed with new houses being built and in addition to this a new subdivision was built slightly north of the woods with schools, and medical buildings and more. This on its own has increased the traffic not only within the subdivisions themselves but also on Bathurst street. Now having the Mosc in the neighbourhood which is also close to Bathurst, acting as a place to prey, as well as a school for children, has added a tremendous amount of traffic on the main street and in the area. When there are programs going on the side streets are packed with cars and living on Strauss I can really feel the impact. Now, with the new idea of having an entire development being built has become very concerning to me. First of all the traffic is going to increase. Second of all from what I was informed this development is going to be for low income families, and ONLY for the Islamic population. This on its own completely changes the dynamic in the woods. There are talks around town houses, a condo, a medical building and more just for these families and this once again is concerning. This will not only decrease the value in our homes and neighbourhood tremendously, but the traffic will just be impossible to manage. The side streets once again are already jammed with cars, and on Bathurst during rush hour the cars are already not moving. Putting the traffic aside, living in Toronto Canada which is a democratic city and country how can it be allowed to build such a complex where you close it off to specific families and cultures. I am really upset and worried about this situation. I once again moved here for the quietness and it was sold to me as a nice quiet neighbourhood in the woods. Where can you find this anymore? This neighbourhood has already changed so much and so much of the nature has already been destroyed why are we going to destroy more and add more congestion to this area?

Sincerely and Concerned,

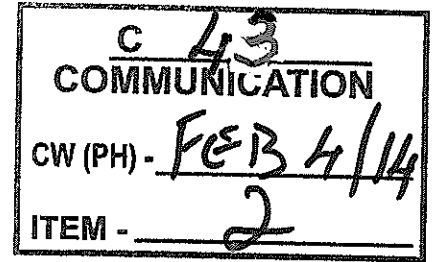
Sarah and Jack Cogan

35 Strauss Rd.  
Thornhill, ON  
L4J 8Z6  
(905) 731-7229

**Britto, John**

---

**From:** Panaro, Doris  
**Sent:** Thursday, January 30, 2014 1:53 PM  
**To:** Britto, John  
**Subject:** FW: OP 13013+z 13036



FYI

Doris Panaro  
Development Planning Dept.

T. 905.832.8565 ext. 8208 | 2141 Major Mackenzie Drive, 2nd Fl. N. | Vaughan, ON. L6A 1T1  
F: 905.832.6080 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca) | [www.cityofvaughan.ca](http://www.cityofvaughan.ca)

-----Original Message-----

**From:** Hindy Shemesh [<mailto:shemesh10@hotmail.com>]  
**Sent:** Wednesday, January 29, 2014 5:36 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** OP 13013+z 13036

Dear. Sirs

We have just received a letter concerning 2 story buildings and several town houses that will be going up along Bathurst . We are very concerned about this. As you know Bathurst Street is a very busy and congested street. Can you imagine the traffic that will occur when these buildings go up. Our streets in the Thornhill woods area are also so busy that it is difficult getting around. In our area the water pressure is so bad that you had to build a water station.

And even with that the pressure is not very good. Image the pressure when these buildings are erected The land that has been suggested has always been a agricultural parcel You would have to get rid of the beautiful trees and ponds with our Canadian Geese

We are apposed bringing in so many more residents into this area when we cannot accommodate the ones we already have The area is just to over crowded as is

We are hoping that something can be done to stop this project

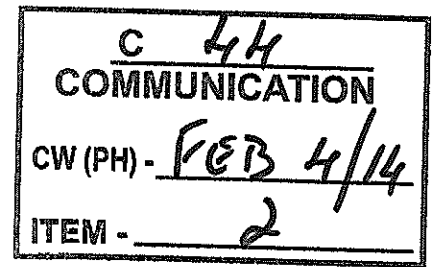
HIndy and Joseph Shemesh

93 Daphnia Drive  
Thornhill Ontario  
L4J 8X4

Sent from my iPad



Jaclyn and Jamie Belitz  
255 Upper Post Road  
Maple, Ontario  
L6A 4K1



DevelopmentPlanning@vaughan.ca  
Clerks@vaughan.ca  
john.britto@vaughan.ca  
Sandra.Racco@vaughan.ca  
Cindy.Furfaro@vaughan.ca

January 30, 2014

**RE: Objection to Proposed Development OP.13.013 and Z.13.0.36**

**Location: 9000 Bathurst Street**

**Applicant: Islamic Shia Ithna-Asheri Jamaat of Toronto**

To Whom It May Concern:

We are residents of Vaughan and are opposed to Applications OP.13.013 and Z.13.0.36 for rezoning and redevelopment of 9000 Bathurst Street. The redevelopment of the aforementioned land into a high density residential zone, with two high rise buildings, is incompatible with the surrounding low-density and single family zoning.

Traffic congestion in our area is already a problem. Both Bathurst Street and Dufferin Street experience traffic jams throughout the day. Allowing high rise developments to the area will only aggravate our already overly congested streets. In addition, parking overflow from this development will add to congestion on our main and side streets.

Our present infrastructure is inadequate for existing residents. Adding such a large development will only add to the problem. Has an infrastructure study been completed? How will existing schools and public services deal with this increase?

The environmental impact of this development cannot be measured. Agricultural zones are becoming fewer and fewer. The present plans leave only 10 meters to the bank of the Don River. This distance does not seem adequate for a 17 storey building. Erosion of the bank of the Don River will have long lasting and widespread repercussions. What will the effect be on the flora and fauna? What studies have been completed on this?

We are concerned development of this land with high density zoning will have a negative effect on our quality of life. The City of Vaughan will lose its beauty and desirability should it allow high rise buildings; therefore, we strongly oppose the above proposal and support retention of the existing zoning.

Sincerely,

Jaclyn and Jamie Belitz

**JOANNE C. GROER**  
204 Cabernet Road, Thornhill, Ontario L4J 8V8  
(905) 326-9793

C 25
COMMUNICATION
CW (PH) - FEB 4/14
ITEM - 2

January 26, 2014

Dear Ms Birch

**Re: Rezoning of 1) Low Density Residential to High Rise Mixed Use  
Designation and 2) Agricultural Zone to Apartment Residential at/by  
9000 Bathurst St and Ner Israel Drive  
File No. OP.13.013 and Z13.036**

It has recently come to my attention that there is a rezoning request for the abovementioned lands from 1) Low Density Residential to High Rise Mixed Use Designation and 2) Agricultural Zone to Apartment Residential, specifically that it is proposed to build two 17-storey High Rise buildings at these locations.

As a resident of this neighbourhood, I object to this rezoning application for the following reasons:

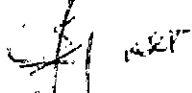
1. Thornhill Woods is a family-friendly neighbourhood. The aesthetics of adding High Rises in what is already a densely populated neighbourhood appears to not take the current tax-paying residents' quality of life into account.
2. Thornhill Woods is already very congested with traffic that is not local to the neighbourhood due to Autumn Hill and Summeridge roads being used as shortcuts by non-residents to access both Dufferin and Bathurst. The traffic calming circles were a retrofit because only after the neighbourhood was built, did Vaughn City Council become aware of the speeding and dangerous driving that was occurring through this neighbourhood. Thornhill Woods Drive is also used by non-local traffic as a means of getting from Highway 7 to Rutherford Road, and as you are aware, we have already had one death on that road due to careless speeding. Adding so many multi-residential dwellings to an already congested area will only worsen the traffic and further endanger the lives of the current residents.
3. The stretch between Highway 7 and Carville Road on Bathurst is currently a terrible bottleneck during rushhour. Twice I have been waiting at traffic lights on Carville when I have been a witness to accidents caused by impatient drivers. The two High Rises will add considerably to this congestion which will be unconscionable if it puts current residents' safety in jeopardy.
4. I understand the pressure faced by Council for accommodating expanding population and growth in the tax-base, however it cannot be at the expense of

current residents or existing neighbourhoods. It does not appear that there are any plans to expand the infrastructure or Bathurst Street, therefore this rezoning application does not appear to take into account the quality of life of current residents and adding to the already soul destroying congestion that Toronto is becoming synonymous with. An attraction of moving to Vaughan is for many residents avoiding the building of densely populated areas with no thought to environmental concerns, infrastructure, health or quality of life of its residents.

5. The residents of Thornhill Woods purchased their homes (for most the biggest investment they own) based in-part on the structure of the neighbourhood. While zoning of empty lots may change and not meet a resident's former preconceived notation – a rezoning of land from single dwelling homes to 17 storey high rises is not just a perception change, but a fundamental shift in the nature and character of the neighbourhood. If this is allowed it brings into question the trustworthiness of any approved development because it attracts and lures in residents and then potentially Council later allows a fundamental change to the structure of the aesthetics of the neighbourhood.
6. Even if one of the 17-Storey buildings is designated a Senior's residence, this does not reduce the high volume of traffic from both the residents and visiting family members and other services that are necessary to support such a large dwelling.
7. As a member of School Council for one of the schools in the neighbourhood, I am very concerned how Council plans to provide schooling for the potentially large number of new residents. Two of the elementary schools, and the only high school in Thornhill Woods, are already at maximum capacity and therefore existing children from the neighbourhood zoned for these schools have to be bused elsewhere. Busing is an additional cost borne by the taxpayer, adds to the carbon footprint and breaks the implicit promise of regional neighbourhood schools. As current residents already cannot be accommodated at their home school, to allow a high density structure to be built that clearly lacks the support infrastructure to accommodate more children, implies once again that an expensive bandaid will be applied to the situation after the fact.

I thank you for your taking the time to read this letter and being made aware of real quality of life concerns of residents in the neighbourhood.

Yours very truly,



Joanne C. Groer

**Britto, John**

C 46  
**COMMUNICATION**

**From:** Artur Ayvazov  
**Sent:** Thursday, January 30, 2014 9:04 PM  
**To:** Clerks@vaughan.ca; Britto, John  
**Subject:** File Numbers: OP.13.013 and Z.13.036 File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto

CW (PH) - FEB 4/14

ITEM - 2

Hello,

We do oppose this project because it will seriously effect schools our kids are/we be going to.

The schools are overloaded already. Our daughter is studying in portable classes for many years for now. Our son is going to school next year.

There is not enough space in schools in our community and our kids will suffer lack of space more if this project will be realized.

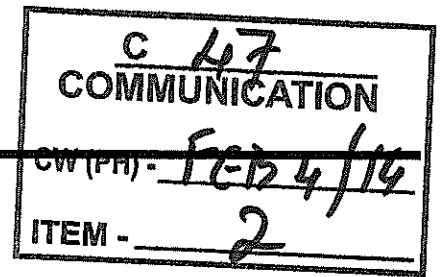
Thank you for understanding and cooperation.

Ayvazov family.

Honeywood Road,  
Thornhill

**Britto, John**

**From:** Courtney Petch <courtneypetch@hotmail.com>  
**Sent:** Thursday, January 30, 2014 9:10 PM  
**To:** Clerks@vaughan.ca; Britto, John  
**Subject:** File Numbers: OP.13.013 and Z.13.036 File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto



To Whom this May Concern,

I am a resident of Thornhill Woods and strongly oppose the Applications # OP.13.013 and # Z.13.036 submitted to The City of Vaughan Council/Committee for re-zoning and re-development of property at 9000 Bathurst St.

I have signed this petition together with other local community members (see attached online petition) <http://www.petitionbuzz.com/petitions/9000bathurst> and I plead to the City of Vaughan Planning Committee to refuse the application for the huge re-development of the above lands and development of 2 high rise buildings due to the following main reasons:

1. My biggest concern is with respect to schools. In every area where high rise buildings are built, there are insufficient places in the local schools. As someone who is expecting a child and chose my area based on the local schools, it would be unfair to increase the number of children so much that children who currently reside in the area would not be able to attend the local schools. I don't want to have to fight to get a place in school that I believe my child to be entitled to. At the very least, children in the residential area should have preferential treatment to any children who live in a new high rise building.
2. Traffic Congestion: I commute into North Toronto for my work everyday. The traffic congestion is currently terrible. If you increase the population living on Bathurst by thousands of people, it will create an even worse situation with respect to traffic. I do not think that Bathurst can handle that kind of a traffic increase.
3. I specifically purchased a home in an area with no high-rise developments. I think it creates a very different community which is to the detriment of people who have purchased homes. We pay higher property taxes, and people who contribute less money put a strain on the resources that we support. This will also cause strain on the utilities and safety and health resources.
4. I believe that this building will decrease the property values of the home owners. I have invested all of my savings into my home and I do not want there to be any devaluation as a result of building these high rises.

Please consider the nature of our neighbourhood and recognize that it is not the right place for a high rise building. Please do not punish the current residents.

*Erin Courtney Petch*

119 Couture Gardens  
Thornhill, ON L4J 9H6

**Britto, John**

**From:** Bonita Majonis <bonita.majonis@gmail.com>  
**Sent:** Thursday, January 30, 2014 9:30 PM  
**To:** Clerks@vaughan.ca; Britto, John  
**Subject:** File Numbers: OP.13.013 and Z.13.036 File Name: Islati Mea Ithna-Ashen Jamaat of Toronto

<b>C 48</b> <b>COMMUNICATION</b> <b>CW (PH) - FEB 4/14</b> <b>ITEM 2</b>
---

Good evening.

I am sending this email to express strong opposition to the possible approval of these amendments, File OP.13.013 and Zoning By-law Amendment File Z.13.036 for 9000 Bathurst Street.

I am Bonita Majonis. I live at 2 Cortese Terrace, Thornhill ON and my postal code is L4J 8S4. Thus, I live in Thornhill Woods and will be affected by the possible approval of these amendments.

My opposition is based on the following, and I will address the proposed townhouses first.

- Our Thornhill Woods community is based on the principle of low density housing. As well, the architecture of the community has a certain style, that has been consistently applied by the various developers and builders who have built our homes. The 61 proposed three story townhouses will affect the balance of single family homes, attached homes, and townhouses in the development and slew the neighborhood away from the balance of low density that has been achieved.
- In addition, I have seen pictures of elevations of the townhouses. I would suggest that they present as quite institutional, in sharp contrast to the pleasing, varied, and ornamented architecture of the existing townhouses in Thornhill Woods. The proposed townhouses do not fit into the neighborhood.
- In order to address the above problems, I would suggest a correspondent increase in single family and attached home building to keep the correct low density proportions. As well, The style of the architecture of the proposed townhouse should be modified to match more closely existing architecture in Thornhill Woods.

With respect to the proposed 17 storey buildings, with commercial space provided, I firmly believe that the construction of such buildings will go quite far to destroy the character of Thornhill Woods as well as make life for the residents of this community unnecessarily difficult.

- The shadow. A shadow study must be done. I believe the shadow cast by these buildings when the sun is in the West will primarily effect our neighbors on the east Side of Bathurst Street in Richmond Hill; have they been informed of this possible interruption to their enjoyment of sunshine? As well, a shadow on Bathurst Street with bright sunshine on either side of it may well negatively affect traffic with respect to confusing drivers and possibly causing accidents.
- Environmental impact. A study must be done. It is my understanding that healthy trees will be cut down and the buffer zone to the East Don River will be minimized to an unacceptable level. These changes to our environment are not acceptable.
- Infrastructure--sewers, electricity, and water. A study must be done to determine if the infrastructure is adequate or can be enhanced to service such large buildings.
- And finally, traffic. A traffic study must be done. Before I retired, I drove north on Bathurst Street to work and had a great deal of opportunity to observe the southbound traffic (and be thankful I was not stuck in it). The proposal for high rises and 61 townhouses will increase an already existing serious problem, not to mention the casual traffic related to the retail space. When I was driving to work, I would see that southbound traffic was backed up to Elgin Mills and sometimes Gamble. How far will traffic back up with this new large influx of families? To King Road?

Thank you for reading this submission. Feel free to reply to my email address as below.

**Britto, John**

<b>C</b> <u>49</u>
<b>COMMUNICATION</b>
CW (PH) - <u>FEB 4/14</u>
ITEM - <u>2</u>

**From:** Aron Drescher <arondrescher@gmail.com>  
**Sent:** Thursday, January 30, 2014 10:38 PM  
**To:** Clerks@vaughan.ca; Britto, John  
**Subject:** File Numbers: OP.13.013 and Z.13.036 File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto

Dear Sir,

I would like to express my deep disagreement with the the project of building new high rise complex. The area is already over populated and adding additional high density buildings will add additional water, traffic and sewage problems. Traffic to get in and out of this neighborhood is already takes tall taking a good portion of the travel time to work or to school. Adding so many new cars would make our life unbearable. We already feel the problems with the water pressure. Please regard my voice opposing this new development.

Aron Drescher  
#65 Strauss rd. Thornhill,  
L4J 8Z4



**Britto, John**

C 50  
COMMUNICATION

**From:** Sherri Nefsky <sherri.nefsky@rogers.com>  
**Sent:** Thursday, January 30, 2014 11:36 PM  
**To:** Clerks@vaughan.ca; Britto, John; Racco, Sandra; Furfaro, Gray  
**Subject:** File numbers: OP.13.013 and Z.13.036, file name: Islamic Shia Ithna-Asheri Jamaat of Toronto

CW (PH) - FEB 4/14  
ITEM - 2

To Whom this May Concern,

We are residents of Vaughan and oppose the Applications #OP.13.013 and # Z.13.036 submitted to The City of Vaughan Council/Committee for re-zoning and re-development of property at 9000 Bathurst St. We are opposed to the rezoning and large development plan for the following reasons:

**Traffic:** Traffic going to and from Jaffari Village, the site of the proposed development, is already an issue for those of us on the streets nearby. The exit from Jaffari Village that leads to Ner Israel Drive allows drivers to use Knightshade to bypass traffic on Bathurst Street and cars speed down the Knightshade to and from the centre. Even without any further development we think that entrance should be closed off.

As it is now, Bathurst Street is often completely bumper to bumper traffic from seven o'clock in the morning, at the start of rush hour, until after nine o'clock and again from the time area schools let out in the afternoon until seven o'clock in the evening it is just as bad. That area of Bathurst has been the scene of many traffic accidents.

Adding thousands of residents to that traffic will mean even more congestion and will mean that more people will use our surrounding streets as they try to avoid Bathurst Street.

**Parking:** Currently any time there is an event at Jafari Village the neighbouring streets are crammed with the overflow of parked cars. By adding so many new residences the situation will only get worse. We are effected by the overflow of cars because it is difficult to get to our homes and our mailboxes and the cars pose a safety issue when walking with our children and our pets.

**Environment:** We were surprised to see how close to the East Don River and the the proposed development goes. I am concerned that the impact on the area has not been studied. We believe those are areas that should be protected and should be a priority to the City of Vaughan.

**Density:** We are very concerned that adding so many new homes along with such large towers will stress our area's services and utilities too far. These buildings would be the tallest buildings anywhere in the vicinity and would drastically impact the surrounding community. The area where the new development is planned is already busy and already impacts we who live on the neighbouring streets.

We oppose this proposed development and any changes to the current zoning.

Regards,  
Adam Nefsky  
Sherri Nefsky

41 Vivaldi Drive

Thornhill, Ontario  
L4J 8Z5

**Britto, John**

C 51	
COMMUNICATION	
CW (PH) -	FEB 4/14
ITEM -	2

**From:** Yakov Lazaris <yakovlaz@rogers.com>  
**Sent:** Thursday, January 30, 2014 11:36 PM  
**To:** Clerks@vaughan.ca; Britto, John; Racco, Sandra  
**Cc:** DevelopmentPlanning@vaughan.ca; Furfaro, Cindy  
**Subject:** Objection to Proposed Development: OP.13.013 and Z.13.0.36 Location: 9000 Bathurst Street - West side of Bathurst Street, south of Rutherford Applicant: Islamic Shia Ithna-Asheri Jamaat of Toronto

To Whom this May Concern,

We are a residents of Vaughan and strongly oppose the Applications #OP.13.013 and # Z.13.036 submitted to The City of Vaughan Council/Committee for re-zoning and re-development of property at 9000 Bathurst St.

We and more than 2000 other local community members (see attached online petition)

<http://www.petitionbuzz.com/petitions/9000bathurst> hereby petition the City of Vaughan Planning Committee to refuse the application for the huge re-development of the above lands and development of 2 high rise buildings due to the following main reasons:

1. Plan Incompatibility with Low Rise Community: The proposed plan is incompatible with our current low-density community, the original neighborhood plan never included high-density residential and this plan is steering the area on a course it wasn't designed for.
2. Traffic Congestion – Our neighborhood and streets surrounding the proposed zoning area are already abnormally riddled with traffic jams and noise. That section of Bathurst is constantly bumper to bumper traffic and approving a development to house thousands of new residents would seriously overload our neighborhood's roads. Adding thousands of new residents would be a traffic and safety nightmare on our roads.
3. Overcrowding and Safety– We are shocked to see how many developments including townhomes; single homes were already approved in such a small area and oppose further developing of #OP.13.013 and # Z.13.036. There are too many proposed residences in this plan and I do not feel safe with adding thousands of new residents into the neighborhood from a traffic perspective, safety services access, and utilities services access.
4. Environmental Concerns – The proposed area is right along some of the most beautiful wetlands along the Don River and when we walk by it such a nice relief from the suburban sprawl and traffic to gaze away from Bathurst and see some actual wildlife and foliage. We do not believe building two massive eye sore condos along that river is a environmentally responsible idea.

We wholeheartedly support retention of existing zoning and strongly oppose this proposed development.

Regards,

Name: Yakov Lazaris  
Elvira Lazaris  
75 Pepperberry Rd.  
Thornhill ON  
L4J 8W4

**Britto, John**

---

**From:** danberezin@gmail.com on behalf of Dan Berezin <dan.berezin@gmail.com>  
**Sent:** Friday, January 31, 2014 12:31 AM  
**To:** Clerks@vaughan.ca; Britto, John  
**Subject:** Objection to Proposed Development: File Numbers: OP.13.013 and Z.13.036 File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto

To Whom this May Concern,

I am a resident of Vaughan and strongly oppose the Applications #OP.13.013 and # Z.13.036 submitted to The City of Vaughan Council/Committee for re-zoning and re-development of property at 9000 Bathurst St.

The main reasons for my objection are:

1. Increased traffic; It's already terrible, do not make it even worse.
2. Thornhill Woods is a low rise community: high rise buildings totally do not fit here.

Sincerely,  
Dan Berezin  
Thornhill Woods Resident

C	52
COMMUNICATION	
CW (PH) -	FEB 4/14
ITEM -	2

**Britto, John**

**From:** Harvey Kaplan <harvkaplan@gmail.com>  
**Sent:** Friday, January 31, 2014 2:10 AM  
**To:** Clerks@vaughan.ca; Britto, John; DevelopmentPlanning@vaughan.ca  
**Subject:** File Numbers OP.13.013 and Z.13.036

c 53 COMMUNICATION
CW (PH) - FEB 4/14 ITEM 2

File Numbers: OP.13.013 and Z.13.036

File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto

As a resident of Vaughan, I want to register the following concerns I have related to the application by the Islamic Shia Ithna-Asheri Jamaat of Toronto.

1. This application for rezoning and townhouse construction attempts to change fundamentally the physical nature, ambience and character of the neighborhood. At present, in spite of the high traffic density at rush hour, there is a refreshing rustic ambience as one drives for about two kilometers on Bathurst between New Westminister and Rutherford/Carville Rds. There are open green spaces and many trees (especially on the sites for which construction is requested) and absolutely no high rise or even medium rise buildings. It is beautiful and unique area bordering Vaughan and Richmond Hill and what a travesty it would be to destroy it with two ugly high rise buildings that will stand out like giraffes on a savannah. I bought a townhouse in a development adjacent to the Islamic community especially for this reason and was reassured by the zoning in the official plan. Evidently I should not have been so reassured, but I trust that the municipal counselors examining this proposal will want to preserve the beauty of this area and to maintain the high standard set out in the official plan.
2. There are many open lands along Bathurst near the property for which rezoning is requested. For example, the Richmond Hill Country and Golf Club has a large area across from the property for which high rise rezoning is requested. As a member of the Richmond Hill Country club I know there is already talk of proposals for high rise condos to be built on this property. Approving this proposal will set a very bad precedent and a many rezoning requests will follow and in time the rustic ambience along this section of Bathurst will turn into high rise alley. Approval will throw the existing community under the bus, as we will have no basis on which to oppose any future rezoning applications for high rise development.
3. From the information provided in the Notice of Public Meeting, there appears to be no effort to integrate the proposed development with the surrounding communities. It appears the proposed redevelopment area will be an enclave that is physically partitioned and cut off from the surrounding community. Approving such a proposal will only lead to alienation and resentment with the existing communities. This is a possibility that must be avoided at all costs.

Anyone on of the above reasons alone should be sufficient to reject this proposed development plan as it is in no way beneficial to the adjacent communities and more importantly it is detrimental to the longer term interests of the City of Vaughan and also those of Richmond Hill, which is at the interface of this region of Vaughan.

Harvey Kaplan Ph.D.

Professor, University of Ottawa

President and CEO Dehydrovax Inc.

8900 Bathurst, Unit 15

Vaughan, ON L4J 8A7

**Britto, John**

**From:** Eran Hurvitz <eran.hurvitz@gmail.com>  
**Sent:** Friday, January 31, 2014 2:57 AM  
**To:** Clerks@vaughan.ca; Britto, John  
**Subject:** File Numbers: OP.13.013 and Z.13.036 File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto

C 56
COMMUNICATION
CW (PH) - FEB 4/14
ITEM - 2

**My Name is Eran Hurvitz, and I live in 150 Marc Santi Blvd, Maple On, L6A-0K7  
I would like to oppose the project, my main reasons:**

**1) Traffic - Today i'm taking my son everyday from my house to to Bathurst street, and Marc Santi (which is 10 minutes walk, but taking even more driving the car), than i'm driving to nellie Mclung to take my doughtier to school (again an issue, since i need to take Bathurst and than to drive my son to JCC, which is on the intersection with bathurst (the whole trip, which on non traffic time shouldn't take more than 15 minutes, taking me at least one hour in the morning, which causing me to pay to before school programs for the kids. these issues are growing due to the condos of Disera drive, which added more traffic to the street. I can't imagine how it is possible to add 500 additional cars every morning to the already crowded street.**

**due to that, we stopped going to the RHCC, and don't take our son the the daycare which we took his brother before Alef BET (since we can't spend more than one and half hours in the morning and after school time, to drive kids to their school (due to traffic, it used to take 10-15 min with my older son, which is 9 years old now).**

**in order to take shortcuts, our street, and Thornhill woods streets are more populated with cars.**

**2) Environment, I'm against hurting the nature, especially that we love the fact that we have seen there a deer, canadian geese, many kind of birds, and many others.**

**3) We moved to these areas from the city, since we want to live in an area with low rise building, and that the income and life style of our neighbours will be similar to ours, and we don't want to move from the area, and to look for other place the live in. By adding high rise building to the area, unfortunately will lead us to move out of the area.**

**4) Prices of the houses, since many people will want to move out the area, due to traffic, and changing the zoning of the area, it will cause to a major drop on the house market in our areas. The fact we live in this area, since we don't want to face the issues of living in the city, so it will cause us to move all the way to king city, which is far from our community centres.**

**5) Fear, I don't want to live in an area when i am afraid, that people who don't like me and my community live there.**

**i can't conclude, and have many muslim friends, employees and etc, but as someone who lived in Israel, among many palestinian friends, i have seen a scenarios, that these friends can suddenly become different, after a lecture of the head of the mosque, and it was in the papers that the head of this mosque**

is talking against my people and my community, and the way of talking about pushing people to extreme violent behaviours.

I wil personally, will stop walking on that part of the street, same as i'm afraid to walk on other parts of the city.

Yours

Eran Hurvitz



**Britto, John**

C <u>55</u>
COMMUNICATION
CW (PH) - <u>FEI 3 4/14</u>
ITEM - <u>2</u>

**From:** Bryna Abtan <babtan@rogers.com>  
**Sent:** Friday, January 31, 2014 6:57 AM  
**To:** Clerks@vaughan.ca; Britto, John  
**Subject:** File Numbers: OP.13.013 and Z.13.036 File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto

I am greatly opposed to the high rise buildings and community center that will be coming to Thornhill woods. This is a decision that will greatly impact our already congested community, busy Bathurst at traffic and roads surrounding. Please deny this application.

Sent from my iPhone

**Britto, John**

<b>C 56</b> <b>COMMUNICATION</b>
CW (PH) - <b>FEB 4/14</b>
ITEM - <b>2</b>

**From:** Evie Cowitz <evie@archealth.ca>  
**Sent:** Friday, January 31, 2014 8:03 AM  
**To:** Clerks@vaughan.ca; Britto, John  
**Subject:** File Numbers: OP.13.013 and Z.13.036 File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto"

I would like to object to high rise buildings being considered in the Thornhill Woods Region. Traffic in the mornings and evening rush hours is extremely congested both inside Thornhill Woods and the outlying streets such as Rutherford, Bathurst and Dufferin Streets. Adding high rise buildings to the mix is just going to make traffic matters that much worse for those of us already living in the area. We think that it would just provide more accidents and congestion and are against the proposal.

If you have any questions or concerns, please do not hesitate to contact me.

Evie Cowitz

Evie Cowitz B.A., RRP, CCRC, CCLCP, CVP  
Director of Medical Legal Division  
arc health management solutions inc.  
t 905-274-1920 / c 416-525-5057 / f 905-274-6917  
Toll free 1-866-506-1920 / Toll free fax 1-866-671-6917  
[evie@archealth.ca](mailto:evie@archealth.ca) / [www.archealth.ca](http://www.archealth.ca)

This email may be privileged and/or confidential, and the sender does not waive any related rights and obligations. Any distribution, use or copy of this e-mail or the information it contains by other than an intended recipient is unauthorized. If you receive this e-mail in error, please advise me (by return e-mail or otherwise) immediately.

**Britto, John**

**From:** Ilia Tomski <ilia.tomski@gmail.com>  
**Sent:** Friday, January 31, 2014 8:55 AM  
**To:** Clerks@vaughan.ca; Britto, John  
**Subject:** File Numbers: OP.13.013 and Z.13.036 File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto

C	57
COMMUNICATION	
CW (PH) -	FEB 4/14
ITEM -	2

To Whom it may concern,

I am the resident of the Thornhill Woods community and my property is located on the Bathurst Glen Drive adjacent to the Waldorf School property. I strongly oppose the development as it will have negative impact on the life of my family and every household especially in close proximity to the community center. In order to support this statement I would like to make several points here.

1. I do not belong to any religious confession and thus concentrate on practical aspects of the proposed development. I made conscious decision buying my home in such close proximity to the mentioned community center because I never expected this land to be a subject to such a grand scale redevelopment and I would not like to see "Jaffari Village" turning in to "Jaffari Town". I support the main arguments expressed by many other people living in Thornhill Woods that the proposed plans will severely affect the already stretched traffic and parking in this area and thus will raise my safety concerns.
2. I support the community center as it is in its current status. It is new building and it serves members of Muslim community that like to maintain their religious heritage while living in Canada. So far, functions conducted within the community center only affected the traffic and parking in surrounding streets. Cultural and religious centers should exist as they help people maintaining their heritage, they also help parents in educating kids about the history, language and culture of their country of origin.
4. The demographic diversity of this neighborhood is well balanced and I like the fact that I currently have the variety of different cultures around me. This is what makes current living in this area pleasant and comfortable. I would like to see the demographics of this neighborhood stay as well balanced as it is now.
5. I would have no issues if, instead of housing project, this community center and its members decided to develop this land in a way that would extend their amenities in order to provide more services not only to its members but possibly anybody else that are not the members but happen to live in the area. This community center or, as a matter of fact, any other religion based center serves only the affiliated members and does nothing to improve life in the neighborhood for anybody else who lives here and not a member of a particular confession what ever it might be. It is basically to say that everyone else living around here will get nothing but troubles dealing with over-development.
6. Housing community center members right on the community center land will cause yet another segregation while limiting potential amenities development and crowding the space. This budget housing will also have negative impact on the property values in the nearby streets.

In the end, I think this community center could come forward with much better plan for its members and for the entire neighborhood.

Best regards,

Ilia Tomski

353 Bathurst Glen Drive, Vaughan ON

**Britto, John**

C 58  
COMMUNICATION

**From:** Jordan Haberman <Jordan.Haberman@rci.rogers.com>  
**Sent:** Friday, January 31, 2014 9:03 AM  
**To:** Britto, John  
**Subject:** Objection to proposed Development plan, file Number: OP.13.013 and Z.13.0.36 with the File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto

CW (PH) - FEB 4/14  
ITEM - 2

Hi,

I would like to express my **strong objection** to the proposed development plan.

The city must keep the zoning of this area as low-rise as the infrastructure of our neighborhood will not be able to sustain an increase of over 400 apartments and families.

A few additional points to consider:

1. The streets are already extremely crowded and traffic is slow as people from both our neighborhood and the surrounding neighborhoods use our streets to access Dufferin and Bathurst
2. The schools are already maxed out and require portables to house all students

We love Thornhill Wood and ask the city to help us maintain our quality of life by **cancelling the proposed development plan**.

Thank you for your consideration.

---

Regards,

*Jordan and Keren Haberman | 533 Pleasant Ridge Ave | Thornhill, ON | L4J 8X3*

---

This communication is confidential. We only send and receive email on the basis of the terms set out at [www.rogers.com/web/content/emailnotice](http://www.rogers.com/web/content/emailnotice)

Ce message est confidentiel. Notre transmission et réception de courriels se fait strictement suivant les modalités énoncées dans l'avis publié à [www.rogers.com/aviscourriel](http://www.rogers.com/aviscourriel)

---

**Britto, John**

C 59
COMMUNICATION
CW (PH) - FEB 4/14
ITEM - 2

**From:** joel majonis <mojo\_phd@hotmail.com>  
**Sent:** Friday, January 31, 2014 9:17 AM  
**To:** DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Bonita Majonis, DANIEL STRAUSS; Britto, John  
**Subject:** RE: Comments & Evaluation of Official Plan Amendment File OP.13.013 and Zoning By-law Amendment File Z.13.036 for 9000 Bathurst Street

From: **Joel Majonis** <mojo\_phd@hotmail.com or mojophd@gmail.com>

Date: Friday, Jan 31, 2014 at 8:36 A.M.

Subject: Applications: Official Plan Amendment File OP.13.013 and Zoning By-law Amendment File Z.13.036 for 9000 Bathurst Street

File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto

To: [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
[clerks@@Vaughan.ca](mailto:clerks@@Vaughan.ca)  
[john.britto@Vaughan.ca](mailto:john.britto@Vaughan.ca)

Good Morning!

I am sending this email to express strong opposition to amendments contained in File OP.13.013 and in Zoning By-law Amendment File Z.13.036 for 9000 Bathurst Street.

I am Joel Majonis. I live at 2 Cortese Terrace, Thornhill ON and my postal code is L4J 8S4. Thus, I live in Thornhill Woods and will be affected by the possible approval of these amendments.

My opposition is based on the following, and I will address the proposed townhouses first.

- Our Thornhill Woods community has been planned for and built upon the principle of single family homes containing single persons, couples, or nuclear families with a limited number of persons to constitute low density housing and a low density of population in a specific geographical area. Additionally, the current architecture of Thornhill Woods has a certain **style** of single family homes affirming the separation of families in separate homes with an aesthetic flair which has been consistently applied by the various developers and builders who have built our homes throughout our community.
- The 61 proposed three story townhouses will reduce the balance of single family homes, attached homes, and townhouses in the development and increase the high density housing such as the proposed two seventeen story towers containing apartment style housing and similarly row block housing moving our community away from low density housing and population numbers to much higher densities of housing and population. If approved and implemented, the proposed amendments listed above represent a complete rejection upon which Thornhill Woods was designed

and built upon as well as a **breach of contract** by the City of Vaughan to those individuals and families who have purchased originally single family homes built in accordance with the principle of low density.

- In addition, I have seen pictures of elevations of the proposed townhouses. I would suggest that they present as quite institutional, in sharp contrast to the pleasing, varied, and ornamented architecture of the existing townhouses in Thornhill Woods. The proposed townhouses are row-like and institutional in appearance and do not fit within the concept of single family homes, attached and connected with one, with an aesthetic flair and provide some separation between families within our community.
- In order to address the above problems, I would suggest a correspondent increase in single family and townhomes built in accordance with the original principle of low density. As well, The style of the architecture of the proposed townhouse should be modified to match more closely existing architecture in Thornhill Woods.

With respect to the proposed 17 storey buildings containing apartment style housing with attached commercial space provided, I believe firmly that the construction of such buildings will not only established a separate community from Thornhill Woods but also destroy the character of Thornhill Woods as a community in its own right. Furthermore, the construction of these seventeen story apartment style residences and attached commercial enterprises will increase greatly the number of persons within its physical space as well as increase greatly the flow of persons, vehicles, and commercial transactions within current Thornhill Woods making life for everyone unnecessarily difficult in a number of different ways which, in turn, represent a complete repudiation of the principle of low density upon which Thornhill Woods was built upon:

- The two 17 story towers will cast a large shadow across Bathurst Street. A shadow study must be done. I believe the shadow cast by these buildings when the sun is in the West will primarily effect our neighbors on the east Side of Bathurst Street in Richmond Hill; have they been informed of this possible interruption to their enjoyment of sunshine? As well, a shadow on Bathurst Street with bright sunshine on either side of it may well negatively affect traffic with respect to confusing drivers and possible causing accidents.
- The recommended proposals will have a deleterious environmental impact as it will destroy both trees and overwhelm infrastructure. It is my understanding that healthy trees will be cut down and the buffer zone to the East Don River will be minimized to an unacceptable level. These changes to our environment are not acceptable. Additionally, sewers, electricity, and water are already overwhelmed and exhibit problems in functioning with current level of low density housing in Thornhill Woods. The proposed amendments listed above will further overwhelm and create numerous problems upon the physical environment as greatly increased numbers of persons with a high density destroy plant life and create numerous problems such as sewer problems, establishment of new electrical transmission lines into the proposed new buildings. I would suggest that appropriate infrastructure and

environmental studies be done to ascertain what new services and facilities as well as the costs incurred to service the creation of this brand new community based upon a high density principle should be done to determine if these proposed building amendments are suitable within the current community of Thornhill Woods?

- The proposed amendments will greatly increase the number and density of persons in a small geographical area. It must be considered that the number of stories constituting a singular building as well as the number of residences will influence the density designation of a specific geographical area. It is noteworthy that the proposed recommendations will greatly increase the number of stories and residences from what is already existent within Thornhill Woods. Additionally, there will be a greatly increased number of persons interacting with one another to also increase greatly pedestrian and vehicular traffic creating patterns of social interactions eventuating in numerous problems such as traffic congestion making life for everyone more difficult than before. Right now, there is already much pedestrian and vehicular traffic and congestion moving north from Highway 407 to Rutherford Road and beyond. The addition of the proposed two 17 story buildings, commercial centre and townhomes will make a difficult traffic situation much worse than before. Therefore, I would recommend that studies be done examining the nature of the pedestrian and vehicular traffic as well as the necessary services and physical infrastructure necessary to service appropriately such traffic from the proposed changes.
- Overall, I would affirm strongly that the aforementioned proposals will increase greatly the number of persons and housing/retail accommodations within Thornhill Woods; increase pedestrian and vehicular traffic and attendant problems within Thornhill Woods; adversely affect both plant life, infrastructure services, traffic patterns and create numerous problems making life much more difficult for everyone else to live in than before; and create another community with its own social systems and patterns of social interaction apart from those already present in Thornhill Woods. Furthermore, the proposed changes it would create a high density community negatively affecting the previous community, Thornhill Woods, already built upon the principle of high density. I would predict that if the aforementioned building proposals are implanted and built it would cause the deterioration of the current Thornhill Woods as persons sell their homes to move into more liveable communities. Furthermore, I would also predict that the proposed changes would create a high density community with deteriorated infrastructure services, infrastructure and congested traffic creating an impoverished, highly populated and problem-ridden community. As a result, collection of taxes will go down and increased monies will have to be allocated from the public purse to support such a deteriorated and proposed new community.
- Simply, I would propose that the number of proposed buildings be limited to the criteria/principle of low density as specified in appropriate regulations and/or provincial/municipal law : Townhomes be limited in height, stories and number to what is already present in specific geographical locations in accordance with a low density designation within Thornhill Woods; that the two proposed 17 story buildings not be built; that no more than 20 to 30 seniors' residences be built in a limited number of townhomes in accordance with the architectural design already in Thornhill Woods in accordance with



a low density designation; and that a local retail/shopping centre be built in accordance with other local shopping/retail areas within Thornhill Woods and in accordance with a low density designation.

- On another matter, I am also proposing that a Vaughan municipal law be passed that does not allow changing the original designation of density for a housing development once it has been approved by the City of Vaughan as well as the practice of allowing a religious/ethnic community who owns a block of land within a community to build a house of worship with a specific density designation to apply for permission to use a portion of its lands for the purpose of building other residential or commercial buildings with a changed density designation. The City of Vaughan's allowance of these practices are ultimately contradictory, destructive with respect to the original planning, structure and physical nature of an approved community plan, and represent a breach of contract to persons who have purchased homes in accordance with an approved community plan with a specified housing designation.

The aforementioned evaluative comments and recommendations are submitted respectfully for your consideration and discussion. Please feel free to contact me for further information and discussion about these matters at 905-326-7146 (H), [mojo\\_phd@hotmail.com](mailto:mojo_phd@hotmail.com) or, at [mojophd@gmail.com](mailto:mojophd@gmail.com)

Sincerely,

Joel Majonis, M.A., M.S.W., Ph.D.

c.c.: Mrs. Bonita Majonis  
Mr. Daniel Strauss

**Britto, John**

**From:** Simon Genkin <sela2007@gmail.com>  
**Sent:** Friday, January 31, 2014 9:42 AM  
**To:** Clerks@vaughan.ca; Britto, John  
**Subject:** File Numbers: OP.13.013 and Z.13.036 File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto

C 60
COMMUNICATION
CW (PH) - FEB 4/14
ITEM - 2

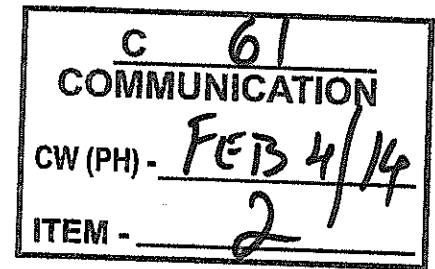
I would like to notice you that me Sela GENKIN and my wife Marina GENKIN definitely against the development of Islamic Shea Ithna Asheri Jamaat of Toronto in Thornhill Woods.

My address is 77 Bristlewood Cres. THORNHILL, ONTARIO L4J 9K9

Phone 416-879-1447

Sincerely.

Samir Stasi  
40 Bathurst Glen Dr.  
Thornhill, Ontario  
L4J 8X5  
(647)477-2033



January 30, 2014

City of Vaughan  
2141 Major Mackenzie Dr.  
Vaughan, Ontario  
L6A 1T1  
ATT: Mr. John Britto

**Subject: File Numbers: OP.13.013 and Z.13.036 File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto**

**Objection to amendments allowing the development of a 17-storey, 205 unit, residential apartment building with 1,240 m2 of ground floor office and retail space; a 17-storey, 172 unit seniors residential apartment building; and, 61, 3-storey residential townhouse units, as shown on Attachments #3 to #6.**

Dear Sir/ Madam

This letter is in regards to the above application, made by the owner of 9000 Bathurst Street - West side of Bathurst Street, south of Rutherford Road, City of Vaughan.

I have examined the plans and I know the site well. I wish to object strongly to any amendments to the Official Plan and Zoning By-law in this location. I am urging you to carefully consider the consequences and negative impact the Thornhill Woods community and neighboring communities will suffer as a result of such amendments.

The biggest investment most Canadians will ever make is in their principle residence. Once they make such an investment, they should be actively engaged in efforts to enforce zoning by-laws and local ordinances to protect property values, their primary investments. For this reason, I am writing to you today.

The news of a new development as proposed in the referenced application to facilitate the development described by the Islamic Shea Ithna-Asheri Jamaat in the Thornhill Woods community has been troubling to many neighbors and my family members.

Our community has already been burdened and this new development will further aggravate the situation. The existing centre has greatly increased the traffic and number of vehicles in our small streets. The traffic on Ner Isreal Dr., Bathurst Glen Dr. and adjacent small streets is quite troublesome on most days of the week; as cars often line the streets, making it challenging to drive through the neighborhood, not to mention the elevated level of noise. This is not only a nuisance for current residents, but will deter future prospective buyers from considering this area.

It is well known to all, schools in Thornhill Woods are saturated with students. Currently, many families are forced to make alternate arrangements to provide education for their children. This new development will indisputably result in an influx of new students to the area. This will further exacerbate the situation.

There is no doubt that location is always a key factor in determining property value. Surrounding homes, businesses and activities will always have a direct effect on the resale value of any property. I urge you to carefully consider your decision before allowing such changes to take place. In my opinion, this should be based on several factors, most importantly:

- Will this new development enhance or degrade the overall value of the homes in Thornhill Woods?
- What will be the impact and the consequences when, inevitably, such a development, causes a decline in the home values in our beautiful neighborhood?

It is my firm belief that we will all feel the negative impact of this decision in some way, should you allow these amendments to take place. Whether from loss of amenity or disruption to lifestyle, our children being subjected to overcrowded schools and other travel and safety hazard, or decreased property values and subsequent tax review to the city.

I would like to close by reminding you that we, the residents of Thornhill Woods, in comparison to adjacent cities, are paying a great deal in property taxes as we enjoy what is considered an "upscale" neighborhood. The decision to allow such amendments to pass would have a direct adverse impact on this statement.

Thank you for your hard work to preserve the spirit and beauty of Thornhill Woods.

Respectfully,



Samir Stasi,  
B.Sc. (Hon), CFP, CFSB

**Britto, John**

**From:** Sharon M Jacoby <sharon64jacob@gmail.com>  
**Sent:** Friday, January 31, 2014 10:37 AM  
**To:** Clerks@vaughan.ca; Britto, John  
**Subject:** "File Numbers: OP.13.013 and Z.13.036= File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto"

C 62
COMMUNICATION
CW (PH) - Feb 4/14
ITEM - 2

**Importance:** High

To Whom it may concern

I am writing to discuss the concerns I have with the pending project and to force the issues to deny the permits from allowing the change in the zoning.

First the traffic factor is a huge concern;

As I am sure you are aware there is no outlet from Highway 7 north until Rutherford to divide the traffic flow from the East toward Yonge Street.

As a result of this grid the natural traffic flow would send traffic to the West into Thornhill Woods residential community and congest Bathurst Street both North and South.

As it is there is too much traffic congesting on a regular basis throughout the day.

Second, currently there are no high rise building developments in the landscape north of Highway 7. The closest high rise building is Centre and Bathurst a highly developed commercial area.

Our community was not designed to commercial and high-rise and changing the landscape would effect not only the residential community safety but also the ecological landscape from an environment perspective.

Please reconsider the proposal for the good of the neighbourhood.

Sharon M Jacoby  
[SharonMJacob@gmail.com](mailto:SharonMJacob@gmail.com)  
416 524-6904

**Britto, John**

C 63  
COMMUNICATION

**From:** Marla W <marlawest@hotmail.com>  
**Sent:** Friday, January 31, 2014 10:44 AM  
**To:** Clerks@vaughan.ca; Britto, John  
**Subject:** File Numbers: OP.13.013 and Z.13.036 File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto

CW (PH) - FEB 4/14  
ITEM - 2

Hello,

As a resident of Thornhill Woods, am very concerned of the impact of a high rise complex possibly being built in our small community.

Reasons include:

- 1: traffic in our neighbourhood is already busy, with cars cutting through our small streets. Pollution and dangerous drivers are at the max. This will bring thousands more cars to our area.
2. There is no proper mass transit. Already Bathurst, Dufferin, and Yonge streets are at capacity, causing huge traffic backlogs, especially during rush hour. Thousands of new residents bring thousands of new cars. This will mean huge pollution rates, traffic jams, and the potential for road rage.
- 3 our local schools and community centre are at capacity, already with portables.
4. Noise, dust, and pollution from a huge project like this will be unbearable, taking enjoyment of property and quiet from our area.
5. Homes near the site will lose sunlight and privacy, as high rise residents can peer into backyards and homes from close homes to homes in the distance.
6. Overcrowding the area can bring crime.
7. There is not enough health care to cover thousands more residents. Hospital emergency rooms are at capacity. In the event of a crisis, there won't be enough spaces and hospital beds locally.

These points are just the beginning. Thornhill Woods was created to have a community feel. It was well designed with parks and schools, and not meant to become a crowded metropolis. We enjoy our homes and neighbourhood, and do not want a high rise complex in our midst, changing the nature of our existence.

Thank you for considering this.

M. Wesfield

**Britto, John**

**From:** Jordan Kalpin <jekalpin@gmail.com>  
**Sent:** Friday, January 31, 2014 11:19 AM  
**To:** Clerks@vaughan.ca; Britto, John  
**Subject:** File Numbers: OP.13.013 and Z.13.036 File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto

C 64	
COMMUNICATION	
CW(PH) -	FEB 4/14
ITEM -	2

My name is Jordan Kalpin and I live at 109 Serene Way, Thornhill, Ontario L4J 9A3.

The City of Vaughan recently mailed me a notice indicating that Islamic Shea Ithna-Asheri Jamaat of Toronto has filed an application with the City of Vaughan to change the zoning of the lands at 9000 Bathurst Street and to develop these lands into a complex containing a number of high rise residential buildings.

As a resident who lives within 150m of this potential development, I would like to add my voice to the majority of the residents in the area who are wholeheartedly against any proposal allowing high density development within the Thornhill Woods community. I would like to object to this zoning changes and the proposed plan for the following reasons:

1. Parking in and around the mosque is causing issues with the residents of my neighbourhood. A few years ago, The City of Vaughan granted the Islamic Shea Ithna-Asheri Jamaat of Toronto an exemption from having to build extra parking capacity within their property and this has caused a massive parking problem in the area. There is inadequate parking at this property and the streets surround this property are choked with parked cars on a weekly basis. During Islamic holidays, this problem is exponentially worse. The addition of 500+ residential homes within this property will multiply an already serious issue within the neighbourhood.
2. Traffic in and around Thornhill Woods is already gridlocked during morning and evening rush hours periods. The main arteries surrounding my neighbourhood (Bathurst, Rutherford, Dufferin) are often choked with cars and the addition of 500+ residential apartments will only continue to multiply this problem.
3. I am concerned that our schools, sewers, electrical capacity and water supplies are already at capacity for the neighbourhood. I cannot imagine the affect that the development of this property will have on are already limited infrastructure.
4. There is inadequate public transit in and around these lands. The buses are already filled to capacity during morning and evening rush hour.
5. I am concerned that the Islamic Shea Ithna-Asheri Jamaat of Toronto is building a property that will be restricted to residents of a particular religion or faith. In many ways, it appears that this development will create a so called "ghetto" in a city that has a long history of welcoming people from all backgrounds and faiths. A small complex of 20-30 residences might have been acceptable but when you plan to build 500-750 residences that will house 1200-1500 people...you are creating a de facto "ghetto". This is really unacceptable and might even create a human rights issue for the City.
6. I am very concerned that the approval of this application will create a precedent for future high rise development along the Bathurst Street corridor. Future developments without the increase in city infrastructure will turn our once quiet neighbourhood into problematic community of choked traffic, inadequate school, inadequate and hospital facilities.

Can you please add my name to the list of people who strongly object to this development application. I would also appreciate it if you can add me to any/all mailing lists for notification of meetings and/or changes to this application.

Thanks.

Jordan Kalpin  
109 Serene Way  
Thornhill, Ontario L4J 9A3  
email: [jekalpin@gmail.com](mailto:jekalpin@gmail.com)  
Tel: 416-571-7930



**Britto, John**

**From:** Sabrina <sabrinacoops@gmail.com>  
**Sent:** Friday, January 31, 2014 11:29 AM  
**To:** Clerks@vaughan.ca; Britto, John  
**Subject:** File Numbers: OP.13.013 and Z.13.036 File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto

C 65
COMMUNICATION
CW (PH) - FEB 4/14
ITEM - 2

To whom it may concern

I am writing today to object the proposed idea of this development in our community. It is not a racial objection but a plea to preserve the residential area from high rise buildings and avoid more traffic and noise pollution. The area has increased tremendously already and needs to stop increasing the population with high rises.

The area is now safe and there is low crime. Not to say these people will bring crime but there could be hatred and animosity created by those who cannot live in peace.

Please respect us the taxpayers and stop this development from happening.

Sabrina Cooper

**Britto, John**

**From:** yonit nisan <yonit.nisan@gmail.com>  
**Sent:** Friday, January 31, 2014 11:30 AM  
**To:** DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Britto, John; Racco, Sandra; Furfaro, Cindy  
**Subject:** Objection to Proposed Development: OP.13.013 and Z.13.0.36

C 66
COMMUNICATION
CW (PH) - FEB 4/14
ITEM - 2

Re: Location: 9000 Bathurst Street - West side of Bathurst Street, south of Rutherford  
Applicant: Islamic Shia Ithna-Asheri Jamaat of Toronto

To Whom this May Concern, I am a resident of Vaughan and strongly oppose the Applications #OP.13.013 and # Z.13.036 submitted to The City of Vaughan Council/Committee for re-zoning and re-development of property at 9000 Bathurst St. I and at least 2000 strong local community members (see attached online petition) <http://www.petitionbuzz.com/petitions/9000bathurst> Hereby petition the City of Vaughan Planning Committee to refuse the application for the huge re-development of the above lands and development of 2 high rise buildings for the following reason:

**Traffic Congestion** – Dear coucellors, this neighbourhood is already clogged with excessively high volume traffic. The addition of more condos in this area would create an immense burden on our already terribly congested roads. I encourage you to take a drive towards this area between the hours of 4- 7pm before you make any decision to approve further infrastructure. The approval of this application would mean thousands of new residents and would most certainly create more traffic havoc and generate a safety nightmare on our roads.

Please consider the implications of this decision.

I wholeheartedly support retention of existing zoning and strongly oppose this proposed development.

Regards,

Yonit Nisan- Reinberg/Concerned Vaughan Resident

Address: 276 Ilan Ramon

--

Yonit Nisan, M.Sc. OT Reg. (Ont.)

**Britto, John**

**C 67**  
**COMMUNICATION**

**From:** Alex Chernin <chernin.alex@gmail.com>  
**Sent:** Friday, January 31, 2014 11:41 AM  
**To:** Clerks@vaughan.ca; Britto, John  
**Subject:** "File Numbers: OP.13.013 and Z.13.036 File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto"

CW (PH) - PG-13 4/14

ITEM - 2

To Whom it May Concern,

From: Alex Chernin

190 Autumn Hill Blvd

Thornhill, ON

L4J8Y7

I am a resident of Vaughan and strongly oppose the Applications #OP.13.013 and # Z.13.036 submitted to The City of Vaughan Council/Committee for re-zoning and re-development of property at 9000 Bathurst St. I petition the City of Vaughan Planning Committee to refuse the application for the huge re-development of the above lands and development of 2 high rise buildings due to the following reasons:

1. Traffic Congestion – Our neighborhood and streets surrounding the proposed zoning area are already abnormally riddled with traffic jams, Motor Vehicle accidents, and noise. That section of Bathurst is constantly bumper to bumper traffic and approving a development to house thousands of new residents would seriously overload our neighborhood's roads. The surrounding neighborhoods are overrun with traffic currently, because drivers are avoiding traffic jams to enter the Islamic Center already. Adding thousands of new residents would be a traffic and safety nightmare on our roads. There are thousands of vehicles speeding through our quiet roads and we cannot accommodate even more.
2. Overcrowding and Safety– There are thousands of residents and every square inch of land has a development. I am shocked to see how many developments including townhomes, single homes were already approved in such a small area and oppose further developing of #OP.13.013 and # Z.13.036. There are too many proposed residences in this plan and I do not feel safe with adding thousands of new residents into the neighborhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.
3. Parking – Currently without the proposed development we have cars parked on every street in our neighborhood every night when gatherers attend the Jafari Village. With the proposed development there will be thousands of additional vehicles needing to park and they will continue to park on the surrounding roads.
4. Environmental – The proposed area is right along some of the most beautiful wetlands along the Don River and when I walk by it such a nice relief from the suburban sprawl and traffic to gaze away from Bathurst and see some actual wildlife and foliage. I have spotted Blue Herons, Salmon, and countless beautiful flora and fauna. I do not believe building two massive eye sore condos along that river is a environmentally responsible idea. We already saw the zoning amendment that allowed the cutting down mature evergreen trees along Bathurst off Ner Israel drive.

5. Quality of Life – There is already so much noise and light pollution in our area from Parking lighting, and traffic that I truly feel our quality of life and property values hang in the balance with this proposed development. Our neighbourhoods are already so dense and overpopulated that approving this development right beside the already approved re-zoning of the farm land next door to the Jafari Village is a big mistake. I do not feel that our quality of life should be affected by Council approving even more development.

I wholeheartedly support retention of existing zoning and strongly oppose this or any proposed development.

**Dear members of city hall,**

**We, citizens of Vaughan have elected you to the positions you currently hold in the city hall and we are sure that all your decisions and efforts are made towards enhancing our city and our quality of life.**

**I would like to get answers to the following questions:**

**1. What benefits our city of Vaughan would get once this high-rise project would be realized?**

**2, What benefits, we citizens of Thornhill Woods neighborhood and vicinity, will get in the coming year, 2, 5, 10 or 20 years down the road?**

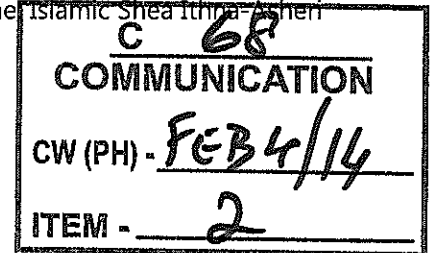
**I'm am positive that you as professional city planners have a plan for future development of City of Vaughan and our neighborhood in particular.**

Best regards,  
Alex Chernin  
190 Autumn Hill blvd,  
Thornhill, ON, L4J8Y7

**Britto, John**

---

**From:** chernin.alex@gmail.com on behalf of Eda Chernin <info@edachernin.com>  
**Sent:** Friday, January 31, 2014 11:47 AM  
**To:** Clerks@vaughan.ca; Britto, John  
**Subject:** Fwd: "File Numbers: OP.13.013 and Z.13.036 File Name: Islamic Shearithna-Asheri Jamaat of Toronto"



To Whom it May Concern,

From: Eda Chernin

190 Autumn Hill Blvd

Thornhill, ON

L4J8Y7

I am a resident of Vaughan and strongly oppose the Applications #OP.13.013 and # Z.13.036 submitted to The City of Vaughan Council/Committee for re-zoning and re-development of property at 9000 Bathurst St. I petition the City of Vaughan Planning Committee to refuse the application for the huge re-development of the above lands and development of 2 high rise buildings due to the following reasons:

1. Traffic Congestion – Our neighborhood and streets surrounding the proposed zoning area are already abnormally riddled with traffic jams, Motor Vehicle accidents, and noise. That section of Bathurst is constantly bumper to bumper traffic and approving a development to house thousands of new residents would seriously overload our neighborhood's roads. The surrounding neighborhoods are overrun with traffic currently, because drivers are avoiding traffic jams to enter the Islamic Center already. Adding thousands of new residents would be a traffic and safety nightmare on our roads. There are thousands of vehicles speeding through our quiet roads and we cannot accommodate even more.
2. Overcrowding and Safety– There are thousands of residents and every square inch of land has a development. I am shocked to see how many developments including townhomes, single homes were already approved in such a small area and oppose further developing of #OP.13.013 and # Z.13.036. There are too many proposed residences in this plan and I do not feel safe with adding thousands of new residents into the neighborhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.
3. Parking – Currently without the proposed development we have cars parked on every street in our neighborhood every night when gatherers attend the Jafari Village. With the proposed development there will be thousands of additional vehicles needing to park and they will continue to park on the surrounding roads.
4. Environmental – The proposed area is right along some of the most beautiful wetlands along the Don River and when I walk by it such a nice relief from the suburban sprawl and traffic to gaze away from Bathurst and see some actual wildlife and foliage. I have spotted Blue Herons, Salmon, and countless beautiful flora and fauna. I do not believe building two massive eye sore condos along that river is a environmentally responsible idea. We already saw the zoning amendment that allowed the cutting down mature evergreen trees along Bathurst off Ner Israel drive.

5. Quality of Life – There is already so much noise and light pollution in our area from Parking lighting, and traffic that I truly feel our quality of life and property values hang in the balance with this proposed development. Our neighbourhoods are already so dense and overpopulated that approving this development right beside the already approved re-zoning of the farm land next door to the Jafari Village is a big mistake. I do not feel that our quality of life should be affected by Council approving even more development.

I wholeheartedly support retention of existing zoning and strongly oppose this or any proposed development.

**Dear members of city hall,**

**We, citizens of Vaughan have elected you to the positions you currently hold in the city hall and we are sure that all your decisions and efforts are made towards enhancing our city and our quality of life.**

**I would like to get answers to the following questions:**

**1. What benefits our city of Vaughan would get once this high-rise project would be realized?**

**2, What benefits, we citizens of Thornhill Woods neighborhood and vicinity, will get in the coming year, 2, 5, 10 or 20 years down the road?**

**I'm am positive that you as professional city planners have a plan for future development of City of Vaughan and our neighborhood in particular.**

Best regards,  
Eda Chernin  
190 Autumn Hill blvd,  
Thornhill, ON, L4J8Y7

## Britto, John

---

**From:** chernin.alex@gmail.com on behalf of Unitech Ltd. <info@unitechltd.ca>  
**Sent:** Friday, January 31, 2014 11:49 AM  
**To:** Clerks@vaughan.ca; Britto, John  
**Subject:** Fwd: "File Numbers: OP.13.013 and Z.13.036 File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto"

To Whom it May Concern,

From: Iakov & Maria Chernin

190 Autumn Hill Blvd

Thornhill, ON

L4J8Y7

C 69	
COMMUNICATION	
CW (PH) -	FEB 4/14
ITEM -	2

I am a resident of Vaughan and strongly oppose the Applications #OP.13.013 and # Z.13.036 submitted to The City of Vaughan Council/Committee for re-zoning and re-development of property at 9000 Bathurst St. I petition the City of Vaughan Planning Committee to refuse the application for the huge re-development of the above lands and development of 2 high rise buildings due to the following reasons:

1. Traffic Congestion – Our neighborhood and streets surrounding the proposed zoning area are already abnormally riddled with traffic jams, Motor Vehicle accidents, and noise. That section of Bathurst is constantly bumper to bumper traffic and approving a development to house thousands of new residents would seriously overload our neighborhood's roads. The surrounding neighborhoods are overrun with traffic currently, because drivers are avoiding traffic jams to enter the Islamic Center already. Adding thousands of new residents would be a traffic and safety nightmare on our roads. There are thousands of vehicles speeding through our quiet roads and we cannot accommodate even more.
2. Overcrowding and Safety– There are thousands of residents and every square inch of land has a development. I am shocked to see how many developments including townhomes, single homes were already approved in such a small area and oppose further developing of #OP.13.013 and # Z.13.036. There are too many proposed residences in this plan and I do not feel safe with adding thousands of new residents into the neighborhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.
3. Parking – Currently without the proposed development we have cars parked on every street in our neighborhood every night when gatherers attend the Jafari Village. With the proposed development there will be thousands of additional vehicles needing to park and they will continue to park on the surrounding roads.
4. Environmental – The proposed area is right along some of the most beautiful wetlands along the Don River and when I walk by it such a nice relief from the suburban sprawl and traffic to gaze away from Bathurst and see some actual wildlife and foliage. I have spotted Blue Herons, Salmon, and countless beautiful flora and fauna. I do not believe building two massive eye sore condos along that river is a environmentally responsible idea. We already saw the zoning amendment that allowed the cutting down mature evergreen trees along Bathurst off Ner Israel drive.

5. Quality of Life – There is already so much noise and light pollution in our area from Parking lighting, and traffic that I truly feel our quality of life and property values hang in the balance with this proposed development. Our neighbourhoods are already so dense and overpopulated that approving this development right beside the already approved re-zoning of the farm land next door to the Jafari Village is a big mistake. I do not feel that our quality of life should be affected by Council approving even more development.

I wholeheartedly support retention of existing zoning and strongly oppose this or any proposed development.

**Dear members of city hall,**

**We, citizens of Vaughan have elected you to the positions you currently hold in the city hall and we are sure that all your decisions and efforts are made towards enhancing our city and our quality of life.**

**I would like to get answers to the following questions:**

**1. What benefits our city of Vaughan would get once this high-rise project would be realized?**

**2, What benefits, we citizens of Thornhill Woods neighborhood and vicinity, will get in the coming year, 2, 5, 10 or 20 years down the road?**

**I'm am positive that you as professional city planners have a plan for future development of City of Vaughan and our neighborhood in particular.**

Best regards,  
Iakov and Maria Chernin  
190 Autumn Hill blvd,  
Thornhill, ON, L4J8Y7



**Britto, John**

---

**From:** Zili T <zili\_@hotmail.com>  
**Sent:** Friday, January 31, 2014 11:53 AM  
**To:** Clerks@vaughan.ca; Britto, John  
**Subject:** File Numbers: OP.13.013 and Z.13.036 File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto

C	70
COMMUNICATION	
CW (PH) -	Feb 4/14
ITEM -	2

To whom this may concern:

I do not see the value in niceties or formalities when my rights as a citizen and OUR rights as a community have been completely ignored and taken advantage of. As a result, I will delve right into the reasons why I disagree with the planned expansion of the Islamic Shea Centre.

If we had wanted to move into a low-income neighborhood (which is part of the proposed development), we would have moved into an already established area that was built for such reasons. You cannot sell very expensive homes in a very expensive suburb and then 10 years later decide you will completely change the face of the community by drastically changing the entire landscape. Further, the houses with backlots that will face the expanded Shea Centre were sold at a \$30,000 premium from the builder for the benefit of having a wooded area "in your backyard." Should this plan go through, complete with the destruction of all the natural surroundings, will each homeowner be reimbursed by the City for their lost investment?

It is no secret that Bathurst Street is known as a Jewish "area." From Bloor all the way up until about King City, there are Jewish neighbourhoods all long its length. I am not sure what the burning desire is for a completely opposite cultural and ethnic community that is so closed off and will be so unwilling to integrate with the existing community to set up shop and obviously attempt to imitate the thriving Jewish Centre that has been created at Bathurst and Rutherford Roads. The Lebovic Campus had to agree to serve the ENTIRE community, not just Jewish citizens in order for them to gain permission to build. Indeed, during the ice storm in December 2013, the Lebovic Centre kept its doors open for any residence in the surrounding area that lost power, and provided shelter, facilities and food to those in need. I would like to know what the Shea Centre is promising my community. I would like to hear a promise from them to give back to my community, to contribute to it – convince me and my neighbours that they deserve to be a part of this already thriving neighbourhood. So far, I have yet to hear a single word about how they plan to become a part of this community, only that they plan to build "their own." I know I am not alone when I say that I would not be welcome in their Centre. I, as a community member, would not be able to enjoy their facilities, or to take part in their programs. So far, their development is with the sole intent of serving "their community" with zero regard for those that already live here, and that have already put in the effort to build it up to be the flourishing, envious community that it is.

We saw it before, with zero regard for the residences of Ner Israel Drive, the existing Shea Centre quietly petitioned to reduce the number of parking spots on their property, not caring that this will of course impact and inconvenience the surrounding streets. Who is to say that whatever niceties they are agreeing to now won't be quietly petitioned again?

I strongly oppose the expansion of the Shea Centre because it will not serve to benefit this community and will only prove to be a hindrance due to increased traffic, congestion, and a reduction in the natural environment that forms the basis for the beauty of this subdivision.

I wholeheartedly support retention of existing zoning and strongly oppose this proposed development.

Regards,

**Zili Tsherna**

**67 Napa Hill Court**

**Thornhill, Ontario**

**L4J 8S2**

**Britto, John**

C 71
COMMUNICATION
CW (PH) - FEB 4/14
ITEM - 2

**From:** ashish.jain@sunlife.com  
**Sent:** Friday, January 31, 2014 11:54 AM  
**To:** Clerks@vaughan.ca; Britto, John  
**Subject:** File Numbers: OP.13.013 and Z.13.036 File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto

I strongly oppose allowing above Application. Thornhill Woods is a executive community for which we paid high dollars to live in. Building a high & medium density community will bring the overall value down for all of us & significantly lower our property value.

We already see the stretch the current usage of Jamaat puts on our infrastructure like not enough parking or enough roads for access to Jamaat. Adding more buildings & people will further aggravate it and make it difficult. Whenever they have special events my street (Strauss) see overwhelming number of car parked and makes it somewhat unsafe for our kids to walk on the street. We need to be careful in expanding this without due diligence on supporting infrastructure.

Ashish Jain  
Cell: 416.567.8140  
Thornhill Woods Resident

**Britto, John**

**From:** Rita Levin <rita@boggsslevin.com>  
**Sent:** Friday, January 31, 2014 11:59 AM  
**To:** Clerks@vaughan.ca; Britto, John  
**Cc:** ritalevin@rogers.com  
**Subject:** File Numbers: OP.13.013 and Z.13.036 File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto

c 72	
COMMUNICATION	
CW (PH) -	FEB 4/14
ITEM -	2

I respectfully wish to submit to you my objection to changing the zoning of 9000 Bathurst St., Thornhill, Ontario.

This area is a low-density zoning which, in my opinion, is already highly populated. To change the area into a high-density zoning will create overwhelming problems with traffic, especially during the rush hours. The area is already lacking the infra structure to handle the traffic, not to mention having any adequate roads. We can all see the heavy traffic everyday during the rush hours in this area and we all experience the unproportionate length of time it takes us to travel such short distance, due to heavy traffic. Any increased traffic in the area will create an undue hardship to the people who live in the area. Moreover, an increased volume of traffic, that is reasonable to expect, will deteriorate the roads in the area further which will require the City to repair the roads at the taxpayers expense.

Further, it is reasonable to assume that each owner of the unit will have at least one vehicle, probably more. With calculations of 1 vehicle per unit, the buildings will add many cars to the small area in question. This, in turn, may create serious pollution problems, parking problems, and interference with the traffic, that the City will need to address at the taxpayers expense.

Moreover, the area in question is populated mostly by families with young children. The pollution problems that will be created by these buildings, will interfere with the standard of living that the people got accustomed to in this low-density area. One of the prior requirements was that any builder that wishes to build in the area must provide plans for allowing for a sufficient park area to be incorporated into any development. The high-rise buildings development will negate all these prior principles that this City stood for and worked hard to achieve. I looked at the plans proposed and I did not see any proposed development for a park area, immediately adjacent, that will accommodate 2 high-rise buildings.

Moreover, to my knowledge, the builders or their agents openly expressed their intent to built the buildings for the use of Muslim population AND to the exclusion of any Christians, or buyers and/or users of any other religions. Such intent is contrary to the public policy and any public elected body should not condone such intent.

Respectfully,

Rita Levin

91 Leameadow Rd.

Thornhill, ON L4J 8T5

905-889-4305

Cell 416-820-4529

e-mail: [ritalevin@rogers.com](mailto:ritalevin@rogers.com)

**Britto, John**

C 73	
COMMUNICATION	
CW (PH) -	FEB 4/14
ITEM -	2

**From:** Shay.Levy@aero.bombardier.com  
**Sent:** Friday, January 31, 2014 12:18 PM  
**To:** Clerks@vaughan.ca; Britto, John  
**Subject:** File Numbers: OP.13.013 and Z.13.036 File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto

Hello,

As a 8 year residence of Thornhill wood i move to this place because i wanted to avoid the crowded neighborhood.

This land meant to be for townhouse, semi detach and detached homes and i would like it to stay like that.

The impact on the traffic, environment and schools systems will be huge due to these proposals.

I would like the city of Vaughan to reject the proposal and to land owner to come with detached, semi detached homes on this land.

Regards,

Shay Levy  
106 Foxwood Road  
Vaughan, Ontario  
L4J 9E4  
(647) 207 2589

**Britto, John**

**From:** Ella Neiman <neiman.ella@gmail.com>  
**Sent:** Friday, January 31, 2014 12:19 PM  
**To:** Clerks@vaughan.ca; Britto, John  
**Subject:** File Numbers: OP.13.013 and Z.13.036 File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto

C 74	
COMMUNICATION	
GW (PH) -	FEB 4/4
ITEM -	2

I strongly object to the Application "File Numbers: OP.13.013 and Z.13.036 File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto" to change zoning for the lots at 9000 Bathurst St. to allow construction of 2 -high-rise buildings. This project will be a disaster for the area, it will create traffic congestion, noise, and most of all the decline in property values. It will also destroy the perception and look of the quiet low -rise Thornhill Woods neighbourhood

--

Ella Neiman



9100 Bathurst Street  
Thornhill, Ontario L4J 8C7

T: (905) 881-1611  
F: (905) 881-6710  
W: TorontoWaldorfSchool.com

January 29, 2014

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L4A 1T1

Attn: Mr. Jeffrey Adams, City Clerk

C 75	
COMMUNICATION	
CW (PH) -	FEB 4/14
ITEM -	2

Re: Proposed Development 9000 Bathurst Street, Vaughan

As the neighbour immediately to the north of 9000 Bathurst Street, we have received a Notice from the City informing us of a Public Meeting regarding the development of this property. Toronto Waldorf School has always had a positive and mutually beneficial relationship with the Ja'ffari Community Centre. We have had a shared parking arrangement with each other for many years and attend each other's key events.

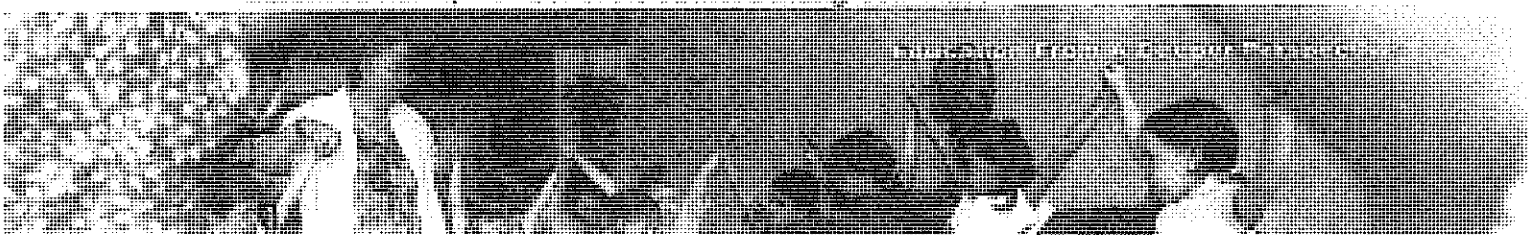
We have met with representatives of the Ja'ffari community to gain a better understanding of the proposed development. After reviewing the components and issues that have arisen, we see the development as a key part of the growth of the Ja'ffari community and believe the development will serve the community well. The seniors' units, both condominium and assisted living, will allow members of the community to downsize and age in place within comfortable surroundings. The rental townhouses will also address a key need within the community and assist families with their housing needs.

We do not have any objections to the development and offer our full support for their efforts. When completed, we believe the development will be a positive addition to the community and wish the Ja'ffari community all the best as they move forward with their plans.

Yours truly

Gary Teelucksingh  
Chair, Board of Directors

Cc: Mayor and Members of Council  
Carol Birch, Planner, City of Vaughan  
Mahmood Karim, Member of the Ja'ffari Building Committee



C	76
COMMUNICATION	
CW (PH) -	FEB 4/14
ITEM -	2

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

**Re: Application for rezoning and development**  
**Islamic Shia Ithna Asheri Jamaat of Toronto**  
**Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario**

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

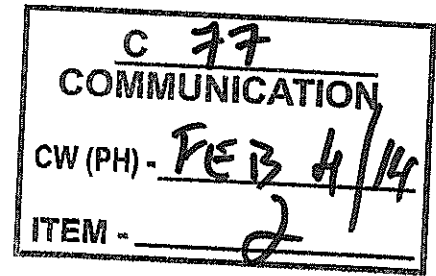
We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,



Mustafa and Hasina Alidina  
127 Giotto Crescent, Vaughan, L6A 3N7





January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

**Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario**

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

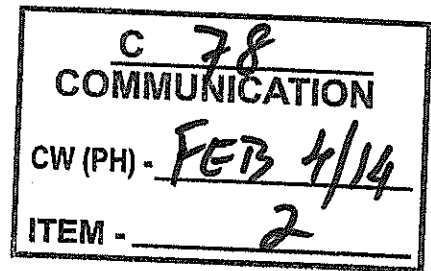
This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

Sajjad Huda, HBSc, MPHARM  
12 Little Hannah Lane  
Vaughan, Ontario  
L6A 0E3



January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

**Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto -  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario**

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,

Nasreen Huda, OBAPO  
Program / Project Manager  
12 Little Hannah Lane  
Vaughan, Ontario  
L6A 0E3

Mr. Shafiq Ebrahim, M.B.A., F.I.C.B., A.C.I.B  
129 Kootenay Ridge,  
Maple, Ont. L6A 2V9

January 27<sup>th</sup> 2014

His Worship Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

**Re: Application for rezoning and development - Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario**

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (ISIJ), I would like to express my strong support for the zoning application that is before Council for approval.

This project is extremely important to the ISIJ as it is a realization of a long awaited vision of the members of the community most of whom (including myself) initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it.

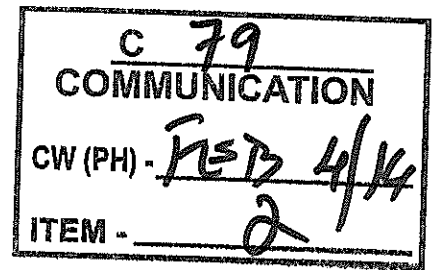
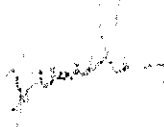
Since our emigration to Canada in the early 1970's it has taken a great deal of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. The spin off benefits of this development are many;

- ✓ direct contribution to the local economy by way of local job creation
- ✓ revenue and income generation for the residents and to the local and provincial government;
- ✓ provides for community based social and other ancillary services (self funded)
- ✓ lessens the burden and frees up the resources for local government agencies and social organisations providing such services

The ISIJ is a community of over 5,000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue, Thornhill. The guiding principles our organization espouses and promotes is consistent with the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Yours very truly,



C	80
COMMUNICATION	
CW (PH) -	FEB 4/14
ITEM -	2

January 27<sup>th</sup> 2014

Mayor Maurizio Bevilacqua  
City of Vaughan  
Level 100  
2141 Major Mackenzie Drive  
Vaughan  
L6A 1T1

Your Worship,

**Re: Application for rezoning and development  
Islamic Shia Ithna Asheri Jamaat of Toronto  
Lot 14, Concession 2, 9000 Bathurst Street, Vaughan, Ontario**

As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.

This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.

The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.

We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.

Sincerely,  
(Your name, professional designation, and address)



Imtiaz Kava  
Sales + Marketing Manager @ Sunca Global Forest  
115 1<sup>st</sup> Floor - Fenarose Ave. Markham, L6A-0E1

**Britto, John**

---

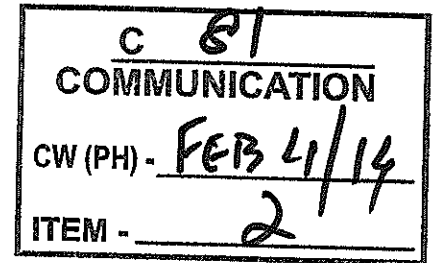
**From:** Panaro, Doris  
**Sent:** Friday, January 31, 2014 2:41 PM  
**To:** Britto, John  
**Subject:** FW: voting against re-zoning property 9000 Bathurst Street - West side of Bathurst Street, south of Rutherford Road, City of Vaughan.

FYI

**Doris Panaro**  
**Development Planning Dept.**



T. 905.832.8565 ext. 8208 | 2141 Major Mackenzie Drive, 2<sup>nd</sup> Fl. N. | Vaughan, ON. L6A 1T1  
F: 905.832.6080 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca) | [www.cityofvaughan.ca](http://www.cityofvaughan.ca)



**From:** Zhana Jurevich [<mailto:zhana.jurevich@gmail.com>]  
**Sent:** Friday, January 31, 2014 12:20 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** voting against re-zoning property 9000 Bathurst Street - West side of Bathurst Street, south of Rutherford Road, City of Vaughan.

Hi!

I am a resident of Thornhill Woods and I heard that there will be a decision made in regards to re-zoning property 9000 Bathurst Street - West side of Bathurst Street, south of Rutherford Road, City of Vaughan.

Thornhill Wood's density is pretty high at the moment, the apartment building will add to the traffic!!!

Not only that: the area is mainly single family residential!!!!

Why would somebody want to change it?!?!?

Please add my vote: **NO** to the apartment building!!!! or any high rise building in the area!!!

Best Regards,  
Zhana Jurevich

**Britto, John**

**From:** adamjworth@rogers.com  
**Sent:** Friday, January 31, 2014 4:43 PM  
**To:** Clerks@vaughan.ca; Britto, John  
**Subject:** File Numbers: OP.13.013 and Z.13.036 File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto

C 82	
COMMUNICATION	
CW (PH) -	FEB 4/14
ITEM -	2

To Whom it May Concern,

My name is Adam Worth and I have lived at 115 Ner Israel Drive for the past 7+ years, which is only meters away from the proposed re-zoning and re-development area outlined in applications #OP.13.013 and # Z.13.03. As a father of 3 young children, I am adamantly opposed to the above mentioned applications and I am horrified as to the potential impact that the re-zoning and re-development will have on my family, community and environment.

The neighborhood and streets immediately surrounding the proposed zoning area is heavily traveled today. Traffic delays and road congestion are commonplace and are further exacerbated with the regular festivals held at the Jafari Villiage. The potential changes in zoning and development would add thousands of new residents to this area and a considerable amount of new vehicle on our roads at all hours of the day. Furthermore, parking is already problematic in the immediate area surrounding this area and the proposal will ultimately put more parked cars on the surrounding streets.

The size and scale of the proposed re-zoning and re-development will have an environmental impact on our community. The subject lands noted in the applications are filled with old-growth trees and home to wild-life. If the application is approved, this beautiful area will be changed forever and will increase the noise and light pollution levels generated not only from this massive development project, but the people who would live there afterwards.

The community of Thornhill Woods does not benefit from the above mentioned application whatsoever. Frankly, the tone of the application indicates that the development is purely for the benefit of "their" community, which I take offense to as a Canadian. There are numerous other concerns, including, the burned this project would further put on our infrastructure and schools, overcrowding and general safety, and the negative impact on the quality of life for the community.

I support the current zoning of these lands and completely oppose any further development and/or changes in zoning. I ask that the City of Vaughan denied this application outright and put an end to this application.

Yours truly,

Adam Worth  
115 Ner Israel Drive  
Thornhill, ON L4J 9L1

**Britto, John**

C <u>83</u>
COMMUNICATION
CW (PH) - <u>FEB 4 / 14</u>
ITEM - <u>2</u>

**From:** eiliya gehtman <mastertov@gmail.com>  
**Sent:** Friday, January 31, 2014 5:47 PM  
**To:** Britto, John; Clerks@vaughan.ca  
**Subject:** I respectfully wish to submit to you my objection to changing the zoning of 9000 Bathurst St., Thornhill, Ontario.

This area is a low-density zoning which, in my opinion, is already highly populated. To change the area into a high-density zoning will create overwhelming problems with traffic. The area is already lacking the infra structure to handle the traffic, not to mention having any adequate roads. We can all see the heavy traffic everyday during the rush hours in this area and we all experience the unproportionate length of time it takes us to travel such short distance, due to heavy traffic. Any increased traffic in the area will create an undue hardship to the people who live in the area. Moreover, an increased volume of traffic, that is reasonable to expect, will deteriorate the roads in the area further which will require the City to repair the roads at the taxpayers expense

Moreover, to my knowledge, the builders or their agents openly expressed their intent to built the buildings for the use of Muslim population AND to the exclusion of any Christians, or buyers and/or users of any other religions. Such intent is contrary to the public policy and any public elected body should not condone such intent.

Respectfully,

Eiliya Gehtman

41 sserene way  
Thornhill. L4J 8Z8

[e-mail-mastertov@gmail.com](mailto:e-mail-mastertov@gmail.com)

**Britto, John**

**From:** Saltaft <otaft@rogers.com>  
**Sent:** Thursday, January 30, 2014 8:33 PM  
**To:** Clerks@vaughan.ca  
**Cc:** thornhillwoodsneighbours@gmail.com  
**Subject:** Complaint, objection to an application

C 84	
COMMUNICATION	
CW (PH) -	FEB 4/14
ITEM -	2

Ref. File: OP.13.013 and Z.13.036

To the Clerks office,

I would like to express my strong objections to the above listed applications.

Please kindly put me on the distribution list for all matters in reference to above files.

I plan to attend February 4 public hearing at 7 pm

Please kindly acknowledge receiving this email.

Yours truly,

Salmon & Olga Taft  
Tel.: 905-326-5056; Cell.: 647-296-6009  
[otaft@rogers.com](mailto:otaft@rogers.com)

17 Knightshade dr,  
Thornhill, on  
L4J 8Z1



**Britto, John**

**From:** michael sulkin <michael.sulkin@gmail.com>  
**Sent:** Thursday, January 30, 2014 9:49 AM  
**To:** Clerks@vaughan.ca  
**Subject:** High-rise Development at Bathurst 9000

C 85
COMMUNICATION
CW (PH) - FEB 4/14
ITEM - 2

To Whom It May Concern,

I am writing you this email to voice my concern over the proposed high-rise project being put forward by the Islamic Shea Ithna-Asheri Jamaat of Toronto.

I am a residential real estate agent primarily focused in Thornhill Woods. I can tell you from my experience that a project such as the one being proposed will have a huge negative impact on the entire community of Thornhill Woods. There are already over 4500 homes in the Thornhill Woods community and all three public schools are over capacity. In fact, people who have purchased a home over the last year in the Thornhill Woods public school district are being told there is no room in the school for their children and they will have to go to an overflow school until there is more space. The community simply cannot accommodate the additional amount of people this project would bring.

In addition, the traffic along Bathurst between Major Mackenzie and Centre street is already at a gridlock during the rush hour commute. The additional residents to the area would make it unbearable.

From a community perspective, the two high-rise building would be an eyesore. There are no residential high-rise buildings anywhere in the Thornhill Woods area. The closest high-rise condos can only be found 3.4 km away at Bathurst & Centre Street. These proposed high-rise buildings would look completely out of place, and I can assure you the house values in Thornhill Woods would tumble as a result.

Thornhill Woods has always been a desirable location for young families to move to and live in. I live here as well and am very concerned about what will happen to this community should this project be allowed to proceed as planned. I hope you take these concerns seriously and understand why so many of us are completely opposed to this project.

Thank you for listening

Michael Sulkin.

Resident of Thornhill Woods.

**Britto, John**

C	86
COMMUNICATION	
CW (PH) -	Feb 4/14
ITEM -	2

**From:** Michael Steinman <msteinman@trebnet.com>  
**Sent:** Wednesday, January 29, 2014 10:56 PM  
**To:** Clerks@vaughan.ca  
**Subject:** File Number: OP.13.013 and Z.13.0.36 Islamic Shea Ithna-Asheri Jamaat of Toronto.

To Whom It May Concern,

I am writing you this email to voice my concern over the proposed high-rise project being put forward by the Islamic Shea Ithna-Asheri Jamaat of Toronto.

I am a residential real estate agent primarily focused in Thornhill Woods. I can tell you from my experience that a project such as the one being proposed will have a huge negative impact on the entire community of Thornhill Woods. There are already over 4500 homes in the Thornhill Woods community and all three public schools are over capacity. In fact, people who have purchased a home over the last year in the Thornhill Woods public school district are being told there is no room in the school for their children and they will have to go to an overflow school until there is more space. The community simply cannot accommodate the additional amount of people this project would bring.

In addition, the traffic along Bathurst between Major Mackenzie and Centre street is already at a gridlock during the rush hour commute. The additional residents to the area would make it unbearable.

From a community perspective, the two high-rise building would be an eyesore. There are no residential high-rise buildings anywhere in the Thornhill Woods area. The closest high-rise condos can only be found 3.4 km away at Bathurst & Centre Street. These proposed high-rise buildings would look completely out of place, and I can assure you the house values in Thornhill Woods would tumble as a result.

Thornhill Woods has always been a desirable location for young families to move to and live in. I live here as well and am very concerned about what will happen to this community should this project be allowed to proceed as planned. I hope you take these concerns seriously and understand why so many of us are completely opposed to this project.

Thank you for listening

Michael Steinman  
Sales Representative  
Forest Hill Real Estate Inc.



**Britto, John**

**From:** Alex Talmor <alextalmor1@gmail.com>  
**Sent:** Wednesday, January 29, 2014 9:22 PM  
**To:** john.bitto@vaughan.ca; Birch, Carol; Clerks@vaughan.ca;  
DevelopmentPlanning@vaughan.ca; Racco, Sandra; Furlano, Cindy  
**Subject:** Objection to Proposed Development: OP.13.013 and Z.13.036

C 87
COMMUNICATION
CW (PH) - FEB 4/14
ITEM - 2

Hello,

I am a resident of Thornhill Woods community, living at 78 Daphnia Dr, L4J8X4.

I object and oppose the application #OP.13.013 and # Z.13.036 submitted to The City of Vaughan Council/Committee for re-zoning and re-development of property at 9000 Bathurst St.

The reasons for objection are :

1. The zoning of the area was a key consideration when I purchased my resident in Thornhill Woods. I choose to live in low rise residential neighborhood. Changing the zone is against what OPA plan for the area designated it for.
2. This will negatively impact my quality of life in the community by adding over 1000 residents in the two condo units.
3. It will create congestion and traffic issues going in and out of the neighborhood.
4. Safety– There are too many proposed residences in this plan and I do not feel safe with adding thousands of new residents into the neighborhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.
4. Parking Issues – Currently we have cars parked on every street and road within our neighborhood every night when gatherers attend the Jafari Village. With the proposed development there will be thousands of additional vehicles needing to park and they will continue to park on the surrounding roads.

I wholeheartedly support retention of existing zoning and strongly oppose this proposed development.

Regards,

Alex Talmor, 78 Daphnia Drive, Thornhill, L4J8X4

**Alex Talmor**

Home : 1-905-889-6930

Cell : 1-647-224-0493

**Britto, John**

<b>C</b> <b>C88</b> <b>COMMUNICATION</b>
CW (PH) - <b>FEB 4/14</b>
ITEM - <b>2</b>

**From:** Kamila Shaye <kamila.shaye@gmail.com>  
**Sent:** Wednesday, January 29, 2014 10:09 AM  
**To:** Clerks@vaughan.ca  
**Subject:** File Number: OP.13.013 and Z.13.0.36 with the File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto

Hello,

I understand that there will be a meeting held on Feb. 4th regarding the rezoning for the file numbers above.

I am sure the city will hear plenty of residents talking about the impact of the high rises on traffic, density, height, etc. But I would like to speak to my main concern which is the effect on the public schools. Currently, Thornhill Woods and Carrville Mills are at capacity and the kids living in the school district are being bused to overflow holding schools in other neighbourhoods. How does the city plan to accommodate 2 high rise buildings full of families with kids in regards to schools? I hope the solution is not the bus them to schools North of Rutherford where we also have a problem with overflow.

Kind Regards,

Kamila Shaye

**Britto, John**

**From:** Semion Ochakovsky <semion@globalcontract.com>  
**Sent:** Monday, January 27, 2014 9:46 AM  
**To:** Clerks@vaughan.ca  
**Subject:** Objection to Proposed Development: OP.13.013 and Z.13.036

C 89
COMMUNICATION
CW (PH) - FEB 4/14
ITEM - 2

•

I am a resident of Vaughan and strongly oppose the Applications #OP.13.013 and # Z.13.036 submitted to The City of Vaughan Council/Committee for re-zoning and re-development of property at 9000 Bathurst St.

•

Our neighborhood and streets surrounding the proposed zoning area are already abnormally riddled with traffic jams, vehicle accidents, and noise. That section of Bathurst is constantly bumper to bumper traffic and approving a development to house thousands of new residents would seriously overload our neighborhood's roads. The surrounding neighborhoods are overrun with traffic currently, because drivers are avoiding traffic jams to enter the Jaffari center already. Adding thousands of new residents would be a traffic and safety nightmare on our roads.

Semion Ochakovsky

**Britto, John**

**From:** Evan Zaretsky <ezaretsky@gmail.com>  
**Sent:** Sunday, January 26, 2014 8:15 PM  
**To:** DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca  
**Subject:** OP.13.013 and Z.13.036; applicant: Islamic Shia Ithna-Asheri Jamaat of Toronto

C 90 COMMUNICATION
CW (PH) - Feb 4/14
ITEM - 2

Dear Sir or Madam,

I am writing this letter in lieu of my attendance at the Public Meeting scheduled for Feb 4 2013 which I will not be able to attend.

I would like to express my extreme concern and outright opposition to the application listed in the above subject line.

I am a homeowner living at 52 Vivaldi Dr, 250 meters away from this proposed large scale project,. This project threatens to radically alter and negatively affect many local elements of our small suburban community such as parking traffic noise and overall density and aesthetic image of the immediate and surrounding area. The surrounding streets are already well known to be busy at certain times of the day and are in no condition to accept the increased traffic this project would entail. The lack of parking spaces proposed for this project, is another area of concern. As it is, the existing Islamic centre often does not have sufficient parking to meet its own needs and patrons of this centre, can be found many an evening parking on the surrounding streets including my own. Any reasonable citizen, including myself has no issue with this from time to time, and I hope that other residents make the same accommodation for me when I park on side streets in other areas of the city in order to attend various locations and functions. However, adding the proposed density will nearly guarantee the at the local streets will be continually clogged with parked cars. And near impassable in the snowy winter months. Most of the surrounding side streets don;t even have a sidewalk on either side of the street forcing pedestrians and children directly into the middle of the street to avoid the parked cars. As a new father, this is unacceptable.

The density and esthetic that these new towers represent is completely without precedent in the area. There are no 17 storey buildings for kilometers. To the west there is nothing of this magnitude until Jane Street, To the east, other than a short stretch of Yonge Street, there are no towers, certainly nothing to the north and to the south nothing of this magnitude until Centre Street. These proposed towers are completely out of character with the local surroundings.

Please accept this letter in lieu of my attendance at this public meeting and register my outright opposition to OP.13.013 and Z.13.036; applicant: Islamic Shia Ithna-Asheri Jamaat of Toronto

Sincerely,  
Dr. Evan Zaretsky  
52 Vivaldi Dr  
Thornhill On  
L4J 8Z5



C	<u>C91</u>
COMMUNICATION	
CW (PH) -	<u>FEB 4/14</u>
ITEM -	<u>2</u>

**Communication C91**  
**Committee of the Whole (Public Hearing) – February 4, 2014**  
**Item - 2**

The City Clerk's Office has received a petition with respect to the summary wording below. The total number of signatures on the petition is: 302

**We, the undersigned, are the residents of Ner Israel Drive, Knightshade Drive, Bathurst Glen Drive, Apple Blossom etc. This are is commonly known as Thornhill Woods and we are writing to inform you that we STRONGLY OPPOSE the amendments and rezoning requests described below (see attached sheet)**

A copy of the entire petition document containing a total of 30 pages is on file in the City Clerk's Office.

**TO: Councillor Sandra Yeung Racco**

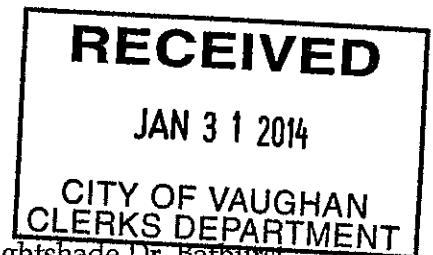
**AND TO: City of Vaughan, Development Planning Department**

**AND TO: Carol Birch, City Planner**

**RE: ISLAMIC SHIA ITHNA-ASHERI JAMAAT OF TORONTO C/O SHAFIQ PUNJANI**

**LOT 14, CONCESSION 2 AND PARTS 1, 2 & 3 65R-5630 and PART 1, 65R-31556**

**File # OP.13.013 and Z.13.036**



Dear Commission of Planning and all other relevant parties,

We, the undersigned, are the residents of Ner Israel Drive, Knightshade Dr, Bathurst Glen Dr, Apple Blossom etc. This area is commonly known as Thornhill Woods and we are writing to inform you that we **STRONGLY OPPOSE** the amendments and rezoning requests described below. We have been informed, via the Notice of a Public Meeting dated the 10<sup>th</sup> of January, 2014, that the Islamic Shia Ithna-Asheri Jamaat of Toronto (the "Jamaat") has applied to:

- 1) Amend the Official Plan in effect OPA #600 (Carville-Urban Village 2), to re-designate the subject lands from "Low Density Residential" to a site-specific "High Rise Mixed Use designation"; and
- 2) Amend Zoning By-law 1-88 to rezone the subject lands from A Agricultural Zone to RA3 Apartment Residential Zone and OS1 Open Space Conservation Zone, with site-specific zoning exceptions to implement the proposal.

As mentioned above, we **STRONGLY OPPOSE** Jamaat's requests and would like to ensure that our opposition is adequately recorded and raised at any meeting or discussion regarding Jamaat's proposal to rezone and/or amend the aforementioned lands and any other building approvals/permits that they may apply for.

The following are the reasons we oppose Jamaat's application:

- 1) **Environmental.** The city of Vaughan states in their Official Plan Amendment #600 (OPA #600), Volume 1, Chapter 3, that "The natural environment is among Vaughan's most important and cherished assets... and 3.1.1.1. To provide for the long-term health of Vaughan's natural environment for the benefit of present and future generations." There is minimal agricultural land left in our neighborhood and we want to ensure that it is protected. We rely on this agricultural area for its trees, wildlife, the fresh air it provides, noise reduction, and a buffer from Bathurst street. This eliminates countryside which is contrary to Goal 2 of the official plan. The trees and the woodlands are important to be



preserved because they provide a habitat for local wildlife, including birds, Canadian geese, raccoons, foxes and rabbits that live in the woodlands.

- 2) **Traffic and Noise.** The building of high rises in Thornhill Woods does not match the rest of the neighborhood. The entire neighborhood is designated low rise commercial and residential, and adding high rise mixed use buildings to this neighborhood would increase traffic, create parking problems/congestion on our streets, increase density, increase the noise and ruin the views and the tranquility of our neighborhood. The addition of all these units will result in increased congestion on an already busy arterial street, and will result in the need for unplanned increased public transportation. This is contrary to Goal 5 of the official plan which states that "Reducing car traffic creates cleaner air and more enjoyable streets, and increasing active transportation (walking and cycling) creates a healthier population".
- 3) **Privacy.** Rezoning the subject land from Agricultural to Residential will remove a natural privacy buffer and remove noise and activity barrier for the neighbourhood. Also, as per proposed plan by Jamaat by removing the woods behind Ner Israel Drive and Bathurst Glen Drive, the many homes separated from the Jamaat Centre will further expose the residents to the noise, traffic and activities that occur on Jamaat's property.
- 4) **Infrastructure.** In order to support this new development, the city will need to build new roads, add new services including sewers, storm water management, drains, etc.. This will be expensive and will cause our community increased taxes. The neighbourhood has already had issues with sewage and this will increase the burden on the system.

These are just a few of the issues that we would like to raise and bring to your attention, but we intend to attend any and all public meetings to oppose this proposal.

Thank you in advance for listening to our concerns. Please contact us at [thornhillwoodsneighbours@gmail.com](mailto:thornhillwoodsneighbours@gmail.com) or the contact information below with any questions or information you may have.

Rom Koubi

162 Ner Israel Drive

Thornhill, ON

L4J 9K8

TO: MEMBERS OF COUNCIL

FROM: JEFFREY A. ABRAMS, CITY CLERK

DATE: JANUARY 31, 2014

SUBJECT: Committee of the Whole (Public Hearing) Item No. 2  
Official Plan Amendment File OP.13.013  
Zoning By-law Amendment File Z.13.036  
Islamic Shia Ithna-Asheri Jamaat of Toronto  
WARD 4 – Vicinity of Bathurst Street and Rutherford Road

c	92
COMMUNICATION	
CW (PH) -	FEB 4/14
ITEM -	2

The City Clerk's Office has received a number of submissions on this application generated by a form letter and an online petition. The purpose of this communication is to present those submissions which have been received by the City Clerk's Office up to the time of printing of the agenda for Committee of the Whole (Public Hearing) of February 4, 2014. It is hoped that organizing the submissions in this manner will assist the Committee in its deliberations.

The text of the form letter is as follows:

*"I am a resident of Vaughan and strongly oppose the Applications #OP.13.013 and #Z.13.036 submitted to The City of Vaughan Council/Committee for re-zoning and re-development of property at 9000 Bathurst St.*

*I and at least 2000 strong local community members (see attached online petition) <http://www.petitionbuzz.com/petitions/9000bathurst> hereby petition the City of Vaughan Planning Committee to refuse the application for the huge re-development of the above lands and development of 2 high rise buildings due to the following main reasons:*

*1. Plan Incompatibility with Low Rise Community: The proposed plan is incompatible with our current low-density community, the original neighborhood plan never included high-density residential and this plan is steering the area on a course it wasn't designed for. Traffic*

*2. Congestion – Our neighborhood and streets surrounding the proposed zoning area are already abnormally riddled with traffic jams, Motor Vehicle accidents, and noise. That section of Bathurst is constantly bumper to bumper traffic and approving a development to house thousands of new residents would seriously overload our neighborhood's roads. The surrounding neighborhoods are overrun with traffic currently, because drivers are avoiding traffic jams to enter the Jaffari center already. Adding thousands of new residents would be a traffic and safety nightmare on our roads. There are thousands of vehicles speeding through our quiet roads and we cannot accommodate even more.*

*3. Overcrowding and Safety – There are thousands of residents and every square inch of land has a development. I am shocked to see how many developments including townhomes; single homes were already approved in such a small area and oppose further developing of #OP.13.013 and # Z.13.036. There are too many proposed residences in this plan and I do not feel safe with adding thousands of new residents into the neighborhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.*

*4. Parking Issues – Currently we have cars parked on every street and road within our neighborhood every night when gatherers attend the Jafari Village. With the proposed development there will be thousands of additional vehicles needing to park and they will continue to park on the surrounding roads.*

5. *Environmental Concerns – The proposed area is right along some of the most beautiful wetlands along the Don River and when I walk by it such a nice relief from the suburban sprawl and traffic to gaze away from Bathurst and see some actual wildlife and foliage. I have spotted Blue Herons, Salmon, and countless beautiful flora and fauna. I do not believe building two massive eye sore condos along that river is a environmentally responsible idea. We already saw the zoning amendment that allowed the cutting down mature evergreen trees along Bathurst off of Ner Israel drive.*

6. *Quality of Life – There is already so much noise and light pollution in our area from parking lighting, and traffic that I truly feel our quality of life and property values hang in the balance with this proposed development. Our neighborhoods are already so dense and overpopulated that approving this development adjacent to the already approved re-zoning of the farm land by Jaffari Village would not be compatible with the community at large.*

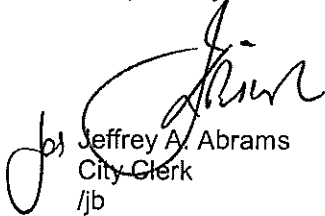
*I wholeheartedly support retention of existing zoning and strongly oppose this proposed development.*

*Regards,*

*Concerned Vaughan Resident"*

Appendix 1 contains the names of persons identified as having 'signed' the form letter.

Respectfully submitted,

  
Jeffrey A. Abrams  
City Clerk  
/jb

Sr. No.	Name	Address
1	Michelle Shapiro	Concerned Vaughan resident
2	Ari and Diana Arones	Ravel Drive, Thornhill
3	Benny Anbar	Thornhill Woods resident
4	Olga Rusonik	Franklin Avenue, Thornhill
5	Jacob Benarroch	Southvale Drive, Maple
6	Alex Kraisel	Papberback Avenue, Maple
7	Michelle Outmezguine	Mill River Drive, Vaughan
8	Oleg Leikin	Bristlewood Crescent, Thornhill
9	Alexandra Gusinsky	Concerned Vaughan resident
10	Michal Klemas	Brickstone Circle, Thornhill
11	Anat Atanelov	Concerned Vaughan resident
12	Sarit Kapon	Gesher Crescent, Maple
13	Roz Chaim	Concerned Vaughan resident
14	Steve Dveris	Concerned Vaughan resident
15	Daniel Belkolev	Concerned Vaughan resident
16	Tova and Zvika Raz	Concerned Vaughan residents
17	Ron Almog	Concerned Vaughan resident
18	Boris Leykekhman	Mintwood Road, Thornhill
19	Daniel Bimbat	Couture Gardens, Thornhill
20	Igal Djurinsky	Concerned Vaughan resident
21	Yuval Shamir	Auburndale Drive, Thornhill
22	Boris Kleiman	Degas Drive, Vaughan
23	Marina Kleiman	Concerned Vaughan resident
24	Neora Covrigaru	Wallenburg Drive, Vaughan
25	Shlomit Iliyaich	Rivington Avenue, Thornhill
26	Irena Karasik	Concerned Vaughan resident
27	Tanya Ben Daniel	Concerned Vaughan resident
28	Diana Kladnitski	Balsamwood Road, Thornhill
29	Valery Petruk	Gamla Road, Vaughan
30	Victoria Averbuch and Avi Hascalovici	Haven Road, Maple
31	Marina Rosenzwaig	Concerned Vaughan resident
32	Robert Gabay	Concerned Vaughan resident
33	Yuval Popper	Downing Boulevard, Thornhill
34	Julia Tsukernik	Autumn Hill Boulevard, Vaughan
35	Janette Sviridov	Serene Way, Thornhill
36	Anatoly, Inna and Gal Fridman	Ravel Drive, Thornhill
37	Yan Simkin	Zola Gate, Thornhill
38	Dalia Shayo	Concerned Vaughan resident
39	Noa Gluzman-Kofman	Concerned Vaughan resident
40	Regina Shikher	Concerned Vaughan resident
41	Maxim Smirnov	Concerned Vaughan resident
42	Marianna Rosenzwaig	Aegis Drive, Vaughan
43	Oleg, Albina, Shawn and Hanna Unger	Concerned Vaughan residents
44	Oren Salzman	Concerned Vaughan resident
45	Sam Abramovich	Concerned Vaughan resident
46	Roman Tov	Degas Drive, Vaughan
47	Mark Kharitonov	Concerned Vaughan resident
48	Ekaterina Deryabina (Burtman)	Thornhill Woods Drive, Vaughan
49	Ella Gunitskiy	Concerned Vaughan resident
50	Artem Miakichev	Concerned Vaughan resident
51	Arie B.	Concerned Vaughan resident
52	Mark Sorkin	Concerned Vaughan resident

Sr. No.	Name	Address
53	David Weintraub	Mendel Crescent, Thornhill
54	Vitali Karasik	Concerned Vaughan resident
55	Jacob Lakirovich	Concerned Vaughan resident
56	Mrs. Mamalide	Concerned Vaughan resident
57	Talia Motsenyat	Concerned Vaughan resident
58	Arlene Moshe	Concerned Vaughan resident
59	J. Broer-Sevilla	Concerned Vaughan resident
60	Maria Hyponen	Concerned Vaughan resident
61	Mike Gryffer	Concerned Vaughan resident
62	Mirskaya Victoria	Concerned Vaughan resident
63	Kotov Alex	Concerned Vaughan resident
64	Elyse Belinski	Concerned Vaughan resident (Thornhill Woods)
65	Leonid Zailbshtein	Concerned Vaughan resident
66	Danny Natra	Concerned Vaughan resident
67	Paul Tonkonog	Concerned Vaughan resident
68	Marianna Tonkonog	Concerned Vaughan resident
69	Felix Tsetlin	Concerned Vaughan resident
70	Arsen Shirokov	Concerned Vaughan resident
71	Roman Buzaker	Concerned Vaughan resident
72	Avi Levytan	Chardonnay Drive, Thornhill
73	Dvira Ovadia	Apple Blossom Drive, Thornhill
74	Alexander Tsukernik	Autumn Hill Boulevard, Vaughan
75	Alexandra Tomorskaya	Blue Grouse Road, Vaughan
76	Sam Castiglione	Serene Way, Thornhill
77	Nir Shayo	Confederation Parkway
78	Yosef Sandhaus	Trafalgar Square, Thornhill
79	Mordy Levy	
80	Leonid Hiller	Bristlewood Crescent, Vaughan
81	Nicole Hiller (Ackerman)	Bristlewood Crescent, Vaughan
82	Sigal Almog	Vivaldi Drive, Thornhill
83	Bryan Lipovetsky	Apple Blossom Drive, Thornhill
84	Natalia and Alexander Zolotnitsky	Coltrane Drive, Thornhill
85	Artur Roitman	Concerned Vaughan resident
86	Marina Roitman	Concerned Vaughan resident
87	Talia May	Concerned Vaughan resident
88	Max and Jennifer Marants	Concerned Vaughan residents
89	Irina Brokhman, Ph.D.	Galeo Professional Medical Inc., Browns Line, Etobicoke
90	Evgeniya Sadikov	Concerned Vaughan resident
91	Boris Kvint	Medoc Place, Vaughan
92	Alla Sagalov	Piedmont Drive, Thornhill
93	Anna Lyachovitsky	Medoc Place, Vaughan
94	Mikhail Fomitchev	Pantano Drive, Vaughan
95	Aliaksandr Sevastysyan	166 Foxwood Road,
96	Shelly Kane	Concerned Vaughan resident
97	Sagit Vitebski	Concerned Vaughan resident
98	Michael Rapoport	Piedmont Drive, Thornhill
99	Mr. Sharon and Mrs. Elana Hagi	Ravel Drive, Thornhill
100	Eitan Gal	Concerned Vaughan resident
101	Lior Munz	Concerned Vaughan resident
102	Roy Karo	Ravel Drive, Thornhill
103	Igor Karelin	Concerned Vaughan resident
104	Anastasia Tomorskaya	Blue Grouse Road, Vaughan

Sr. No.	Name	Address
105	Svitlana Rovinska	Redmond Drive, Thornhill
106	Maksim Gavronskiy	Redmond Drive, Thornhill
107	Sofia Roizin	Concerned Vaughan resident
108	Vivian Nash	Concerned Vaughan resident
109	Sagit Vitebski	Concerned Vaughan resident
110	Lili Hess	Concerned Vaughan resident
111	Victor and Margarita Pasyukovsky	Marathon Avenue, Vaughan
112	Helena Arkanov	Ner Israel Drive, Thornhill
113	Assia Roudaya	Daphnia Drive, Thornhill
114	Valeria Bujaker	Concerned Vaughan resident
115	Vladimir Laihman	Concerned Vaughan resident
116	Alex Szkabarnicki / Rimma Vander	Ner Israel Drive, Thornhill
117	Mart Goldberg	Concerned Vaughan resident
118	Ilana Goldberg	Concerned Vaughan resident
119	Yana Shamiss and Dr. Yaariv Khaykin	Moodie Drive, Richmond Hill
120	Inna Epel	Concerned Vaughan resident
121	Yuliya Miakisheva	Concerned Vaughan resident
122	Oleg Epel	Concerned Vaughan resident
123	Vadim Slobodkin	Summa Engineering Ltd., Northam Drive, Mississauga
124	Phil Kane	Concerned Vaughan resident
125	Ezra Bar	Ten Oaks Boulevard, Concord
126	Mark Kharitonov	Concerned Vaughan resident
127	Benny Presman	Concerned Vaughan resident
128	Assaf Dvir	Concerned Vaughan resident
129	Mikhail Lisus	Concerned Vaughan resident
130	Marina Sherman	Concerned Vaughan resident
131	Vadim Greenberg	Elihof Drive, Thornhill
132	Irina Pipko	Concerned Vaughan resident
133	Uri Lazarev	Concerned Vaughan resident
134	Michael Sulkin	Concerned Vaughan resident
135	Guy Viner	Concerned Vaughan resident
136	Asher Honz	Concerned Vaughan resident
137	David Nelson	Concerned Vaughan resident
138	Boris Brodsky	Concerned Vaughan resident
139	Art Korostelev	Concerned Vaughan resident
140	Rebecca Morris	Concerned Vaughan resident
141	David Morris	Thornhill Woods
142	Angela Vidal	Thornhill Woods
143	Daniel Meidan	Concerned Vaughan resident
144	Alana Azaria	Concerned Vaughan resident
145	Brandon Frimet	Concerned Vaughan resident
146	Brett Gelfant	Concerned Vaughan resident
147	Allison Tennebaum	Concerned Vaughan resident
148	Eugene Kostyukov	Gauguin Avenue, Thornhill
149	Elena Kostyukova	Concerned Vaughan resident
150	Avi Benezra	Concerned Vaughan resident
151	Muromski Sergey	Concerned Vaughan resident
152	Marina Zaltshtein	Zola Gate, Vaughan
153	Sigal Shamir	Auburndale Drive, Thornhill
154	Arkady Rovinsky	Mistywood Crescent,
155	Al Tabachnik	Concerned Vaughan resident
156	Hannoch Yehuda	Concerned Vaughan resident

Sr. No.	Name	Address
157	Olga Olshanska	Concerned Vaughan resident
158	Vlad Olshansky	Concerned Vaughan resident
159	Alex Basin	Concerned Vaughan resident
160	Alexandr Pipko	Concerned Vaughan resident
161	Rachel Rolnick	Concerned Vaughan resident
162	Irina Belova	Concerned Vaughan resident
163	Jeffrey Tennebaum	Concerned Vaughan resident
164	Evgenia Minin	Concerned Vaughan resident
165	Dana Eli	Concerned Vaughan resident
166	Rita Krimus	Concerned Vaughan resident
167	Victoria Fridman	Concerned Vaughan resident
168	Earl S. Weiner	Holly Street, Toronto
169	Yan Kleber	Concerned Vaughan resident
170	Kim Panovka	Schuster Lane, Thornhill
171	Inna Greenberg	Office of the Auditor General of Ontario, Dundas Street West, Toronto
172	Alex Karpelson	Concerned Vaughan resident
173	Alex Ulnik	Concerned Vaughan resident
174	Sophie Ulnik	Concerned Vaughan resident
175	Helena Nordshtein	Concerned Vaughan resident
176	Davida Rudolph	Strauss Road, Thornhill
177	David Fishbain	Concerned Vaughan resident
178	Isaac Zisckind	Diamond & Diamond Personal Injury Lawyers, Yonge Street, Toronto
179	Sergey Petrenko	Vivaldi Drive, Thornhill
180	Elena Khaslavsky	Concerned Vaughan resident
181	Val Pipenko	Strauss Road, Thornhill
182	Marc Weinstein	Concerned Vaughan resident
183	Elena Serebryany	Concerned Vaughan resident
184	Alex Novodvoretz	Concerned Vaughan resident
185	Lisa Kruger	Concerned Vaughan resident
186	Uliana Shimla	Concerned Vaughan resident
187	Vlad Petatsky	Strauss Road, Vaughan
188	Darren and Elizabeth Abrams	Getz Park, Thornhill
189	Julia Weisz	Concerned Vaughan resident
190	Reuven Gorsht	Apple Blossom Drive, Thornhill
191	Miriam Zemel	Concerned Vaughan resident
192	Ori Cohen	Yarden Drive
193	Jordana Schonberger	Concerned Vaughan resident
194	Steven Kruger	Concerned Vaughan resident
195	Uri Sevilla	Concerned Vaughan resident
196	Ilya Serebryany	Ner Israel Drive, Thornhill
197	Igor Moonin, Ilana Moonin, Margarita Tartakovsky, Katrin Moonin	Lauderdale Drive, Maple
198	Galina Zelman	Concerned Vaughan resident
199	Hylton and Noreen Lange	Cabernet Road, Thornhill
200	Irina Serafima	Concerned Vaughan resident
201	Ellen Grouzman	Concerned Vaughan resident
202	Dahlia Lipson	Concerned Vaughan resident
203	Robyn Cohen	Ravel Drive, Thornhill
204	Michelle Schipper-Goldkind	Leameadow Road, Thornhill
205	Lital Rotman Gruneir	Concerned Vaughan resident
206	Tanya Levy	Chopin Boulevard, Thornhill

Sr. No.	Name	Address
207	David Assis	Cabernet Road, Thornhill
208	Cindy Nichol	Westolivia Trail, Thronhill
209	Michael Ilmer	Starwood Road, Thronhill
210	Oleg Frenkel	Concerned Vaughan resident
211	Herbert Blaff	Mosswood Road, Thornhill
212	Mirinha Blaff	Mosswood Road, Thornhill
213	Lilac Frenkel	Concerned Vaughan resident
214	Alex Glazer	Flamingo Road, Thornhill
215	Kim Doron	Concerned Vaughan resident
216	Shawn Zibenberg	Maple
217	Igor and Victoria Blyuss	Concerned Vaughan resident
218	Regina Sinukoff	Michael Fisher Avenue, Maple
219	Sam Rutman	Michael Fisher Avenue, Maple
220	Antony and Renee Rabie	Matisse Trail, Thornhill
221	Demitre Gershman	Sir Stevens Drive, Maple
222	Liat G Yissar	Timna Crescent,
223	Samuel Poizner	Concerned Vaughan resident
224	Olga Elkind	Thornhill Woods
225	Gabby Yanko	King High Drive, Thornhill
226	Danny Elkind	Thornhill Woods
227	Sam Benchimol	Auburndale Drive, Thornhill
228	Batziona Efraimov	Bathurst Glen Drive, Thornhill
229	Anat Goldschmidt	Foxwood Road, Vaughan
230	Volha Faleuko	Canyon Gate Crescent, Maple
231	Alexander Zubin	Canyon Gate Crescent, Maple
232	Naum Paskaru	Daphnia Drive, Thornhill
233	Svet Pavlovsky	Sassafras Circle, Vaughan
234	Terry Kukle	Wolfdale Road, Mississauga
235	Maria Adirin and Asaf Adirin	Concerned Vaughan resident
236	Zhanna Abramov	Concerned Vaughan resident
237	Helen Perko-Hrycyna & Andriy Hrycyna	Concerned Vaughan resident



**Britto, John**

**From:** Mikhail Lisus <lisusmikhail@gmail.com>  
**Sent:** Friday, January 31, 2014 11:29 PM  
**To:** Clerks@vaughan.ca; Britto, John  
**Subject:** File Numbers: OP.13.013 and Z.13.036 File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto

<b>C 93</b> <b>COMMUNICATION</b> CW (PH) - <b>FEB 4/14</b> ITEM - <b>2</b>
---

Dear Sir / Madame

This idea doesn't seem to be beneficial for our young, but well-developed community, and, I hope, that you, being professional city planners, will think about how to accommodate the needs of the current community to preserve our life style and help us become a stronger community, rather than focus on accommodating the needs of a new community. Moreover, I am also thinking and am concerned about the outcomes of the proposed changes as they will cause the real estate will go down not only in Thornhill Woods, but also in all areas around our neighbourhood and as a result the property taxes will go down leading to a decrease in the amount of money that goes to the city budget. Additionally, it is known that Jaffare village does not have enough parking spaces at this moment, thus, creating traffic jams and crowding during small and big events. It will be a wise decision to utilize this property for new parking spots so that both Jaffare village and its neighbours will be happy.

Regards,  
Mikhail Lisus

83 Burgundy Trail,  
Vaughan, ON, L4J 8V9, Canada

**Britto, John**

C 94	
COMMUNICATION	
CW (PH)	FEB 4/14
ITEM -	2

**From:** Tamara Rebick <tkrebick@gmail.com>  
**Sent:** Saturday, February 01, 2014 9:50 PM  
**To:** Clerks@vaughan.ca; Britto, John  
**Subject:** File Numbers: OP.13.013 & Z.13.036; File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto

To whom it may concern,

I am writing to object the proposed high rise condominiums in Thornhill Woods, and to express my concerns about the proposed development. I am concerned that the proposed buildings would bring tremendous traffic and congestion to our residential neighbourhood, tax the sewage system, electrical and hydro systems in place, and change the quiet residential nature of the area. The original zoning of this neighbourhood was for single-dwelling homes. To bring in so many additional residents into a concentrated structure would undoubtedly affect the neighbourhood in many negative ways. As a long-standing resident in this neighbourhood, I object to the building of condos in Thornhill Woods.

Sincerely,

Tamara Rebick  
Resident,  
83 Sagecrest Crescent  
L4J 9G4

**Britto, John**

C 95
COMMUNICATION
CW (PH) - FEB 4/14
ITEM - 2

**From:** Valia <vkurliand@rogers.com>  
**Sent:** Sunday, February 02, 2014 5:26 PM  
**To:** Clerks@vaughan.ca; Britto, John  
**Subject:** File Numbers: OP.13.013 and Z.13.036 File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto

WE are against this project because schools will be over loaded students, there will be high traffic on Bathurst street during the morning and evening rush ours which is when we are going to work. Our neighborhood is only suitable for low building houses and not for high rise building. Also the environment and type of soil does not permit high buildings in this area.

Thanks

Valentina kurliand



This email is free from viruses and malware because avast! Antivirus protection is active.

**Britto, John**

---

**From:** Panaro, Doris  
**Sent:** Monday, February 03, 2014 11:45 AM  
**To:** Britto, John  
**Subject:** FW: 9000 Bathurst, File No. OP.13.013 and Z.12.036

C 96
COMMUNICATION
CW (PH) - FEB. 4/14
ITEM - 2

FYI

**Doris Panaro**  
**Development Planning Dept.**



T. 905.832.8565 ext. 8208 | 2141 Major Mackenzie Drive, 2<sup>nd</sup> Fl. N. | Vaughan, ON. L6A 1T1  
F: 905.832.6080 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca) | [www.cityofvaughan.ca](http://www.cityofvaughan.ca)

---

**From:** raanana92 [<mailto:raanana92@yahoo.ca>]  
**Sent:** Monday, February 03, 2014 9:38 AM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** 9000 Bathurst, File No. OP.13.013 and Z.12.036

Hello,  
our family as well as all of our neighbors against of this project. First of Thornhill wood is 2/3 floors houses development and proposing high-rises here is against the law. Building of anything close by the river will also make awful impact in local environment.  
Thornhill wood is already have no capacity for additional traffic. 1000's of cars going through community to eliminate jammed Bathurst and Dufferin.  
We are living in the area for 10 y. and traffic here is absolutely terrible. Also passing by Ner Israel drive through the Holidays is absolutely impossible due unbelievable amount of cars parked there as well as on all small streets in an area. There are some more additional points against of this proposal which will be exposed by thousands of families of our community on Febr. 4th.  
Concerned citizen of Thornhill woods  
Sergei Nikolsky

**Britto, John**

c 97	
COMMUNICATION	
OW (PH)	FEB 4/14
ITEM	2

**From:** Panaro, Doris  
**Sent:** Monday, February 03, 2014 11:39 AM  
**To:** Britto, John  
**Subject:** FW: OP.13.013 and Z.13.036; applicant: Islamic Shia Ithna-Asheri Jamaat of Toronto

FYI

**Doris Panaro**  
Development Planning Dept.



T: 905.832.8565 ext. 8208 | 2141 Major Mackenzie Drive, 2<sup>nd</sup> Fl. N. | Vaughan, ON. L6A 1T1  
F: 905.832.6080 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca) | [www.cityofvaughan.ca](http://www.cityofvaughan.ca)

---

**From:** Ringwald, Vivian [<mailto:vivian.ringwald@cgi.com>]  
**Sent:** Friday, January 31, 2014 3:48 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** FW: OP.13.013 and Z.13.036; applicant: Islamic Shia Ithna-Asheri Jamaat of Toronto

Dear Development and Planning Committee,

I am a voting resident and tax payer of the Thornhill Woods community, I would like to strenuously state my objection to above-noted proposed amendment to the plan.

My family and I have chosen and made our home in this community due to its suburban feel and strength of community. Prior to buying our home in Vaughan, we lived in the City of Toronto where we had to constantly contend with traffic issues, congestion, and lack of parking. We deliberately chose this community due to its official plans and by-laws that the city had mandated ie. numbers of schools, parks, and commercial properties to service the area. We would have never made the decision to become residents of this community had we known that a 17 storey building would be a part of the landscape of this community. The addition of such a building would diminish the quality of life that we so much enjoy.

An example of this deterioration is seizing the commodity of time from my day; During the work week, after I drop my children off at daycare, I travel on Bathurst south to highway 7, the current state of traffic is bumper to bumper and it takes a fair amount of time to get to my destination. My commute home consists of Bathurst north and then turning onto Ner Israel adjacent to the proposed plan. The addition that the City is contemplating will necessitate extra lanes to be built to accommodate potentially 2000 extra residents! The sheer volume of the additional 2000 cars will not only affect traffic, but it would require extra lanes to accommodate the congestion! I am a supporter in the municipal tax system as it benefits the community, but approving this would be waste of our hard earned tax paying dollars that should never have to have been allocated to this in the first place.


I feel like the official plans were put in place to account for the needs and benefit of the community, the city's proposal didn't account for a high rise as the density cannot accommodate an influx of 2000 residents, their vehicles and the congestion the detriment they would cause.

Warm Regards,  
Vivian

**Vivian Ringwald** | Legal Coordinator, Legal Services | CGI Information Systems and Management Consultants Inc.

150 Commerce Valley Drive West, Suite 200, Markham, ON L3T 7Z3 | Tel: 905.762.4814 | Email: [vivian.ringwald@cgi.com](mailto:vivian.ringwald@cgi.com)

**CGI**

 **Don't Print, Think Green !**

CONFIDENTIALITY NOTICE: Proprietary/Confidential Information belonging to CGI Group Inc. and its affiliates may be contained in this message. If you are not a recipient indicated or intended in this message (or responsible for delivery of this message to such person), or you think for any reason that this message may have been addressed to you in error, you may not use or copy or deliver this message to anyone else. In such case, you should destroy this message and are asked to notify the sender by reply email.

**Britto, John**

**From:** Panaro, Doris  
**Sent:** Monday, February 03, 2014 11:43 AM  
**To:** Britto, John  
**Subject:** FW: File Numbers OP.13.013 and Z.13.036

c 98
COMMUNICATION
CW (PH) - FEB 4/14
ITEM - 2

FYI

**Doris Panaro**  
**Development Planning Dept.**



T. 905.832.8585 ext. 8208 | 2141 Major Mackenzie Drive, 2<sup>nd</sup> Fl. N. | Vaughan, ON. L6A 1T1  
F: 905.832.8080 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca) | [www.cityofvaughan.ca](http://www.cityofvaughan.ca)

---

**From:** Jacob Melzer [[mailto:j\\_melzer@hotmail.com](mailto:j_melzer@hotmail.com)]  
**Sent:** Sunday, February 02, 2014 10:21 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** File Numbers OP.13.013 and Z.13.036

I learned today of this proposed major change to the nature of the Thornhill Woods community.

I object to this proposed changes (OP.13.013 and Z.13.036) , as they:

(a) constitute a major change to the neighborhood. The existing neighborhood is exclusively single family units and townhouses, none more than 2 stories + loft. commercial development in the area at summer ridge / Autumn Hill is similarly scaled. The nearest high rises are miles away, and south of Highway 7.

(b) would impose significant additional traffic congestion in an area that is already very slow. commutes south on Bathurst until past Atkinson (at least) experience significant congestion during rush-hour. The proposed retail and residential additions would add significantly to that congestion. There would also be additional traffic through residential streets off Bathurst Glen, Ner Israel, and other nearby streets.

(c) Are not supported by the Official plan, or local transit planning. Other high rises in Vaughan are on major transit routes, typically including Viva. Bathurst this far north is very poorly served by public transit, which would impose a hardship on the proposed seniors residents, and would mean that the vast majority of the residents of the proposed new units would be automobile commuters.

(d) Would further strain the capacity of other local services. For example, the Thornhill Woods school already operates over capacity, and has to make use of portables.

Thank you

Jacob Melzer  
119 Foxwood road  
Thornhill,  
L4J9E4

**Britto, John**

**From:** Dana Glickman <dana\_glickman@yahoo.ca>  
**Sent:** Monday, February 03, 2014 2:55 PM  
**To:** Clerks@vaughan.ca  
**Cc:** Birch, Carol  
**Subject:** File Number: OP.13.013 and Z.13.0.36 with the File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto.

C 99	
COMMUNICATION	
CW (PH) -	FEB 4/14
ITEM -	2

To Whom It May Concern,

I am writing you this email regarding my concern for the proposed high-rise project being put forward by the Islamic Shea Ithna-Asheri Jamaat of Toronto.

Being a residential real estate agent primarily focused in the Thornhill Woods area I can tell you from my experience that a project such as the one being proposed will have an enormous negative impact on the entire community of Thornhill Woods. There are over 4500 homes in the Thornhill Woods community and all three public schools are **over capacity**. Did you know that people who have purchased a home over the last year in the Thornhill Woods public school district are being informed there is no room in the school for their children and that they will have to go to an overflow school until spots become available? The Thornhill Woods community cannot accommodate the additional amount of people this project would bring.

In addition to the above mentioned dilemma, the traffic along Bathurst and Dufferin between Major Mackenzie and Centre Street (North and South) is already at a gridlock during the rush hour commute. The additional residents to the area would make it unbearable.

After speaking to hundreds of residents in the Thornhill Woods area and thus from a community perspective the two high-rise buildings would be an eyesore. There are no residential high-rise buildings anywhere in the Thornhill Woods area. The closest high-rise condos can be found 3.4 km away at Bathurst & Centre Street. These proposed high-rise buildings would look completely out of place and I can assure you the house values in Thornhill Woods would tumble as a result.

The Thornhill Woods Area has always been a desirable location for families to move to and live in. I have lived here for almost 14 years and am very concerned about what will happen to this community should this project be allowed to proceed as planned. I hope you take these concerns seriously and understand why so many of us are completely opposed to this project.

Thank you for your time in this matter.

*Dana Glickman*  
Sales Representative  
Re/max Realtron Realty Inc. Brokerage





## memorandum

TO: MEMBERS OF COUNCIL

FROM: JEFFREY A. ABRAMS, CITY CLERK

DATE: FEBRUARY 3, 2014

SUBJECT: Committee of the Whole (Public Hearing) Item No. 2  
Official Plan Amendment File OP.13.013  
Zoning By-law Amendment File Z.13.036  
Islamic Shia Ithna-Asheri Jamaat of Toronto  
WARD 4 – Vicinity of Bathurst Street and Rutherford Road

C	100
COMMUNICATION	
CW (PH) -	FEB 4/14
ITEM -	2

The City Clerk's Office has received a number of submissions on this application generated by a form letter and an online petition. The purpose of this communication is to present those submissions which have been received by the City Clerk's Office up to 5:00 p.m. on February 3, 2014. It is hoped that organizing the submissions in this manner will assist the Committee in its deliberations.

The text of the form letter is as follows:

*"I am a resident of Vaughan and strongly oppose the Applications #OP.13.013 and #Z.13.036 submitted to The City of Vaughan Council/Committee for re-zoning and re-development of property at 9000 Bathurst St.*

*I and at least 2000 strong local community members (see attached online petition) <http://www.petitionbuzz.com/petitions/9000bathurst> hereby petition the City of Vaughan Planning Committee to refuse the application for the huge re-development of the above lands and development of 2 high rise buildings due to the following main reasons:*

*1. Plan Incompatibility with Low Rise Community: The proposed plan is incompatible with our current low-density community, the original neighborhood plan never included high-density residential and this plan is steering the area on a course it wasn't designed for. Traffic*

*2. Congestion – Our neighborhood and streets surrounding the proposed zoning area are already abnormally riddled with traffic jams, Motor Vehicle accidents, and noise. That section of Bathurst is constantly bumper to bumper traffic and approving a development to house thousands of new residents would seriously overload our neighborhood's roads. The surrounding neighborhoods are overrun with traffic currently, because drivers are avoiding traffic jams to enter the Jaffari center already. Adding thousands of new residents would be a traffic and safety nightmare on our roads. There are thousands of vehicles speeding through our quiet roads and we cannot accommodate even more.*

*3. Overcrowding and Safety – There are thousands of residents and every square inch of land has a development. I am shocked to see how many developments including townhomes; single homes were already approved in such a small area and oppose further developing of #OP.13.013 and # Z.13.036. There are too many proposed residences in this plan and I do not feel safe with adding thousands of new residents into the neighborhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.*

*4. Parking Issues – Currently we have cars parked on every street and road within our neighborhood every night when gatherers attend the Jafari Village. With the proposed development there will be thousands of additional vehicles needing to park and they will continue to park on the surrounding roads.*

5. *Environmental Concerns – The proposed area is right along some of the most beautiful wetlands along the Don River and when I walk by it such a nice relief from the suburban sprawl and traffic to gaze away from Bathurst and see some actual wildlife and foliage. I have spotted Blue Herons, Salmon, and countless beautiful flora and fauna. I do not believe building two massive eye sore condos along that river is a environmentally responsible idea. We already saw the zoning amendment that allowed the cutting down mature evergreen trees along Bathurst off of Ner Israel drive.*

6. *Quality of Life – There is already so much noise and light pollution in our area from parking lighting, and traffic that I truly feel our quality of life and property values hang in the balance with this proposed development. Our neighborhoods are already so dense and overpopulated that approving this development adjacent to the already approved re-zoning of the farm land by Jaffari Village would not be compatible with the community at large.*

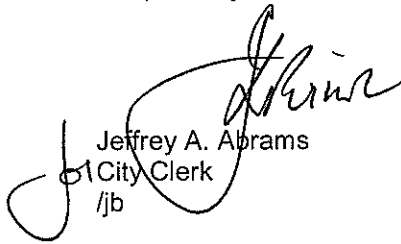
*I wholeheartedly support retention of existing zoning and strongly oppose this proposed development.*

*Regards,*

*Concerned Vaughan Resident"*

Appendix 1 contains the names of persons identified as having 'signed' the form letter.

Respectfully submitted,

  
Jeffrey A. Abrams  
City Clerk  
/jb

Sr. No.	Name	Address
1	Julia Kleber	Autumn Hill Boulevard, Thornhill
2	Avi Reem	Foxfield Crescent, Vaughan
3	Merav Munz	Concerned Vaughan resident
4	Dawn Bercovitch	Cabernet Road
5	Tien Luong	Sandwood Drive, Thornhill
6	Avita Pelikan	Concerned Vaughan resident
7	Eran Solomon	Bathurst Glen Drive
8	Ziva Hillen	Concerned Vaughan resident
9	Mikhail Koulechov	Concerned Vaughan resident
10	Mark Braham	Concerned Vaughan resident
11	Tien Chen	Bathurst Glen Drive
12	Talya Gaborieau	Cabernet Road, Thornhill
13	Philip and Donglan Farb	Concerned Vaughan resident
14	Yaakov Keilikhis	Zola Gate, Thornhill
15	Naum Paskaru	Daphnia Drive, Thornhill
16	Aleksandra Jurevich	
17	Paul Odnoletkov	Campbell Avenue, Thornhill
18	Anna Petrenko	Concerned Vaughan resident

**Britto, John**

**From:** Solveiga Gauvin <solveigap@hotmail.com>  
**Sent:** Monday, February 03, 2014 8:56 PM  
**To:** Clerks@vaughan.ca  
**Subject:** Objection to Proposed Development: OP.13.013 and Z.13.0.36 Location: 9000 Bathurst Street - West side of Bathurst Street, south of Rutherford Applicant: Islamic Shia Ithna-Asheri Jamaat of Toronto

C 101	
COMMUNICATION	
GW (PH) -	FEB 4/14
ITEM -	2

To Whom this May Concern,

I am a resident of Vaughan and strongly oppose the Applications #OP.13.013 and # Z.13.036 submitted to The City of Vaughan Council/Committee for re-zoning and re-development of property at 9000 Bathurst St. I and at least 1000 strong local community members (see attached online petition) <http://www.petitionbuzz.com/petitions/9000bathurst> Hereby petition the City of Vaughan Planning Committee to refuse the application for the huge re-development of the above lands and development of 2 high rise buildings due to the following main reasons:

1. Plan Incompatibility with Low Rise Community: The proposed plan is incompatible with our current low-density community, the original neighborhood plan never included high-density residential and this plan is steering the area on a course it wasn't designed for.
2. Traffic Congestion – Our neighborhood and streets surrounding the proposed zoning area are already abnormally riddled with traffic jams, Motor Vehicle accidents, and noise. That section of Bathurst is constantly bumper to bumper traffic and approving a development to house thousands of new residents would seriously overload our neighborhood's roads. The surrounding neighborhoods are overrun with traffic currently, because drivers are avoiding traffic jams to enter the Jaffari center already. Adding thousands of new residents would be a traffic and safety nightmare on our roads. There are thousands of vehicles speeding through our quiet roads and we cannot accommodate even more.
3. Parking Issues – Currently we have cars parked on every street and road within our neighborhood every night when gatherers attend the Jafari Village. With the proposed development there will be thousands of additional vehicles needing to park and they will continue to park on the surrounding roads.

I wholeheartedly support retention of existing zoning and strongly oppose this proposed development.

Regards,

Dr Solveiga Gauvin BScN, MD, CCFP  
and Francois Gauvin  
16-8900 Bathurst street,  
Thornhill, Ontario  
L4J 8A7

Concerned Vaughan Resident

**Britto, John**

---

**From:** Tali Spivak <tali.spivak@gmail.com>  
**Sent:** Monday, February 03, 2014 9:26 PM  
**To:** Britto, John  
**Cc:** Birch, Carol; DevelopmentPlanning@vaughan.ca  
**Subject:** 9000 Bathurst Street proposed development

C 102	
COMMUNICATION	
CW (PH) -	FEB 4/14
ITEM -	2

Hi John,

I obtained your email from Carol Birch who informed me that you would be the best person to contact regarding this issue. I'm writing because I have serious concerns over the development at 9000 Bathurst Street (OP.13.013 and Z.13.036). My concerns fall into four categories:

(1) Congestion: Bathurst Street is a high traffic area with Ner Israel being the only entrance to the proposed building site. Ner Israel is a highly congested street. There are many mornings where I find it difficult exiting my driveway and there are numerous evenings where no street parking is available. The current site at 9000 Bathurst is in high demand; often jamming the street with parked cars. The proposed increase in traffic is unreasonable given that the single entry way through Bathurst is already heavily used and parking spillage is already lining up the street.

(2) Landscape: It is unsightly to build 17 storey condominiums in a low rise area. These buildings do not exist in this, or adjacent, neighborhoods. The closest proximity of condominiums that compare in storey have been built along Disera Drive; where the entire strip is lined condominiums. The condominiums are not nestled among free standing homes and low rise town houses. The proposed condominiums, simply, do not fit the suburban landscape of the area.

(3) Shopping area: There are numerous vendors found in this neighborhood (within walking distance) as such it is unnecessary and likely unprofitable to build the proposed stores within this division of land. It will also further worsen the congestion.

(4) Property value: As I am sure you are aware, homes are purchased for residence and as an investment, with the anticipation of a greater return in the years to come. The proposed expansion of the building site is likely to have a detrimental impact on property value in the community because of the above stated reasons. But, in addition, when the Thornhill Woods community was designed, schools, shopping areas, parks, and homes were combined in a manner that maintained the expanse of the community. The elementary schools and parks were zoned in a way that fit the populations both in size and mobility. Expanding 9000 Bathurst to accommodate all of these things within the segment of land, rezoning it without creating the required flow, is likely to negatively impact the surrounding areas as they were zoned to accommodate the expected population increase.

While the present initiatives under discussion focus on the condominiums and townhouse, the additional plans (schools, parks, etc.) must be considered as it is the long range plan. They further heighten the above concerns.

I implore you, before making the decisions, to consider the needs of residents in the area. The level of congestion and the suburban layout as previously outlined. Many of the homeowners on the North side of Ner Israel bought their units because of the ravine view that is not being compromised.

If you would like to speak further, please do not hesitate to email or call.

Thank you for your time and consideration.

Best regards,

Tali Spivak

143 Ner Israel Drive

[Tali.spivak@gmail.com](mailto:Tali.spivak@gmail.com)

416.402.1736

C	103
COMMUNICATION	
CW (PH) -	FEB 4/14
ITEM -	2

**Britto, John**

---

**From:** aviv lavee <avivlavee@hotmail.com>  
**Sent:** Monday, February 03, 2014 10:47 PM  
**To:** Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Furfaro, Cindy; Racco, Sandra; Britto, John  
**Subject:** Objection to Proposed Development: OP.13.013 and Z.13.0.36

Hi Everyone

This plan will not benefit our community and instead will bring down property value, create parking and traffic headaches and is not in keeping with our low density community. This is becoming a galvanising issue that we will vote to support out political representatives who support us on this issue. Conversely many people in this community (residents) will make it there life mission to unelect anyone who supports this preposterous project. Even at a quarter of the size this is non starter. If the Jafari centre wants to build houses great, but not condos. also this area should not be an exclusive religious area for anyone.

Thanks

Aviv Lavee  
43 Knightshade drive  
Thornhill

**Britto, John**

C	104
COMMUNICATION	
CW (PH) -	FEB 4/14
ITEM -	2

**From:** Reuben Kantor <rbkantor@gmail.com>  
**Sent:** Monday, February 03, 2014 11:18 PM  
**To:** DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca  
**Cc:** Britto, John; Racco, Sandra; Furfaro, Cindy  
**Subject:** Objection to Proposed Development: OP.13.013 and Z.13.0.36 Location: 9000 Bathurst Street - West side of Bathurst Street, south of Rutherford Applicant: Islamic Shia Ithna-Asheri Jamaat of Toronto

To Whom this May Concern,

I am a resident of Vaughan and strongly oppose the Applications # OP.13.013 and # Z.13.036 submitted to The City of Vaughan Council/Committee for re-zoning and re-development of property at 9000 Bathurst St.

I and many others hereby petition the City of Vaughan Planning Committee to refuse the application for the huge re-development of the above lands and development of 2 high rise buildings due to the following main reasons:

**Plan Incompatibility with Low Rise Community:** The proposed plan is incompatible with our current low-density community, the original neighborhood plan never included high-density residential and this plan is steering the area on a course it wasn't designed for.

**Traffic Congestion –** Traffic on Bathurst is already abnormally heavy and adding highrises would increase it even more.

**Overcrowding and Safety–** There are thousands of residents already in Thornhill Woods. There are too many proposed residences in this plan and I do not feel safe with adding thousands of new residents into the neighbourhood from a traffic perspective, safety services access, and utilities services access.

**Parking Issues –** There would be many additional cars parked on the streets adjoined to the development all the time which would impact safety/

**Quality of Life –** There is already so much noise and light pollution in our area from parking lighting, and traffic that I truly feel our quality of life and property values hang in the balance with this proposed development. Our neighborhoods are already so dense and overpopulated that approving this development adjacent to the already approved re-zoning of the farm land by Jaffari Village would not be compatible with the community at large.

I wholeheartedly support retention of existing zoning and strongly oppose this proposed development.

Regards,

**Reuben and Anna Kantor**  
**54 Loire Valley Ave**  
**Vaughan**



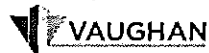
**Britto, John**

**From:** Panaro, Doris  
**Sent:** Tuesday, February 04, 2014 9:27 AM  
**To:** Britto, John  
**Subject:** FW: 9000 Bathurst, Vaughan project: 17 storey building & 61 3-storey townhouses

C	105
COMMUNICATION	
CW (PH)	Feb 6/14
ITEM	2

FYI

**Doris Panaro**  
**Development Planning Dept.**



T: 905.832.8565 ext. 8208 | 2141 Major Mackenzie Drive, 2<sup>nd</sup> Fl. N. | Vaughan, ON. L6A 1T1  
F: 905.832.6080 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca) | [www.cityofvaughan.ca](http://www.cityofvaughan.ca)

---

**From:** Fatima Jaffer Sagarwala [<mailto:fatimajaffersagarwala@gmail.com>]  
**Sent:** Tuesday, February 04, 2014 12:20 AM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Cc:** Abu Shabbar Sagarwala; Ahmed Sagarwala; Aliya Sagarwala  
**Subject:** 9000 Bathurst, Vaughan project: 17 storey building & 61 3-storey townhouses

To whom it may concern

Due to the severe weather conditions, we would really like to live near the Jaffari Community Centre, 9000 Bathurst, Vaughan, in either the 17 storey building proposed for Seniors (as both my husband and I qualify for it now) or in one of the proposed 61 3-storey townhouses, together with our Son, Ahmed Raza Sagarwala, his wife, Aliya and their two daughters, Xahra (4 years old) and Yusra (8 months old).

At the moment there are approx. 3,000 members and their families, using the JCC. If all are living in the same area::

- We will save on commuting.
- We would help reduce traffic problems and car pollution:
- As a daily chore, a majority of the 3,000 members are dropping and picking their kids to school at JCC everyday and to the weekend class on Sundays!
- Also there are daily events which all 3,000 members must try and attend.
- There is a library and gym which more members would be using even more frequently, if the bulk of members lived there!).

Personally, I would be able to take a more active role in the community.

I also hope to be an asset (Inshallah i.e. God willing!) for the surrounding communities as I have many ideas as to how:

- I can help the homeless (already being accommodated by the community but can be enhanced with more facilities),
- charity programs,
- interfaith meetings
- & fun & enjoyable functions for children and families to participate in.

Together, we can make Vaughan a truly better place! ☐

Please give us an opportunity to live near the Jaffari Community Centre at 9000 Bathurst, Vaughan. We would really appreciate it!

PS: My family and I are very happy with everything that Vaughan has to offer and we thank you from the bottom of our hearts, for the hard work that each and every employee at Vaughan government offices are doing for us all. We have always been taught to request the Almighty to bless all of you for the fine work you are doing! ☐ After all it's with Almighty's help, this world is going around! ☐

Thank you for hearing us out!

Yours sincerely,

Mrs. Fatima Sagarwala  
as well as family members:  
Husband: Mr. Ali Raza Sagarwala  
Son: Mr. Ahmed Raza Sagarwala  
Daughter in law: Mrs. Aliya Sagarwala  
Daughters: Xahra & Yusra

Cellphone: 647 717 8612  
Or Husband's: 647 717 8614

Address: 156 Solway Ave.  
Maple, L6a 2X2

Sent from my iPhone

**Britto, John**

**From:** Panaro, Doris  
**Sent:** Tuesday, February 04, 2014 9:29 AM  
**To:** Britto, John  
**Subject:** FW: OP.13.013 & Z.13.036; applicant: Islamic Shia Ithna-Asheri Jamaat of Toronto

C 106	
COMMUNICATION	
CW (PH) -	FEB 4/14
ITEM -	2

FYI

**Doris Panaro**  
**Development Planning Dept.**



T. 905.832.8565 ext. 8208 | 2141 Major Mackenzie Drive, 2<sup>nd</sup> Fl. N. | Vaughan, ON. L6A 1T1  
F: 905.832.6080 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca) | [www.cityofvaughan.ca](http://www.cityofvaughan.ca)

---

**From:** Marlene Bilardo [<mailto:marlenebilardo@rogers.com>]  
**Sent:** Tuesday, February 04, 2014 8:47 AM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** OP.13.013 & Z.13.036; applicant: Islamic Shia Ithna-Asheri Jamaat of Toronto

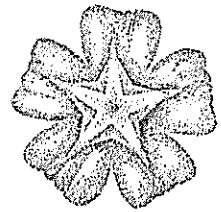
With respect to the application for land development for a condo building and/or townhome complex at the northwest corner of Ner Israel and Bathurst I am writing to express my objection to such development. In terms of planning issues this concept would create a huge planning issue and have a severely negative impact in terms of safety for children/pedestrians; the traffic issues, congestion, lack of parking, etc.

Sincerely,

Marlene  
416.992.5576

# Hesperus Village

fulfilling life naturally



January 23, 2014

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON  
L4A 1T1

Attn: Mr. Jeffrey Adams, City Clerk

Re: Proposed Development  
9000 Bathurst Street, Vaughan

C	107
COMMUNICATION	
CW (PH) -	FEB 4/14
ITEM -	2

As the neighbor to the north of 9000 Bathurst Street, we have received a Notice from the City informing us of a Public Meeting regarding the development of this property. Our group has always had a positive and mutually beneficial relationship with the Ja'ffari Community Centre. We have had a shared parking arrangement with each other for several years and are regulars at each other's key events.

We have met with representatives of the Ja'ffari community to gain a better understanding of the proposed development. After reviewing the components and issues that have arisen, we see the development as a key part of the growth of the Ja'ffari community and believe the development will serve the community well. The seniors units, both condominium and assisted living, will allow members of the community to downsize and age in place within comfortable surroundings. The rental townhouses will also address a key need within the community and assist families with their housing needs.

We have been assured by Ja'ffari representatives that they will continue to keep us apprised and informed through the various stages of their development and will diligently advise us of any changes that may affect our community. We confirm that a committee will be formed and confirm that our Property Manager, Karima Manji, will be our liaison.

We do not have any objections to the development and offer our full support for their efforts. When completed, we believe the development will be a positive addition to the community and wish the Ja'ffari community all the best as they move forward with their plans.

Yours truly,

Pina Corigliano  
Executive Director

Karima Manji  
Property Manager

Cc: Mayor and Member of Council  
Carol Birch, Planner, City of Vaughan  
Mahmood Karim, Member of the Ja'ffari Building Committee

Hesperus Village, 1 Hesperus Road, unit 130, Thornhill, ON L4J 0G9  
Tel. 905.764.0840 Fax 905.764.7621 Email [info@hesperus.ca](mailto:info@hesperus.ca) [www.hesperus.ca](http://www.hesperus.ca)

<b>RECEIVED</b>
FEB 4 2014
CITY OF VAUGHAN CLERKS DEPARTMENT

**Britto, John**

<b>C 108</b> <b>COMMUNICATION</b> <b>CW (PH) - FEB 4/14</b> <b>ITEM - 2</b>
--

**From:** Josh Rosen <josh@wavedm.com>  
**Sent:** Tuesday, February 04, 2014 1:02 PM  
**To:** DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Britto, John; Racco, Sandra; Furfaro, Cindy  
**Subject:** Proposed High-Rises

All,  
I think after yesterday's news story we can all see what the true motives of this proposed build are and that there is zero consideration for the current residence or the area.

I have lived in Thornhill my entire life and I am so proud of all the developments and what they have added to the community. However, this proposed build adds nothing to our skyline, our way of life, or to solving some of the existing and growing issues that we currently contend with. Traffic and parking are primary examples of major concerns that will surely be exponentially increased if this build is allowed to commence.

Furthermore, I think we can all agree that the addition of subsidized, low-income housing is not what this community has had on it's roadmap as far as expansion and attracting businesses and other essential revenue generating community resources.

I am looking forward to hearing your thoughts at this evening's meeting. Thank you again for your prompt attention and willingness to hear us out. On behalf of all the residence of Thornhill Woods, we greatly appreciate it.

Josh Rosen | CCO  
[wavedigitalmedia.com](http://wavedigitalmedia.com)  
[josh@wavedm.com](mailto:josh@wavedm.com)  
O: 416.780.1763 x203  
C: 416.888.3720





File: P-2445

February 4, 2014

City Of Vaughan  
2141 Major MacKenzie Drive  
Vaughan, Ontario  
L6A 1T1

**ATTENTION: MR. JEFFREY A. ABRAMS**  
**CITY CLERK**

**RE: OFFICIAL PLAN AMENDMENT FILE OP.13.013**  
**ZONING BY-LAW AMENDMENT FILE Z.13.036**  
**ISLAMIC SHIA ITHNA-ASHERI JAMAAT OF TORONTO**

Dear Sir:

KLM Planning Partners represents the following homeowners on Ner Israel Drive:

Boris Arkanov – 146 Ner Israel Drive, Thornhill, Ontario L4J 9L1

Rakesh Nayyar - 134 Ner Israel Drive, Thornhill, Ontario L4J 9L1

Alex Szkabarnicki – 122 Ner Israel Drive, Thornhill, Ontario L4L 9L1

These residents are concerned about the proposed Official Plan and Zoning Bylaw Amendments for the following reasons:

They believe that the density of development proposed in this location is too high, both in terms of the number of units as well as the height.

They believe that the matter of traffic in this area has not been adequately addressed, particularly the matter of on street parking during functions at the subject lands, when their driveways have been frequently blocked.

They are concerned about the provision of an adequate buffer between their homes and the townhouses proposed on the subject lands. They would like to be assured that an adequate buffer, in the order of 10 to 15 meters is provided to enable a significant portion of the existing vegetation to

64 Jardin Drive, Unit 1B  
Concord, Ontario  
L4K 3P3  
T. 905.669.4055  
F. 905.669.0097  
**kimplanning.com**

C 109	
COMMUNICATION	
CW (PH) -	FGB 4/14
ITEM -	2

remain. It is also suggested that the buffer in proximity to their homes be augmented and that planting of that area be commenced well ahead of the development of the townhouses.

There is concern about the adequacy of the sanitary sewers in the area to accommodate the growth proposed on the subject lands. One of these residents has had backup of raw sewage into the basement of their home on two occasions.

Please advise me of any further meetings and also provide me with Notice of Council's Decision with respect to these applications.

Yours truly,

**KLM PLANNING PARTNERS INC.**

A handwritten signature in black ink, appearing to read 'M. Kennedy', written over the company name.

James M. Kennedy, MCIP, RPP  
President

cc: Clients  
Councillor Sandra Yeung Racco

**Britto, John**

**From:** kz <kzmarket@gmail.com>  
**Sent:** Tuesday, February 04, 2014 1:37 PM  
**To:** lkane@thestar.ca; Racco, Sandra; Britto, John; Furfaro, Cindy; Council  
**Subject:** Objection to Agains Segregated communities in thornhill woods Proposed Development: OP.13.013

C 110
COMMUNICATION
CW (PH) - FEB 4/14
ITEM - 2

Contrary to the principles of tolerance and pluralism we admire so much in Canadian society a segregated muslim community , Muslim-only Condos in the Heart of Thornhill Woods it would be protested, vilified, denounced, and those proposing it would be called racist, and all forms of vile names. The City of Vaughan supporting this initiative 'll be opening a serious precedent.

Thanks

Concerned Canadian and resident of Thornhill Woods



**Britto, John**

C	111
COMMUNICATION	
GW (PH) -	FEB 4/14
ITEM -	2

**From:** ALEXANDRU STULEANU  
**Sent:** Tuesday, February 04, 2014 2:10 PM  
**To:** Britto, John; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca  
**Cc:**  
**Subject:** FILE NUMBERS: OP.13.013 and Z.13.036 - Planning Applications

To: City of Vaughan - Mr. John Britto

FILE NUMBERS: OP.13.013 and Z.13.036 - Planning Applications

**I AM OPPOSING** to the Planning Applications – file number: OP.13.013 and Z.13.036,  
APPLICANT: Islamic Shia Ithna-Asheri Jamaat of Toronto because:

1. Safety of our children's:
  - a. This area is a young area with a lot of children's. Building two 17-storey buildings will increase considerably the traffic of cars in the area and will reduce the safety of the children's on their way to schools and on their free time playing outside (THIS AREA WAS INITIALLY DESIGNATED AS LOW DENSITY RESIDENTIAL).

**THE SAFETY OF OUR KIDS IS MORE IMPORTANT THEN BUILDING TWO 17 –STOREY BUILDINGS.**

*Who will be responsible at the first car accident?*

2. Re designation to a site-specific "High Rise Mixed Use designation" of a TWO 17-storey residential apartment buildings in this area, will reduce the standard of life:
  - a. By increasing the population number,
  - b. By increasing the car traffic in the area - creating traffic congestion.
  - c. Reducing the parking spots on the street.
3. The area was designated initial as "Low Density Residential"

Thank you,

Alexandru Stuleanu  
Mosswood Road, Thornhill, ON  
Phone  
Mob:  
Email:

Britto, John

C 112  
COMMUNICATION

OW (PH) FEB 4/14

ITEM - 2

From: DANIELA STULEANU  
Sent: Tuesday, February 04, 2014 2:22 PM  
To: Britto, John; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca  
Subject: FILE NUMBERS: OP.13.013 and Z.13.036 - Planning Applications

To: City of Vaughan - Mr. John Britto

FILE NUMBERS: OP.13.013 and Z.13.036 - Planning Applications

**I AM OPPOSING** to the Planning Applications – file number: OP.13.013 and Z.13.036,  
APPLICANT: Islamic Shia Ithna-Asheri Jamaat of Toronto because:

1. Safety of our children's:

a. This area is a young area with a lot of children's. Building two 17-storey buildings will increase considerably the traffic of cars in the area and will reduce the safety of the children's on their way to schools and on their free time playing outside (THIS AREA WAS INITIALLY DESIGNATED AS LOW DENSITY RESIDENTIAL).

**THE SAFETY OF OUR KIDS IS MORE IMPORTANT THAN BUILDING TWO 17-STOREY BUILDINGS.**

*Who will be responsible at the first car accident?*

2. Re designation to a site-specific "High Rise Mixed Use designation" of a TWO 17-storey residential apartment buildings in this area, will reduce the standard of life:

- a. By increasing the population number,
- b. By increasing the car traffic in the area - creating traffic congestion.
- c. Reducing the parking spots on the street.

3. The area was designated initial as "Low Density Residential"

Thank you,

Daniela Stuleanu  
Mosswood Road, Thornhill, ON  
Phone  
Mob:  
Email:

**Britto, John**

**From:** Racco, Sandra  
**Sent:** Tuesday, February 04, 2014 2:31 PM  
**To:** Britto, John  
**Cc:** Racco, Sandra; Abrams, Jeffrey; McEwan, Barbara  
**Subject:** FW: Waldorf school and 17 storey condominiums

<b>C 113</b>
<b>COMMUNICATION</b>
<b>CW (PH) - FEB 4/14</b>
<b>ITEM - 2</b>

As per below, please include this email as part of the official record.

Cindy Furfaro-Benning  
Executive Assistant  
Councillor Sandra Yeung Racco  
Ward 4, Concord/Thornhill North  
905-832-8585 ext. 8198  
[cindy.furfaro@vaughan.ca](mailto:cindy.furfaro@vaughan.ca)

To subscribe to Councillor Racco's e-newsletter, please click [here](#).  
Follow Councillor Racco on [Twitter](#).  
Visit [Racco's Community Forum](#) on Facebook.

---

**From:** Rosenberg, Jared [<mailto:Jared.Rosenberg@uhn.ca>]  
**Sent:** Tuesday, February 04, 2014 2:20 PM  
**To:** Racco, Sandra  
**Cc:** Furfaro, Cindy  
**Subject:** RE: Waldorf school and 17 storey condominiums

Hi Sandra,

May I please ask for my email to be included as part of the official record.

Thank you!

Jared

---

**From:** Rosenberg, Jared [<mailto:Jared.Rosenberg@uhn.ca>]  
**Sent:** Monday, February 03, 2014 10:12 PM  
**To:** Racco, Sandra  
**Subject:** Waldorf school and 17 storey condominiums

Hi Sandra,

Good evening!

My name is Jared Rosenberg and I am a resident of Vaughan. My property backs onto the agricultural land owned by the Waldorf school.

I am writing to you to express my strong opposition to the proposed property changes that are being considered.

We paid a premium for our property because there was no one directly behind our property and if the proposed land changes occur we may end up losing money on the eventual sale of our land/home as the nice farm behind us will have been replaced with residential homes/condos. Furthermore, the amount of additional traffic that will result from the 17 level apartment buildings will make the neighbourhood considerably less safe and considerably less suburban making it undesirable for people to live here. Our neighbourhood already has a huge traffic problem at Bathurst and Ner Israel drive at rush hour and I can only imagine how much worse this will be were this proposed land change become a reality.

I am expressing in uncertain terms my strong opposition to this proposal. Many others like me are very much against this as evidenced by the news story that ran on this issue.

I hope that you and the other council members consider strongly the opinions of your constituents. **Our votes and voices matter.**

Thanks and have a good evening!

**Jared Rosenberg**

Senior Business Analyst | Toronto Western Hospital | University Health Network  
416-603-5800 ext. 3490 or 13-3490 | Email: [jared.rosenberg@uhn.ca](mailto:jared.rosenberg@uhn.ca)  
<image001.jpg>

This e-mail may contain confidential and/or privileged information for the sole use of the intended recipient.

Any review or distribution by anyone other than the person for whom it was originally intended is strictly prohibited.

If you have received this e-mail in error, please contact the sender and delete all copies.

Opinions, conclusions or other information contained in this e-mail may not be that of the organization.

---

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

This e-mail may contain confidential and/or privileged information for the sole use of the intended recipient.

Any review or distribution by anyone other than the person for whom it was originally intended is strictly prohibited.

If you have received this e-mail in error, please contact the sender and delete all copies.

Opinions, conclusions or other information contained in this e-mail may not be that of the organization.

This e-mail may contain confidential and/or privileged information for the sole use of the intended recipient. Any review or distribution by anyone other than the person for whom it was originally intended is strictly prohibited.

**Britto, John**

C 114
COMMUNICATION
CW (PH) - FEB 4/16
ITEM - 2

**From:** Isabella Biba <isabella.biba@yahoo.ca>  
**Sent:** Tuesday, February 04, 2014 2:37 PM  
**To:** Britto, John; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca  
**Subject:** FILE NUMBERS: OP.13.013 and Z.13.036 - Planning Applications

To: City of Vaughan - Mr. John Britto

FILE NUMBERS: OP.13.013 and Z.13.036 - Planning Applications

**I AM OPPOSING** to the Planning Applications – file number: OP.13.013 and Z.13.036,  
APPLICANT: Islamic Shia Ithna-Asheri Jamaat of Toronto because:

1. Safety of our children's:

This area is a young area with a lot of children's. Building two 17-storey buildings will increase considerably the traffic of cars in the area and will reduce the safety of the children's on their way to schools and on their free time playing outside (THIS AREA WAS INITIALLY DESIGNATED AS LOW DENSITY RESIDENTIAL).

2. Re designation to a site-specific "High Rise Mixed Use designation" of a TWO 17-storey residential apartment buildings in this area, will reduce the standard of life:

- a. By increasing the population number,
- b. By increasing the car traffic in the area - creating traffic congestion.
- c. Reducing the parking spots on the street.

3. The area was designated initial as "Low Density Residential"

Thank you,

Isabella Biba  
8900 Bathurst Street, #13  
Thornhill, ON, L4J 8A7  
Tel:(905)882-9544

**Britto, John**

**From:** galina lif <lifgalina@gmail.com>  
**Sent:** Tuesday, February 04, 2014 10:54 AM  
**To:** Clerks@vaughan.ca  
**Subject:** petition against the plans to build high rise in Thornhill Woods

C 115	
COMMUNICATION	
CW (PH) -	FEB 4/14
ITEM -	2

Hello,

We are the Thornhill woods residents for over ten years would like to demonstrate our unhappiness and disagreement to a proposal to build a High-rise and low income houses in our neighborhood.

1. This is a prestige and high quality, expensive neighborhood. We paid a lot of money for our houses, these subsidized houses will bring our real estate down.
2. The population density will increase dramatically.
3. This area is not built originally for a high rises, it will change the nature outlook. We did not buy our houses to have this dramatic change.
4. the area will have more cars and more pollution.

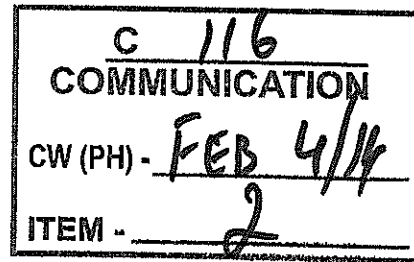
The thornhill woods residents

## Britto, John

---

**From:** Simkhovitch Peter Dr. <Peter.Simkhovitch@mackenziehealth.ca>  
**Sent:** Tuesday, February 04, 2014 9:22 AM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: objection to proposed development OP.13.013 and Z 13.0.36 (applicant Islamic Shia Ithna-Asheri Jamaat of Toronto)

Please find my letter below to be included as a part of the official record.  
Thank you,  
Dr. Peter Simkhovitch



---

**From:** Racco, Sandra [mailto:Sandra.Racco@vaughan.ca]  
**Sent:** Tue 2/4/2014 12:53 AM  
**To:** Simkhovitch Peter Dr.  
**Cc:** Racco, Sandra; Furfaro, Cindy; Abrams, Jeffrey; MacKenzie, John; Uyeyama, Grant  
**Subject:** RE: objection to proposed development OP.13.013 and Z 13.0.36 (applicant Islamic Shia Ithna-Asheri Jamaat of Toronto)

Dear Dr. Simkhovitch,

Thank you for your e-mail and the concerns expressed.

As tomorrow night is a Public Hearing meeting, I encourage you to come out and voice these concerns to the applicant and our staff. Should you not be able to attend in person, I would suggest you submit your letter to the City Clerk department so they can include this as part of the official record.

Have a good evening!!!

*Sandra Yeung Racco*  
Councillor, Concord/North Thornhill  
City of Vaughan

"For the Community"

"Don't be distracted by criticism. Remember that the only taste of success some people have is when they take a bite out of you"

To subscribe to Councillor Racco's e-newsletter, please click [here](#).  
Visit [Racco's Community Forum](#) on Facebook.

---

**From:** Simkhovitch Peter Dr. [mailto:Peter.Simkhovitch@mackenziehealth.ca]  
**Sent:** Monday, February 03, 2014 4:15 PM  
**To:** Furfaro, Cindy  
**Cc:** Birch, Carol  
**Subject:** re: objection to proposed development OP.13.013 and Z 13.0.36 (applicant Islamic Shia Ithna-Asheri Jamaat of Toronto)

Dear Councillor Sandra Yeung Racco,

In addition to multiple concerns expressed regarding traffic congestion, noise and overall compatibility of the project there appears to be a lack of archeological appraisal in the proposal. As identified in Development Planning Department preliminary review of the development no protection plan is noted to exist for former Vaughan Glen Hospital. This is contrary to the Part IV, Subsection 27 of the Ontario Heritage Act.

Furthermore, there appears to be no reference to potential of disturbing archaeological sites. These are identified on City of Vaughan Archeological and First Nations Policy Study (March 2010) on page 33 and are potentially within proposed construction sites. There also exists a potential of ossuary model being identified within lands in questions. At this point, as far as I am aware, no archaeology assessment into the planning phase of development, including consultation with interested Aboriginal communities (such as Huron-Wendat nation) has been made.

As you are well aware, lack of an archaeology assessment into the early phase of development could result in significant project delays and complications as well as Ministry of Tourism, Culture, and Sport "stop work" orders.

I believe these issues are of concern to all stakeholders involved and should be addressed during the review of the proposal.

Thank you,  
Dr. Peter Simkhovitch

---

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.



**Britto, John**

---

**From:** Iris Raif <cst.iris@rogers.com>  
**Sent:** Monday, February 03, 2014 7:33 PM  
**To:** Clerks@vaughan.ca  
**Subject:** No to high rise project in Thornhill Woods

C 117	
COMMUNICATION	
CW (PH) -	FEB 4/14
ITEM -	2

I am writing you this email to voice my concern over the proposed high-rise project being put forward by the Islamic Shea Ithna-Asheri Jamaat of Toronto.

I am a resident of Thornhill Woods and believe that this project will have a negative effect on my neighborhood!

There are already over 4500 homes in the Thornhill Woods community and all three public schools are over capacity. In fact, people who have purchased a home over the last year in the Thornhill Woods public school district are being told there is no room in the school for their children and they will have to go to an overflow school until there is more space. The community simply cannot accommodate the additional amount of people this project would bring.

In addition, the traffic along Bathurst between Major Mackenzie and Centre street is already at a gridlock during the rush hour commute. The additional residents to the area would make it unbearable.

From a community perspective, the two high-rise building would be an eyesore. There are no residential high-rise buildings anywhere in the Thornhill Woods area. The closest high-rise condos can only be found 3.4 km away at Bathurst & Centre Street. These proposed high-rise buildings would look completely out of place, and I can assure you the house values in Thornhill Woods would tumble as a result.

Thornhill Woods has always been a desirable location for young families to move to and live in. I live here as well and am very concerned about what will happen to this community should this project be allowed to proceed as planned. I hope you take these concerns seriously and understand why so many of us are completely opposed to this project.

Iris Raif

Sent from my iPhone

**Britto, John**

C 118	
COMMUNICATION	
CW (PH) -	FEB 4/14
ITEM -	2

**From:** Thornhill Woods <thornhillwoodsneighbours@gmail.com>  
**Sent:** Tuesday, February 04, 2014 3:46 PM  
**To:** Britto, John  
**Subject:** Online Petition re File Numbers: OP.13.013 and Z.13.036 File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto

Hello John,

Further to our conversation, below is the text used for the online petition, signed by **3,254** people:

Petition to object to the Applications #OP.13.013 and # Z.13.036 submitted to The City of Vaughan Council/Committee for re-zonning and re-development of property at 9000 Bathurst St

We undersigned petition City of Vaughan Planning Committee to refuse the application for the huge re-development of the above lands and development of 2 high rise buildings.

We wholeheartedly support retention of existing zoning or a suitably scaled single family development.

Best Regards,  
Irit Koubi.

~~~~~

**Like us on Facebook - <http://goo.gl/AasvZs>**

**Follow us on Twitter - <http://goo.gl/bwUs0c>**

**Join our maining list - <http://goo.gl/Kiz0IR>**

**Donate using PayPal - <http://goo.gl/3KTthp>**

~~~~~

**Britto, John**

---

**From:** Nabeel Jafferli <nabeel@jaffera.li>  
**Sent:** Tuesday, February 04, 2014 3:51 PM  
**To:** Clerks@vaughan.ca  
**Subject:** OP.13.013 and Z.13.036

C	119
COMMUNICATION	
CW (PH) -	FEB 4/14
ITEM -	2

Hello.

I am writing in support of the application put forward by the ISIJ of Toronto. I think the proposed development is good for the people of the City of Vaughan. I urge Council to approve the application as proposed.

Thank you.

--  
Nabeel Jafferli

January 29/2014

For: **DEVELOPMENT PLANNING DEPARTMENT**, city of Vaughan  
**JOHN MACKENZIE**, Commissioner of Planning  
**JEFFREY A. ABRAMS**, City Clerk  
**SANDRA YEUNG RACCO**, City of Vaughan

C	120
COMMUNICATION	
CW (PH) -	FEB 4/14
ITEM -	2

**Subject: OBJECTION TO APPLICATION OP.13.013 and Z.13.036**

Location: 9000 Bathurst Street - West side of Bathurst Street, south of Rutherford

Applicant: Islamic Shia Ithna-Asheri Jamaat of Toronto

I am a resident of Thornhill Woods community and strongly oppose to applications OP.13.013 re-development and Z.13.036 re-zoning of property at 9000 Bathurst Street - West side of Bathurst Street, south of Rutherford submitted to Development Planning Department, City of Vaughan.

**I strongly recommend refusing the application for the following main reasons:**

1. **Low Density Residential area:** our community was built with the facilities and infrastructures for low density community. The facilities and infrastructures are not capable and were not design to absorb such increase in population. In addition there is a height in our community that is low height residential area that is highly incompatible with the proposed application "high rise mixed use designation".

2. **Overcrowding and Safety:** The safety of our community should be the number one priority. The Thornhill Woods area is already overcrowded that now consist of single, semidetached homes and townhouses. People already park during the night time on the streets with their cars. There are streets in Thornhill Woods community that are not cleared from snow because of people that park on the sides and the designated snow removal trucks cannot get it in to clear the street from snow. It is not safe for our children and for us to drive on roads that are not cleared. **The schools in our community are already overcrowded**, the classes are full and some of the students now have to study in portable classes outside of a permanent building without washrooms. **The problems are already here. The area is already overcrowded.** Please don't ignore the problems and create new problems to our community.

3. **Traffic congestion:** Our neighborhood and streets surrounding the proposed zoning area are already abnormally riddled with traffic jams, Motor Vehicle accidents, pollution and noise. The new high rise proposed development will increase at least by hundreds of the amount of cars in the roads in our Thornhill Woods community. **The proposed location is far away from main highways that can absorb such huge amount of traffic and cars.** Even now, Bathurst Street is already one of the busiest and jammed streets in Vaughan. There is no place for additional increase in population without changing the condition and traffic on the roads.

January 29/2014

4. **Environmental Concerns:** The zone in file Z.13.036 is a beautiful and natural land that we must preserve in our community. The trees in that land prevent from the pollution to spread. The new residence houses in Thornhill Woods area (closed to Rutherford) are already built without sidewalks on most of the streets and without any single tree on the streets. That is not a green community that we want to raise our children in!

5. **Quality of Life:** Our quality of life depends on our decision. My decision was to move to Thornhill Woods area when it was considered a quiet and nice area with natural land and trees. Please allow all of our community to continue and enjoy the nature, the trees, and the animals. That is why we have chosen to live outside the big and high rise crowded population of the city. Please allow this area to remain unchanged and move the request of the project to more suitable area.

For the following reasons given above, I strongly recommend not to accept the applications OP.13.013 and Z.13.036 and move it more suitable environment.

Best Regards,

**SVET PAVLOVSKY**  
**79 Sassafras circ, L4J 8M9, Vaughan, ON.**

Phone: 647-992-6713  
Email:svet.pavlovsky@gmail.com

**RECEIVED**

FEB 4 2014

CITY OF VAUGHAN  
CLERKS DEPARTMENT

City of Vaughan  
2141 Major Mackenzie Drive,  
Vaughan, Ontario  
L6A 1T1  
Committee of the Whole

February 2, 2014  
York Region Common Element  
Condominium Corporation No. 1124  
C/O 8900 Bathurst Street, Unit 31  
Vaughan, Ontario L4J 8A7

Attention: Chairman, Committee of the Whole

Re: Islamic Shia Ithna-Jamaat of Toronto  
Official Plan Amendment, Rezoning Applications  
Lot 14, Conc. 2 and Parts 1, 2 & 3, 65R-5630 and Part 1, 65R-31556  
9000 Bathurst Street  
File Nos. OP.13.013 and Z.13.036

C 121	
COMMUNICATION	
CW (PH) -	FEB 4/14
ITEM -	2

Dear Sir:

Please be advised that I am the president of York Condominium Corporation No. 1124 and represent the 47 Registered Owners of our Corporation. Our townhouse complex is located on the south/west corner of Ner Israel Drive and Bathurst Street approximately half a block south of the proposed development site.

In regards to the subject applications, we have already filed our objection with the City Clerk. We have also conveyed our concerns to the staff of the Planning Department as well as, our Ward Representative, Councillor Sandra Yeung Racco. Nevertheless, we would take the opportunity to reiterate our concerns to your Committee.

The following comments are based on the limited information provided by your Notice of a Public Meeting and our brief meeting with Planning Staff. With respect to the applications in general, it is our opinion that the proposal to build two, 17 storey high rise apartments along with various commercial uses, including restaurants, would not be compatible with the neighbourhood's existing low density residential development. The proposed density, building height, massing and scale would not be in-keeping with the neighbourhood's existing low profile built form. The tallest structure in the general area is only three storeys high.

It is our understanding that a traffic impact study was submitted in support of the proposed development. Since we are not privy to the study's technical analysis, our comments regarding the area's traffic problems are based strictly on our daily exposure to the congestion along Bathurst Street and Ner Israel Drive. Based on our observations, it is abundantly clear that Bathurst Street has already reached its maximum traffic volume capacity during peak hours. We are uncertain as to the exact number of vehicles the proposal would generate. It is highly probable that the proposed 438 residential units could generate a similar number of vehicles. Further, the existing community centre located on the subject property, could generate another 400 to 500 vehicles during peak usage. This figure is based on the existing 526 parking spaces provided to accommodate the community center. Potential traffic produce by the proposed commercial uses must also be taken into account especially, the restaurant use which traditionally is deemed to be a high traffic generator. The site plan also indicates an area reserved for "Future Mid-Rise" development. Specific details are not provided at this time but, it would be reasonable to conclude that more apartments are intended for this reserved area. Collectively, the existing community centre, the high rise apartments and commercial uses coupled with the future mid-rise apartments could produce over 1,000 additional vehicles during peak hours. It is debatable whether the existing transportation network could accommodate such a drastic increase in traffic volume.

The site plan shows four access points for the proposed development. The north access appears to link onto the driveway of the privately owned Waldorf School. The west and south accesses are to be connected to local streets leading to the surrounding residential areas. The east access, located along the subject property's southerly lot line is connected directly onto Bathurst Street, the area's main north/south road. It's highly unlikely that a full turning movement access would be permitted at this location. Most likely, this access would be restricted to a "right-in, right-out" only. In view of the access restrictions, it is expected that the majority of the traffic generated by this development would be funnelled onto Ner Israel Drive to utilize the traffic signals at its intersection with Bathurst Street. A number of our townhouses front directly onto Ner Israel Drive. Even with today's traffic volume, the occupants of these units are experiencing difficulties getting in and out of their driveways. Undoubtedly, the site's limited access points and the excessive traffic volume generated by the proposed development would combine to further compound the area's chaotic traffic problems.

In addition to the proposed density increase, the applicant is requesting that various commercial uses such as offices, banks, retail stores and restaurants be allowed as permitted uses. Furthermore, the applicant is applying for a reduction to the City's parking standards for the residential and commercial uses. With respect to the proposed commercial uses, it is our opinion that these uses should not be permitted in a low density residential area and that they should be restricted to the planned "Neighbourhood Commercial Centre" located nearby at the intersection of Bathurst Street and Rutherford Road. The request for reductions to the parking standards should also be refused. A variance to the parking requirements would only exacerbate the community centre's current parking problems. It would appear that the 526 parking spaces are insufficient to meet needs of the centre's regular operation. Quite often, the centre's excessive parking demand would result in parking overflows onto the adjacent residential streets especially along Ner Israel Drive.

To justify the proposed ill-conceived and excessive scheme, the applicant submitted a planning analysis and concluded that the proposed development is "desirable" and conforms to the policies of the "Provincial Policy Statement", "Growth Plan for the Greater Golden Horseshoe" and the "York Region Official Plan". In this regard, it should be acknowledged by all concerned, that these upper tier documents contain very broad and generalized goals and objectives designed to steer the future growth of local municipalities. The applicant did refer to the City's Official Plan however, the planning analysis only referenced favourable policies and they were interpreted in a bias manner to support the proposal.

The most important and relevant document that should have been used to determine the appropriate development for the subject property is the "City of Vaughan Official Plan Amendment No. 600" (OPA 600). It is duly noted that the submitted Planning Justification Report conveniently ignored OPA 600 and did not refer to any of its long range development policies and guidelines. We could only surmise that the applicant is fully aware of OPA 600 but is also cognizant that the proposed development would contradict OPA 600's planned vision of Carville Village as a low density residential community.

(3)

The specific mandate of OPA 600 is to provide detailed policies and guidelines to govern the future growth of various neighbourhoods including the relatively new community of Carrville Urban Village. The proposed development site and our townhouse complex are located within the boundaries of this planning area. Prior to the purchase of our homes we did have concerns with respect to the ultimate disposition of the vacant subject property. Our concerns were subsequently alleviated when Planning Staff advised that the prevalent planning document is OPA 600, and that the subject lands are designated for low density residential housing only.

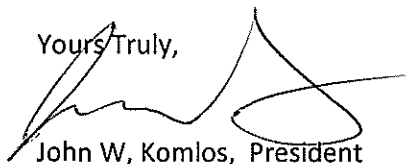
OPA 600 was adopted by Council in the year 2000 to address the City's planning requirements to the year 2026. The pertinent policies regarding community development clearly presented a logical land use hierarchy along with the designation of appropriate locations to accommodate intense development. Under OPA 600, Carrville is to have its own distinct character as identified by the designated land uses shown on Schedule C. "Within each new community, the pattern of land use, density and form has been deliberately established. Each community has a single focal point where the intense concentration of residential and commercial uses is located. These locations are expected to provide a sense of place or identity to the community, and have the highest levels of human activity, services and facilities. Each of the new communities has its highest residential density in its prime focus location where retail commercial services and facilities are also concentrated."

In accordance with Schedule C to OPA 600, the proposed development site and the immediate adjacent lands are designated "Low Density Residential". Under this designation, only detached and semi-detached houses and townhouses are permitted at a maximum density of 22 units per hectare. The focal point to accommodate high density development is the "Neighbourhood Commercial Centre" designated at the intersection of Dufferin Street and Rutherford Road. The proposed high rise apartments and the commercial uses would be appropriate at this location but, not at the subject property with its "Low Density Residential" designation.

In view of the foregoing, it is obvious that the proposed high density development does not conform to OPA 600 and would conflict with the planned vision for Carrville Urban Village as approved by City Council. Furthermore, approval of the subject applications would also set a bad precedent. There are a number of vacant properties in the surrounding area. Approval of the subject applications would make it extremely difficult for Council to reject similar applications for these vacant sites.

In summary, we wish to advise that the owners of Condominium Corporation No. 1124 are adamantly opposed to the Islamic Shia Ithna-Jamaat applications under File Numbers OP.13.013 and Z.13.036. The proposed high rise apartments and commercial uses would not be compatible the neighbourhood's low density residential development. The proposed development would not constitute good planning and therefore should be refused.

Yours Truly,



John W. Komlos, President

York Condominium Corporation No.1124

CC Councillor Sandra Yeung Racco, Ward 4

John Mackenzie, Commissioner, PL. Dept.

Grant Uyeyama, Director, Pl. Dept.

Registered Owners, Bd. Of Directors, Condo. Corp. No. 1124



C 122
COMMUNICATION
CW (PH) - FEB 4/14
ITEM - 2

**Kurt Franklin**

---

**From:** Kurt Franklin  
**Sent:** February 4, 2014 4:39 PM  
**To:** Kurt Franklin  
**Subject:** FW: Vaughan Council Public Meeting on Feb 4th - request for support

----- Forwarded Message -----

**From:** MICHAEL <ravmike@sympatico.ca>  
**To:** Fran Isaacs <thisisfran@yahoo.com>  
**Sent:** Monday, February 3, 2014 1:23:56 PM  
**Subject:** Re: Vaughan Council Public Meeting on Feb 4th - request for support

For many years Temple Har Zion and the Jaffari Islamic Centre lived side by side. We shared parking lots, sometimes had joint security and worked together to remove graffiti when this occurred. We had congregational programmes together and our women's groups and youth groups had joint some joint meetings. They were good neighbors and we showed that Muslims and Jews in Canada could work together to realize our shared Canadian values. Temple Har Zion and the Jaffari Centre were both very involved in Mosaic, our Thornhill interfaith organization. We were even written up in the Jerusalem Post as the only place in the world where a mosque and synagogue share territory (the parking lots). The article was called "Parking for Peace." Surely, there is a lesson in that for all of us.

## Britto, John

---

**From:** Abrams, Jeffrey  
**Sent:** Tuesday, February 04, 2014 4:44 PM  
**To:** Britto, John  
**Subject:** FW: Letter from Rabbi Stroh for Ja'ffari Community - Item 2 - 9000 Bathurst Street  
**Attachments:** Rabbi Stroh Memo Feb 3 14.pdf

Jeffrey A. Abrams  
City Clerk  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1  
Tel: (905) 832-8585 Ext. 8281  
Fax: (905) 832-8535  
[jeffrey.abrams@vaughan.ca](mailto:jeffrey.abrams@vaughan.ca)



---

**From:** Kurt Franklin [<mailto:kfranklin@westonconsulting.com>]  
**Sent:** Tuesday, February 04, 2014 4:44 PM  
**To:** Abrams, Jeffrey  
**Cc:** 'Shafiq Punjani' ([shafiq.punjani@gmail.com](mailto:shafiq.punjani@gmail.com)); Racco, Sandra  
**Subject:** Letter from Rabbi Stroh for Ja'ffari Community - Item 2 - 9000 Bathurst Street

Mr. Abrams

Attached please find a letter from Rabbi Stroh, a former neighbour of the Ja'ffari community at their previous site on Bathurst Street. It would be greatly appreciated if this letter could be circulated to the Mayor and Members of Council for tonight's meeting.

Thank you

Kurt Franklin

**Kurt Franklin BMath MAES MCIP RPP**  
Vice President



WESTON  
CONSULTING  
planning + urban design

Vaughan office: T: 905.738.8080 ext. 224 | 201 Millway Ave, Suite 19, Vaughan, ON. L4K 5K8  
Oakville office: T: 905.844.8749 ext. 224 | 1660 N. Service Rd. E, Suite 114, Oakville, ON. L6H 7G3  
Toronto office: T: 416.640.9917 ext. 224 | 127 Berkeley Street, Toronto, ON. M5A 2X1  
1-800.363.3558 | F: 905.738.6637 | [kfranklin@westonconsulting.com](mailto:kfranklin@westonconsulting.com) | [www.westonconsulting.com](http://www.westonconsulting.com)



## memorandum

TO: MEMBERS OF COUNCIL

FROM: JEFFREY A. ABRAMS, CITY CLERK

DATE: FEBRUARY 4, 2014

SUBJECT: Committee of the Whole (Public Hearing) Item No. 2  
Official Plan Amendment File OP.13.013  
Zoning By-law Amendment File Z.13.036  
Islamic Shia Ithna-Asheri Jamaat of Toronto  
WARD 4 – Vicinity of Bathurst Street and Rutherford Road

C	123
COMMUNICATION	
CW (PH) -	FEB 4/14
ITEM -	2

The City Clerk's Office has received 51 submissions on this application generated by a form letter, the text of which is reproduced below. The purpose of this communication is to present these submissions in the hope that organizing them in this manner will assist the Committee in its deliberations.

*"As a resident of the City of Vaughan and a member of the Islamic Shia Ithna Asheri Jamaat of Toronto (the ISIJ of Toronto), I would like to express my strong support for the zoning application that is before the Council for approval.*

*This project is very important to us because it is a realization of a long awaited dream and the vision of the members of the community most of whom initially participated in the purchase of the 28 acre property some twenty years ago and those who have joined later to develop it. For a young organization to reach here, it took a lot of courage, sacrifice, perseverance, and absolute faith in the values of justice and equal opportunity typical of all Canadians who wish to better themselves. We believe this development will contribute directly to the local economy by way of creating jobs and incomes to the residents as well as to the Municipal and Provincial Revenues. It also aims to provide for community based social and other ancillary services that will lessen the burden and free up the resources for local government agencies and social organisations.*

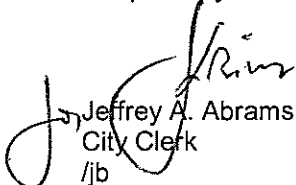
*The ISIJ of Toronto is a community of over 5000 strong and the majority of its membership resides in the City of Vaughan and the Town of Richmond Hill. We have a long and proud history of community involvement and a very good track record of excellent neighbourliness. We have received recognition and awards even going back to our days at the old Center on 7340 Bayview Avenue. The guiding principles our organization espouse and promote the core Canadian values of equality, fairness, tolerance and peace for all. We are known to be a very progressive and socially responsible community that is a role model for other faith based organizations in the area and abroad.*

*We are extremely grateful for the cooperation that we have received from the City of Vaughan in the past and we consider ourselves fortunate to be part of the milieu that contributes to its diversity and richness. We have every confidence that the Council will look at this application in light of its past decisions that have allowed similar communities as ours to thrive and bring prosperity to the City and do us all proud.*

*Sincerely"*

Appendix 1 contains the names of persons identified as having 'signed' the form letter.

Respectfully submitted,

  
Jeffrey A. Abrams  
City Clerk  
/jb

Sr. No.	Name	Address
1	Kazeem Merali on behalf of Parviz Ladak	Harvest Court, Richmond Hill
2	Kazeem Merali on behalf of Nasim Merali <sup>1</sup>	Harvest Court, Richmond Hill
3	Kazeem Merali on behalf of Jamila Merali	Harvest Court, Richmond Hill
4	Masumali Merali	Harvest Court, Richmond Hill
5	Kazeem Merali	Dean Burton Lane, Newmarket
6	Kazeem Merali on behalf of Fehmida Merali	Dean Burton Lane, Newmarket
7	Rukhsana Jessa	Painted Rock Avenue, Richmond Hill
8	Marziya Nasser	Painted Rock Avenue, Richmond Hill
9	Firoz Jessa	Painted Rock Avenue, Richmond Hill
10	Fatima Jessa	Painted Rock Avenue, Richmond Hill
11	Shelina Jessa	Painted Rock Avenue, Richmond Hill
12	Shairoz Jessa	Painted Rock Avenue, Richmond Hill
13	Zainab Manji	Serene Way, Thornhill
14	Kaniz Amir	Spadina Road, Richmond Hill
15	Shelina Panju	Silver Linden Drive, Richmond Hill
16	Mariam Hudda	Daniel Reaman Crescent, Thornhill
17	Rustomali Hudda	Daniel Reaman Crescent, Thornhill
18	Fatima Jamal	Daniel Reaman Crescent, Thornhill
19	Sukaina Jagani	Bush Ridges Avenue, Richmond Hill
20	Salim Dhirani	Bayview Avenue, Thornhill
21	Uzma Naqui	Van Horne Avenue, North York
22	Nargis Jagani	Bayview Avenue, Thornhill
23	Shelyna Khalfan	Grey Alder Avenue, Richmond Hill
24	Rubina Rana	Delevan Court, Richmond Hill
25	Imtiaz Alibhai	Falling River Drive, Richmond Hill
26	Salma Alibhai	Falling River Drive, Richmond Hill
27	Shamim Alibhai	Falling River Drive, Richmond Hill
28	Mujtaba Alibhai	Yonge Street, Toronto
29	Salma Moosa Alibhai	Yonge Street, Toronto
30	Asad Raza Alibhai	Red Maple Drive, Richmond Hill
31	Sukaina Alibhai	Red Maple Drive, Richmond Hill
32	Sukaina Sherally	Singer Court, North York
33	Ayaaz Sherally	Singer Court, North York
34	Masuma Jessa	Farmstead Road
35	Naushad Jessa	Farmstead Road
36	Zehra Alibhai	Oxford Street, Richmond Hill
37	Fernanda Pires, Principal As-Sadiq Islamic School	Wicklow Drive, Toronto
38	Sukaina	Mavrinac Boulevard, Aurora
39	Tahera Patel	
40	Sukaina Sadiq	Noel Street, Markham
41	Sukaina Panju	Anvil Court, Richmond Hill
42	Noorjehan Faiyaz	Joe Persechini Drive, Newmarket
43	Mr. Mohammed Reza and Mrs. Nargis Mohammed Reza	Bayview Avenue, Thornhill
44	Mumtaz Najarali	Dewberry Drive, Markham
45	Sarah Manek	Isaac Murray Avenue, Maple
46	Akhtar and Arifa Manek	Isaac Murray Avenue, Maple
47	Mohamedali Rashid	16 <sup>th</sup> Avenue, Richmond Hill
48	Illegible name	Thornhill Woods Drive, Thornhill
49	Liakat Ali Parpia	Big Rock Drive, Vaughan
50	Mrs. Naheed Liakat Ali	Big Rock Drive, Vaughan
51	Muhammad Mehdi Parpia	Big Rock Drive, Vaughan



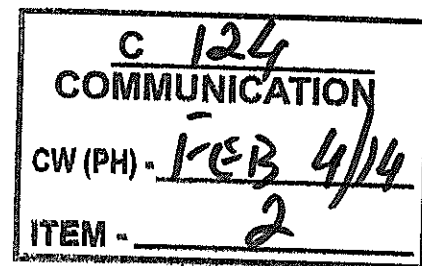
## memorandum

TO: MEMBERS OF COUNCIL

FROM: JEFFREY A. ABRAMS, CITY CLERK

DATE: FEBRUARY 4, 2014

SUBJECT: Committee of the Whole (Public Hearing) Item No. 2  
Official Plan Amendment File OP.13.013  
Zoning By-law Amendment File Z.13.036  
Islamic Shia Ithna-Asheri Jamaat of Toronto  
WARD 4 – Vicinity of Bathurst Street and Rutherford Road



The Development Planning Department and the City Clerk's Office have received a number of submissions on this application generated by a form letter and an online petition. The purpose of this communication is to present those submissions which have been received up to the 5:00 p.m. communication deadline for Committee of the Whole (Public Hearing), being two hours prior to the commencement of the meeting at 7:00 p.m. on February 3, 2014. It is hoped that organizing the submissions in this manner will assist the Committee in its deliberations.

The text of the form letter is as follows:

*"I am a resident of Vaughan and strongly oppose the Applications #OP.13.013 and #Z.13.036 submitted to The City of Vaughan Council/Committee for re-zoning and re-development of property at 9000 Bathurst St.*

*I and at least 2000 strong local community members (see attached online petition) <http://www.petitionbuzz.com/petitions/9000bathurst> hereby petition the City of Vaughan Planning Committee to refuse the application for the huge re-development of the above lands and development of 2 high rise buildings due to the following main reasons:*

*1. Plan Incompatibility with Low Rise Community: The proposed plan is incompatible with our current low-density community, the original neighborhood plan never included high-density residential and this plan is steering the area on a course it wasn't designed for. Traffic*

*2. Congestion – Our neighborhood and streets surrounding the proposed zoning area are already abnormally riddled with traffic jams, Motor Vehicle accidents, and noise. That section of Bathurst is constantly bumper to bumper traffic and approving a development to house thousands of new residents would seriously overload our neighborhood's roads. The surrounding neighborhoods are overrun with traffic currently, because drivers are avoiding traffic jams to enter the Jaffari center already. Adding thousands of new residents would be a traffic and safety nightmare on our roads. There are thousands of vehicles speeding through our quiet roads and we cannot accommodate even more.*

*3. Overcrowding and Safety – There are thousands of residents and every square inch of land has a development. I am shocked to see how many developments including townhomes; single homes were already approved in such a small area and oppose further developing of #OP.13.013 and # Z.13.036. There are too many proposed residences in this plan and I do not feel safe with adding thousands of new residents into the neighborhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.*

*4. Parking Issues – Currently we have cars parked on every street and road within our neighborhood every night when gatherers attend the Jafari Village. With the proposed development there will be thousands of additional vehicles needing to park and they will continue to park on the surrounding roads.*

5. *Environmental Concerns – The proposed area is right along some of the most beautiful wetlands along the Don River and when I walk by it such a nice relief from the suburban sprawl and traffic to gaze away from Bathurst and see some actual wildlife and foliage. I have spotted Blue Herons, Salmon, and countless beautiful flora and fauna. I do not believe building two massive eye sore condos along that river is a environmentally responsible idea. We already saw the zoning amendment that allowed the cutting down mature evergreen trees along Bathurst off of Ner Israel drive.*

6. *Quality of Life – There is already so much noise and light pollution in our area from parking lighting, and traffic that I truly feel our quality of life and property values hang in the balance with this proposed development. Our neighborhoods are already so dense and overpopulated that approving this development adjacent to the already approved re-zoning of the farm land by Jaffari Village would not be compatible with the community at large.*

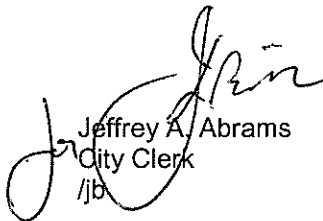
*I wholeheartedly support retention of existing zoning and strongly oppose this proposed development.*

*Regards,*

*Concerned Vaughan Resident"*

Appendix 1 contains the names of persons identified as having 'signed' the form letter.

Respectfully submitted,

  
Jeffrey A. Abrams  
City Clerk  
/jb

Sr. No.	Name	Address
1	Mikhail Filatov	Seurat Place
2	Ioulia Gousseva	Concerned Vaughan resident
3	Simon Pozneris	
4	Donna Rossman	Renoir Drive, Thornhill
5	Elisa Krinsky	Amberty Street, Vaughan
6	Lisa Giewercer	Concerned Vaughan resident
7	David Giewercer	Concerned Vaughan resident
8	Valeriy Mazur	Concerned Vaughan resident
9	Jennifer Stroll	Concerned Vaughan resident
10	David Wiesenthal	White Spruce Crescent
11	Ivgeny Tseitlin	Mistysugar Trail
12	Ellen Drazner	Mistywood Crescent
13	Dina Akilov	Little Ashley Drive, Vaughan
14	Sergey, Elena, Daniel and Anastasia Demidenko	Concerned Vaughan residents
15	Victor Grinev	Concerned Vaughan resident
16	Marina Perper	Townsgate Drive, Vaughan
17	Ashley Soussan	Concerned Vaughan resident
18	Evelyn So	Piedmont Drive, Vaughan
19	Marietta Ferdman	Concerned Vaughan resident
20	Mike Ragimov	Concerned Vaughan resident
21	Zachary & Ala Gurevich	Concerned Vaughan resident
22	Anna Pupco	Concerned Vaughan resident
23	Ludmila Djurinsky	Concerned Vaughan resident
24	David Pupco	Concerned Vaughan resident
25	Aaron Fritz	Concerned Vaughan resident
26	Norm Verblonski	Concerned Vaughan resident
27	Aaron Burke	Concerned Vaughan resident
28	Brad Diamond	Concerned Vaughan resident
29	Stephanie Blumenfeld	Concerned Vaughan resident
30	Vasily & Elena Khodanovich	Concerned Vaughan residents
31	Mitchell & Melissa Dubin	Schuster Lane, Vaughan
32	Oleg Ostrovsky	Concerned Vaughan resident
33	Yury Ostrovsky	Concerned Vaughan resident
34	Jeff Pasott	Concerned Vaughan resident
35	Boris, Pavel, Natalia and Igor Vorobyov	Concerned Vaughan residents
36	Marina Davydov	Concerned Vaughan resident
37	Jason Garten	Concerned Vaughan resident
38	Marietta Fredman	Concerned Vaughan resident
39	Matan and Liat Cohen	Concerned Vaughan resident
40	Kevin Lee	Concerned Vaughan resident
41	Aksana Nahainik	Concerned Vaughan resident
42	Kerryn Dveris	Concerned Vaughan resident
43	Andrei Brjovzovski	Jenkins Drive, Richmond Hill
44	Tanya Mendel	Concerned Vaughan resident
45	Nathalie Narbonne	Big Rock Drive, Maple
46	Pavel Odnoletkov	Campbell Avenue, Thornhill
47	Irina Iliyassov	Concerned Vaughan resident

*Interim Committee to Preserve Thornhill Woods Neighbourhood*

---

C	125
COMMUNICATION	
CW (PH) -	FEB 4/14
ITEM -	2

4 February 2014

John MacKenzie  
Commissioner of Planning  
City of Vaughan  
2141 Major Mackenzie Drive,  
Vaughan, Ontario, L6A 1T1  
Email: [john.mackenzie@vaughan.ca](mailto:john.mackenzie@vaughan.ca)

Committee of the Whole  
City of Vaughan  
Vaughan Civic Centre  
2141 Major Mackenzie Drive,  
Vaughan, Ontario, L6A 1T1  
Email: [clerks@vaughan.ca](mailto:clerks@vaughan.ca)

Dear Mr. MacKenzie and Members of Council:

**Re: 9000 Bathurst Street, City of Vaughan  
File Numbers OP.13.013 and Z.13.036  
Preliminary Concerns**

We are directing this letter to the Committee of the Whole and to the Commissioner of Planning on behalf of a large number of residents of the Thornhill Woods neighbourhood, including residents of Ner Israel Drive, Knightshade Drive, Bathurst Glen Drive, and Apple Blossom Drive that are adjacent to 9000 Bathurst Street, the subject site of the above noted applications (the "Subject Site" and "Applications") proposed by the Islamic Shia Ithna-Asheri Jamaat of Toronto (the "Applicant").

Our understanding is that staff are looking to receive public input on the Applications. As residents, we do not have the expertise, at this time, to fully identify the matters which should be of primary concern from a land use planning perspective. Therefore, we are providing our preliminary concerns are set out below, subject to our being able to supplement these concerns as we become more familiar with all aspects of the proposal.

**Vaughan Official Plan Urban Structure and Built Form**

Our reading of the recently adopted and approved Vaughan Official Plan 2010 ("VOP 2010") suggests to us that the Subject Lands are not intended for the kind of development being proposed by the Applicants. Merely, requesting an official plan amendment does not mean that these carefully considered and recently approved policies should be set aside.

The Subject Site is part of the Carrville Community Area. The Subject Site is designated "Low Rise Residential" on Schedule 13. The Subject Site is not identified as an Intensification Area on Schedule 1.

The proposed development is entirely inconsistent with the policies of VOP 2010 applying to Community Areas and inconsistent with the policies of the VOP 2010 which identify where intensification of the type proposed will occur, which is not in the Carrville Community Area.



## ***Interim Committee to Preserve Thornhill Woods Neighbourhood***

---

In this context, we request that staff consider whether the Applications conform with the policies of VOP 2010, in particular the Intensification Area and Community Area policies of VOP 2010, including consideration of the following policies, some of which we have underlined for emphasis:

### **2.1 Planning For Growth**

#### ***2.1.3 Defining Vaughan's Transformation: Key Planning Objectives***

*2.1.3.2. To address the City's main land-use planning challenges and to manage future growth by:*

*c. identifying Intensification Areas, consistent with the intensification objectives of this Plan and the Regional Official Plan, as the primary locations for accommodating intensification*

*e. ensuring the character of established communities are maintained;*

*p. planning and designing communities in a manner that facilitates inclusivity and accessibility for residents, workers and visitors." ...*

### **2.2 The Shape of Transformation**

#### ***2.2.1 Vaughan's Urban Structure***

*2.2.1.1. That Schedule 1 illustrates the planned Urban Structure of the City of Vaughan, which achieves the following objectives:*

*b. maintains the stability of lands shown as Community Areas for a variety of low-rise residential purposes, including related parks, community, institutional and retail uses;*

*d. establishes a hierarchy of Intensification Areas that range in height and intensity of use...*

#### ***2.2.3 Community Areas***

*2.2.3. ... Vaughan's existing Community Areas are characterized by predominantly low-rise residential housing stock, with local amenities including local retail, community facilities, schools and parks, and they provide access to the City's natural heritage and open spaces. The policies of this Plan will protect and strengthen the character of these areas. As the City grows and matures, these Community Areas will remain mostly stable. However, incremental change is expected as a natural part of maturing neighbourhoods. This change will be sensitive to, and respectful of, the existing character of the area. ...*

*2.2.3.2. That Community Areas are considered stable areas and therefore Community Areas with existing development are not intended to experience significant physical change. New development that respects and reinforces the existing scale, height,*

## ***Interim Committee to Preserve Thornhill Woods Neighbourhood***

---

massing, lot pattern, building type, character, form and planned function of the immediate local area is permitted, as set out in the policies in Chapter 9 of this Plan.

2.2.3.3. That limited intensification may be permitted in Community Areas as per the land use designations on Schedule 13 and in accordance with the policies of Chapter 9 of this Plan. The proposed development must be sensitive to and compatible with the character, form and planned function of the surrounding context.

### ***2.2.5 Intensification Areas***

2.2.5 ...The development of Intensification Areas will support the policies of this Plan related to stable areas will be maintained. Specifically, existing Community Areas will not see significant physical change as the vast majority of residential development within the built boundary will take place within Intensification Areas.

## ***9.1 Elements of a Great City***

### ***9.1.2 Urban Design and Built Form***

9.1.2.1. That new development will respect and reinforce the existing and planned context within which it is situated. More specifically, the built form of new developments will be designed to achieve the following general objectives:

a. in Community Areas, new development will be designed to respect and reinforce the physical character of the established neighbourhood within which it is located as set out in policy 9.1.2.2...

9.1.2.2. That in Community Areas with established development, new development be designed to respect and reinforce the existing physical character and uses of the surrounding area, paying particular attention to the following elements:

- a. the local pattern of lots, streets and blocks;
- b. the size and configuration of lots;
- c. the building type of nearby residential properties;
- d. the heights and scale of nearby residential properties;
- e. the setback of buildings from the street;
- f. the pattern of rear and side-yard setbacks; and
- g. conservation and enhancement of heritage buildings, heritage districts and cultural heritage landscapes.

## **9.2 Land Use Designations and Permitted Buildings Types**

### ***9.2.3 Building Types and Development Criteria***

#### *Townhouses*

*9.2.3.2. The following policies and development criteria apply to Townhouses:*

*a. A Townhouse is a low-rise residential building, up to three storeys in height, situated on a single parcel and part of a row of at least three but no more than six attached residential units.*

*d. Townhouses shall generally front onto a public street. Townhouse blocks not fronting onto a public street are only permitted if the unit(s) flanking a public street provide(s) a front-yard and front-door entrance facing the public street.*

#### *High-Rise Buildings*

*9.2.3.6 The following policies and development criteria apply to High-Rise Buildings:*

*d. In order to provide appropriate privacy and daylight conditions for people living and working within High-Rise Buildings, to minimize shadows created by High-Rise Buildings, and to contribute to overall excellence in the City's urban design, High-Rise Buildings should be designed as slender towers and spaced appropriately through the following criteria:*

*i. the floorplate, measured as the total area contained within the exterior face of the building excluding balconies, for portions of High-Rise Buildings above the twelfth storey generally shall be no greater than 850 square metres, except for High-Rise Buildings containing office uses above the twelfth storey;*

## **Natural Heritage**

A portion of the Subject Site is designated "Natural Area" on Schedule 13 and identified as a "Core Features" on Schedule 2. We request that staff consider whether the Applications provide the protection and connections to the natural areas, as specified in the VOP 2010 policies set out below.

## **9.1 Elements of a Great City**

*9.1.1.8. To strengthen Vaughan's network of natural areas as a defining characteristic of the City by:*

*a. protecting and enhancing the Core Features, Enhancement Areas, Built-up Valley Lands, and other lands in the Greenbelt Plan and Oak Ridges Moraine Conservation Plan that together comprise the Natural Heritage Network, as*

## ***Interim Committee to Preserve Thornhill Woods Neighbourhood***

---

*identified in Schedule 2, and, specifically, securing wherever possible, through the development process, such lands for public purposes;*

*b. actively seeking, through the development process, to connect natural areas with existing parks, open spaces, pedestrian trails, greenways and bicycle routes;*

*c. improving, where appropriate, the physical and visual access to natural areas;*

*d. requiring new development adjacent to natural areas provides sufficient buffering to protect and conserve the ecological functions of such natural areas; and*

*e. orienting new development to maximize public access and views onto natural areas, where appropriate.*

There is also a significant woodlot in the southwest corner of the Subject Site. We request staff to consider how all or a significant part of the woodlot might be incorporated into development plans for the Subject Site.

### **Municipal Services**

VOP 2010 contains the following policy regarding municipal services:

#### **8.2 Municipal Services**

##### ***8.2.1 Providing Efficient and Timely Municipal Services***

*In partnership with York Region, Vaughan provides water, wastewater and stormwater service to all areas of the City within the urban area. Reliable and efficient municipal services require long-term planning and maintenance. Increasing reinvestment will be required to maintain a state of good repair and to adapt to changing demands and new service requirements.*

*8.2.1.2. That water and waste water capacity, assigned by York Region, be allocated by the City in a manner that supports the policies of this Plan and with other Council approved policies with respect to servicing capacity. Intensification Areas shall be the priority when allocating servicing capacity.*

Since the Subject Site is not located within an Intensification Area, servicing capacity for development that is not permitted by the “Low Rise Residential” designation should not be allocated to the Subject Site.

We have serious concerns regarding the capacity of the existing infrastructure to support the proposed development. Our neighbourhood has experienced issues with low water pressure, flooded basements, and electrical brownouts during the summer months.

## ***Interim Committee to Preserve Thornhill Woods Neighbourhood***

---

The Subject Site has been planned for low density residential development; not the intensity of the development proposed by the Applicants. This higher intensity development would put greater strains on community infrastructure, as will the development of the two former Catholic school sites.

The Functional Servicing Report prepared for the Applicants provides the following recommendations:

- *The existing sanitary sewer on Knightshade Drive between manholes 1A and 541A will be surcharged. A further analysis should be provided for the downstream sewer. (page 16)*
- *To ensure that all flows can be met, a performance test of the water supply infrastructure is recommended. (page 13)*
- *It is recommended to perform hydrant pressure tests to ensure the sufficient pressure for the low-rise development. It should be noted that the Mechanical Engineer will verify if the boosting pump is required for the high-rise building. (page 14)*

We request that independent studies be carried out by the City of Vaughan to evaluate the impact of the Applications, in conjunction with the impact of the development of the two former Catholic school sites, on the water infrastructure, sewer/drainage infrastructure, and electrical system. We refer you to the letter prepared by local resident Mr. Kalpin, P. Eng for more detailed information.

### **In-Effect Official Plan**

In the staff report to the Committee of the Whole for 4 February 2014 meeting, staff describe the OPA #600 as the “in-effect” official plan. We are advised that VOP 2010 was approved by the Ontario Municipal Board (except for some site specific or area specific appeals) by Order dated 8 August 2013, which order indicates that VOP 2010 is in effect as of 23 July 2013.

The Applications were submitted in October 2013. The Applicant’s Planning Justification Report indicates that the VOP 2010 is the in-force official plan for the Subject Site.

We request that staff confirm that the Applications should be considered in the context VOP 2010.

### **York Region Official Plan Intensification Policies**

We request that staff consider whether the Applications conform with the intensification policies of the York Region Official Plan - 2010, in particular:

#### ***5.3 Intensification***

*Intensification will occur in strategic locations in the built-up area to maximize efficiencies in infrastructure delivery, human services provision and transit ridership. These strategic locations are based on an intensification framework that recognizes that the highest density and scale of development will occur in the Regional Centres followed by the Regional Corridors. Local municipalities will identify smaller intensification areas within these strategic locations to accommodate a significant portion of future residential*

## ***Interim Committee to Preserve Thornhill Woods Neighbourhood***

---

*and employment growth. Planning effectively for intensification ensures clarity and certainty as to where development should occur.*

Map 1 of the York Region Official Plan clearly identifies Regional Centres and Regional Corridors. The Subject Site is not in any of the identified Regional Centres or Regional Corridors. As mentioned above, the Subject Site is also not in any of the intensification areas identified by the local municipality of Vaughan.

### **Parking and Traffic**

We request that staff carefully consider the traffic and parking implications in connection with the Applications. We note that the present use of the Ja'ffari Centre has caused serious concerns and conflicts, which continue, notwithstanding past promises to correct the situation. In summary,

- There is insufficient parking, particularly during the holy days, which results in overflow parking on the neighbourhood streets and on occasions private driveways.
- There are pedestrian safety concerns with high speed traffic. For instance, Ner Israel Drive has consistently experienced traffic and parking issues such as high speed traffic up and down hill and non-compliance to traffic stop signs, except when the street is monitored by electronic devices, visible police presence and city officials at critical times of the day or night (which are not permanent solutions).
- There is a general concern regarding traffic congestion along Bathurst street and local roads.

### **Schools**

Currently, local schools Carrville Mills Elementary, Thornhill Woods Elementary and Stephen Lewis High School are filled to capacity. We question how Council plans to provide schooling for the potentially large number of new residents. Both Carrville Mills Elementary and Thornhill Woods Elementary and Stephen Lewis High School are already at maximum capacity and therefore existing children from the neighbourhood zoned for these schools, including children who live directly across from one school, have to be bused elsewhere. Busing is an additional cost borne by the taxpayer, adds to the carbon footprint and breaks the implicit promise of regional neighbourhood schools. As current residents already cannot be accommodated at their home school, the appropriateness of permitting a high density structure to be built without the necessary support infrastructure to accommodate more children, needs to be carefully studied.

### **Cultural Campus**

The Applicant's Planning Justification Report references the Joseph and Wolf Lebovic Jewish Community Campus and the Ahmadiyya Peace Village, as local precedents of similar "cultural campuses".

We request that staff investigate the comparability of these "cultural campuses", including comparing the types of uses, built form, public accessibility, cultural inclusivity/exclusivity, etc. Our initial investigations suggest to us that there is no comparability.

## *Interim Committee to Preserve Thornhill Woods Neighbourhood*

---

### **Community Input**

We request that the community be thoroughly involved in the planning process in regard to the Applications.

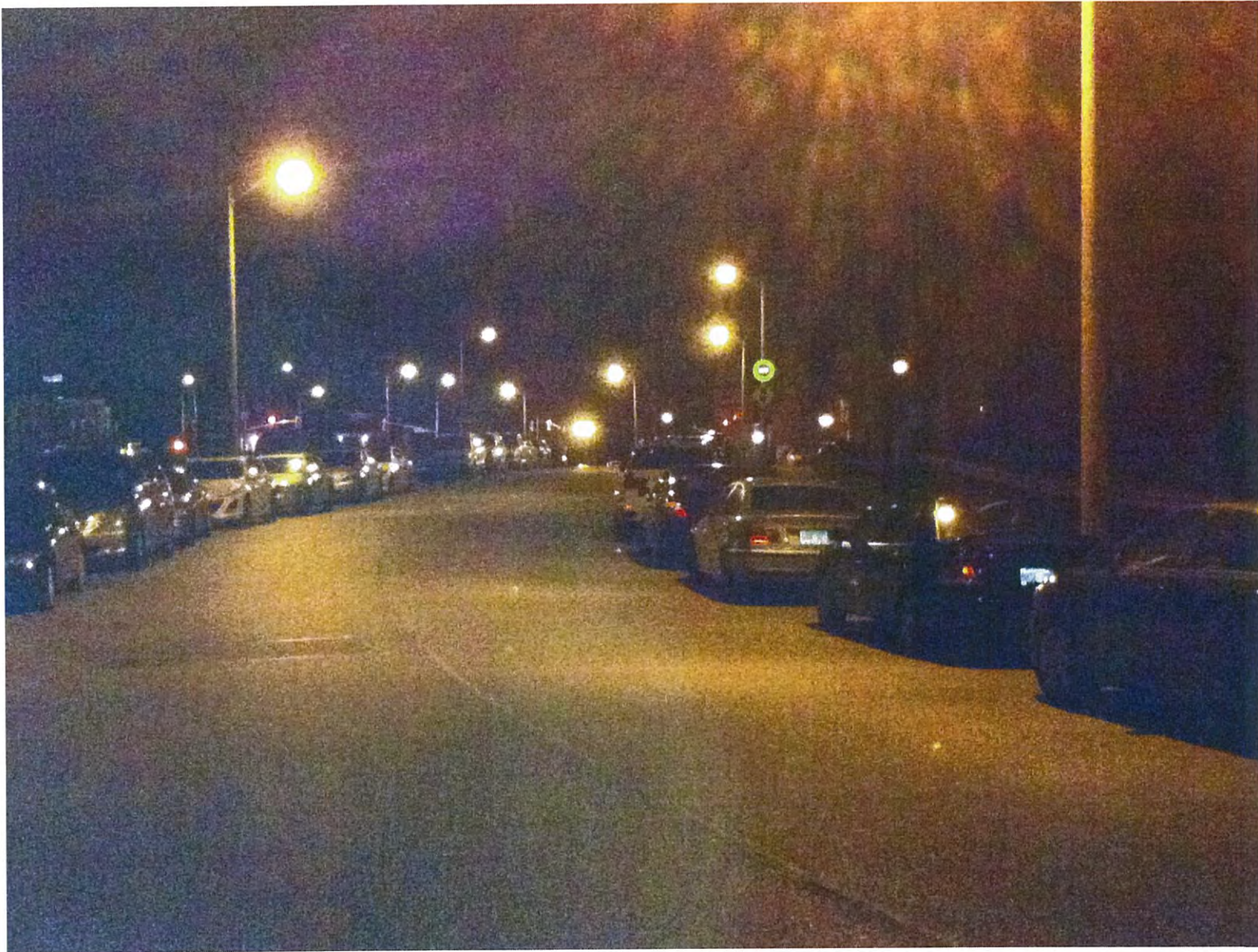
Yours very truly,

Rom Koubi, on behalf of the Interim Committee to Preserve Thornhill Woods Neighbourhood

- c. Carol Birch, Planner, City of Vaughan  
Sandra Yeung Racco, Ward 4 Councillor, City of Vaughan  
Dennis Wood, Wood Bull LLP  
Irit Koubi, Interim Committee to Preserve Thornhill Woods Neighbourhood  
Elena Serebryany, Interim Committee to Preserve Thornhill Woods Neighbourhood  
Hagay Marian, Interim Committee to Preserve Thornhill Woods Neighbourhood  
Benny Kritzer, Interim Committee to Preserve Thornhill Woods Neighbourhood  
Boris Arkanov, Interim Committee to Preserve Thornhill Woods Neighbourhood  
Rakesh Nayyar, Interim Committee to Preserve Thornhill Woods Neighbourhood



C	126
COMMUNICATION	
CW (PH) -	FEB 4/14
ITEM -	2





C 127  
COMMUNICATION

CW (PH) - FEB 4/14

ITEM - 2

MLS®: N2816858

For Sale: \$490,000

DRIVING DIRECTIONS MORTGAGE CALCULATOR PRINT E-MAIL TO A FRIEND



More ▶

☐ Add To My Favourites

☐ Add to Compare

**Building Type** : Row / Townhouse  
**Bedrooms** : 3 + 2  
**Storeys** : 2  
**Land Size** : 19.69x101.35 FT  
**Bathrooms** : 4  
**Community Name** : Vellore Village  
**Title** : Freehold  
**Location** : 77 TAHIR ST  
Vaughan, ON L6A 4B4  
**Walk Score®** : 28

**HADI CHOUDRY**

Salesperson

Telephone: 416-232-0099

Email [REALTOR@](mailto:REALTOR@)



**RE/MAX CHAMPIONS REALTY INC.**

Brokerage

25-1098 PETER ROBERTSON BLVD

BRAMPTON, Ontario L6R 3A5

Telephone: 905-487-6000

Fax: 905-487-2000

Email [Office](mailto:Office)

Office Website

### General Description

Don't Miss This Incredible Opportunity! Meticulously Maintained 3Br, Beautiful Townhome In Maple. Combined Living And Dining Room Makes For Great Open Concept Living! Welcoming Foyer! Upgraded Kitchen. Well Appointed Laundry Room. Fresh Paint Throughout. This Over-Sized Master With Walk-In-Closet, \*\*\*\*\* EXTRAS \*\*\*\*\* All Elfs. Fridge, Stove, Dishwasher, Washer, Dryer, All Window Coverings.

### Property

**Amenities Nearby** : Park, Public Transit

### Parking

**Parking Spaces (total)** : 2

**Parking Type** : Attached garage

### Building

**Style** : Attached  
**Cooling** : Central air conditioning  
**Storeys** : 2  
**Building Type** : Row / Townhouse  
**Exterior Finish** : Brick

### Rooms

Type	Level	Dimensions
Master bedroom	Second level	16.99 m x 10.99 m
Bedroom 2	Second level	10 m x 10.07 m
Bedroom 3	Second level	10 m x 11.97 m
Bedroom	Basement	
Recreational, Games room	Basement	
Living room	Ground level	16.6 m x 12.46 m
Dining room	Ground level	13.25 m x 8.5 m
Kitchen	Ground level	11.48 m x 7.51 m

### Heating

**Heating Type** : Forced air  
**Heating Fuel** : Natural gas

### Basement

Type	Development
N/A	Finished

### Land

**Land Size** : 19.69x101.35 FT

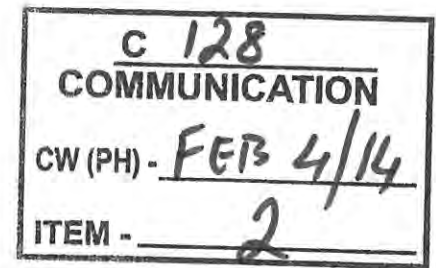
77 TAHIR ST Vaughan, ON L6A 4B4

### Map Tools



▶ [Driving Directions](#)

Re: Official Plan Amendment File # OP.13.013 and  
Zoning By-Law Amendment File # Z.13.036



My name is Maurice Gabay and I live at 113 Serene Way, which is within the 150 metre catchment area from the subject property at 9000 Bathurst St. I've been a resident at this address for over 7 years and a resident of Vaughan for over 20 years. One of the reasons we chose to move into this neighborhood is that it is a residential neighborhood consisting of low rise, single-family dwellings. We moved away from our previous neighborhood at Bathurst and Clark because of the numerous high rise buildings that were being built and continue to be built. The traffic and crowding was not consistent with the quality of life that we wanted for our family. If we wanted to live in a concrete jungle, we would have moved to Toronto.

When deciding on this neighborhood, we considered that it was already mostly developed and any remaining undeveloped land was either green space and/or agricultural. There were no high rise buildings, and the zoning did not permit high rise buildings. In fact, the nearest high rise building is located 3.2 km to the south, on Bathurst St just north of Centre St. To the east, you would have to go to Yonge St & Carville Rd (3.6 km away). To the north & the west, you would have to go even further to find a high rise building. With all due respect to the architects and designer, allowing this amendment and erecting 2 high rise buildings, and a mid-rise building at this location is inconsistent with the look and feel of the area, would be an eyesore and would completely destroy the streetscape for the area. If the applicant wanted to amend the City Plan and Zoning for this property, they should have done so at the onset before this area was developed. They purchased this property in 1994 waited almost 20 years to submit the current plan.

I understand the need for progress & development...and understand that just because land is zoned for a particular use, that zoning is not necessarily carved in stone. There can be legitimate reasons to amend the city's official plan or amend the zoning. However, amendments to either should not be taken lightly.

Section 37 of the Planning Act is a planning tool that allows municipalities to permit increased density **in exchange for community benefits on a given site**. Sounds reasonable...there's a bit of give and take, but overall there needs to be a benefit to the community, not only benefits to the members of the development. When looking at this project, I question where the benefits are for the community. I see a plan for a school to be built...but is this going to be a public school that will benefit the entire community? Or will it be a private school that will only benefit members of a specific community? I see a field and play-ground...is this going to be a

public park that will be open to the entire community? Or will this be for the exclusive use of the members and residents of development? Will the apartments and townhomes be for sale or rent? Will these units and the seniors residence be available to the general population? Or will the entire complex be only for the exclusive use of a specific community? I'm not sure if such restrictions to the land in question are even legal or if they violate the Canadian Charter of Rights & Freedoms, but that is a discussion for another day and another venue. I would like answers to my questions because my understanding is that neither the buildings nor any of the facilities will not be open to the community as a whole. If that's the case, how can there be ANY benefit to the community. And I think the hundreds of residents that are in this council chamber and the thousands that couldn't make it here tonight, but signed various petitions will agree with me.

This proposed development and by-law amendment cannot be looked at with the same lens as other development projects. This is not a land developer, putting up a condo and working with the city to build a public school and public parks and public amenities. This project is being built on private property and will remain private property. And the owners of that property can control who can use it and how it will be used.

I've reviewed the City's report *"Where & how to grow: Directions on the future growth in the City of Vaughan to 2031"*. As you know, this report was approved by Council and was used to draft the City of Vaughan Official Plan, which was initially approved by City Council in 2010 *"A Plan for Transformation"*. As you know, this plan was also endorsed by Regional Council in 2012 and the Ontario Municipal Board just a few short weeks ago in December 2013. I'm sure a lot of work & study went into preparing and approving these reports and plans.

With respect to residential growth, the reports do talk about "intensification" with a plan for 30,000 additional units. It further goes through a number of tests and analysis to see where this intensification should occur and concludes with a summary called an "Intensification Capacity Analysis". The report and Official Plan identify 13 "Intensification Areas" which are priority areas for growth to make "efficient use of underutilized sites". Six of these areas are classified as "Primary Centres" and seven are classified as "Local Centres" which are intended to be much lower in scale. For example, the Klienburg Centre calls for an additional 100 units, and the Carville Centre where the Rutherford GO station is located calls for an additional 300 units. Interestingly, Thornhill Woods was not identified by the City as either a Primary Centre or a Local Centre. And the subject lands on 9000 Bathurst st is 4.5km from the Rutherford GO station which is the closest of the Local Centres. So this is definitely NOT an intensification area for the city. Certainly not for an additional 438 units.



I see that the application is requesting a parking exception to allow for only 308 parking spaces instead of the 653 parking spaces required by the current By-Law. This is only 47% of the MINIMUM standards. Parking along the neighboring streets is already a serious concern for the residents as the streets are narrow. Many of the streets do not have sidewalks – meaning that when residents and children go for walks, we must use the roads. When the roads are congested with parked vehicles, it makes taking a walk a real safety concern. As this is already a major safety concern, the combination of increased residents and the requested decrease to the allotted parking will only make this bad situation much, much worse. Interestingly enough, I understand that the owners of this property were successful in a previous amendment to the parking spaces on the subject land. In 2011, when the current facility on their property was being built, they were supposed to have 881 parking spaces. They applied for a Minor Variance Application (A242/10) and received a variance of 296 parking spaces. That's already a reduction of 1/3 to the minimum number of required parking spaces. In their argument, I understand that they received an agreement with the neighboring property (the Waldorf School) to be permitted to use their parking lot when needed. I assume that sounded like a reasonable solution at by the Committee as the parking variance was allowed. I respectfully submit that the Committee erred in this decision. During a recent event that was being held at the property I noticed several cars parked along Ner Israel Dr, Nightshade Dr, Strauss Rd, Bathurst Glen Dr, Apple Blossom, and Serene Way. So I drove over to the Waldorf School to see how it was being utilized. I saw 2 cars in that parking lot...both on duty police officers that were having a conversation - presumably on a break. That's it....not one car that was going to the subject property.

In reviewing the campus master plan that was submitted with the proposal, I notice that it calls for opening up Apple Blossom Dr into the subject property. This will severely increase the amount of traffic that will be directed into the neighboring side streets west of the property. As mentioned, the surrounding streets are narrow - I'm sure they were designed for limited traffic as per the existing city plan, and not designed for the additional traffic that will result from a high-density project like the one being proposed.

So not only does this plan not offer any benefits to the community, it actually detracts from the community. Not only visually and from a safety perspective, but 2 additional issues which I'm sure the Councilors will need to study further are the environmental and cultural costs of this project.

As you know, the current proposal includes the demolition of the Vaughan Glen Hospital which is registered as a Property of Cultural Heritage Value as per Part IV, Subsection 27 of the Ontario Heritage Act (and approved by Council on June 27, 2005). The applicant in this current

proposal previously applied to have this building demolished a few years ago. In a meeting of the Heritage Vaughan Committee held May 16, 2012 the committee confirmed that the front portion of the building, the former Vaughan Glen Hospital, contains strong cultural heritage importance. They did allow a partial demolition of the property, but stipulated that "the applicant secure the subject building before, during and after demolition to protect from vandalism and environmental damage." and, "that the full revitalization of the subject structure be included as a part of any future Planning or Building Permit application for the subject property." It is unfortunate that we stand here again, less than 2 years after the previous Council decision to again consider the demolition of this Culturally significant site. Especially since the owners' stated intention at the time (presumably made in good faith) was to revitalize the main original house and incorporate it as part of the new school on the site. I question what the owners' will say and do next to get their project through City Council.

The proposal also violates the City's commitment to environmental stewardship as stated in Section 3 of the Official Plan wherein I quote *"The natural environment is among Vaughan's most important and cherished assets. The Humber and western Don Valley systems are prominent on the City's landscape and the overall health of those systems is reliant on the stewardship provided by Vaughan."* As you know, the subject property contains both Core Features & Enhancement Areas of Vaughan's Natural Heritage Network. The Official Plan goes further to say that *"except as specifically set out in this Plan, development and/or site alteration will not be permitted in such areas. Significant alteration or expansion of any existing development in such areas will not be permitted except as specifically set out in this Plan."* Our City Plan recognizes that these areas are to be not only protected, but enhanced. And each part of this network is essential in order to maintain the integrity of the entire Network. As with any network, it is only as strong as its weakest link. I would hate for this to be the weakest link...and the legacy of this Council.

In closing, I want to thank you for your time and consideration. I'm sure that you will hear many arguments both in favour and against this proposal. Some from the residents and taxpayers of this community and others from the developer and other interested parties that were bussed in by the developer. In my opinion, your duty as city councilors and elected officials, is to the current residents of this community. I trust that this process is a true democratic process and you will listen to the residents of the community that elected you into office.

Respectfully,

Maurice Gabay

2.      **OFFICIAL PLAN AMENDMENT FILE OP.13.013      P.2014.4**  
**ZONING BY-LAW AMENDMENT FILE Z.13.036**  
**ISLAMIC SHIA ITHNA-ASHERI JAMAAT OF TORONTO**  
**WARD 4 - VICINITY OF BATHURST STREET AND RUTHERFORD ROAD**

**Recommendation**

The Commissioner of Planning and the Director of Development Planning recommend:

1.      THAT the Public Hearing report for Files OP.13.013 and Z.13.036 (Islamic Shia Ithna-Asheri Jamaat of Toronto), BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

**Contribution to Sustainability**

The contribution to sustainability will be determined when the technical report is considered.

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

- a)      Date the Notice of a Public Hearing was circulated: January 10, 2014
- b)      Circulation Area: 150 m
- c)      Comments Received as of January 27, 2014:
  - i)      Senator Developments, Lesmill Road, correspondence dated November 29, 2013, respecting request for notification regarding Committee of the Whole and Council meetings for these applications.
  - ii)      York Region Common Element Condominium Corporation No. 1124, Bathurst Street, correspondence dated December 12, 2013, respecting their objection to the proposed "High Density Residential" designation and the two proposed 17 storey apartment buildings. They also request to be notified regarding future meetings concerning these applications.
  - iii)      Block 10 Thornhill Woods Developers Group Inc., Vogell Road, correspondence dated December 13, 2013, respecting outstanding financial obligations owing to the Developers Group pursuant to the Thornhill Woods Developers Cost Sharing Agreement. The Developers Group requests a condition of approval to be included in the appropriate agreement requiring the issuance of the Block 10 Developers Group clearance prior to development approval. The Developers Group also request to be notified regarding future meetings concerning these applications.
  - iv)      B. Sun/X. Fan, Ner Israel Drive, correspondence dated January 13, 2014, respecting the location of the proposed townhouse development in relation to the existing homes on Ner Isreal Drive and the preservation of the existing vegetation that their residential property backs onto.

- v) Several form letters have been received with the following same comments:

"Hereby petition the City of Vaughan Planning Committee to refuse the application for the huge re-development of the above lands and development of 2 high rise buildings due to the following main reasons:

**Plan Incompatibility with Low Rise Community:** The proposed plan is incompatible with our current low-density community, the original neighborhood plan never included high-density residential and this plan is steering the area on a course it wasn't designed for.

**Traffic Congestion** – Our neighborhood and streets surrounding the proposed zoning area are already abnormally riddled with traffic jams, Motor Vehicle accidents, and noise. That section of Bathurst is constantly bumper to bumper traffic and approving a development to house thousands of new residents would seriously overload our neighborhood's roads. The surrounding neighborhoods are overrun with traffic currently, because drivers are avoiding traffic jams to enter the Jaffari center already. Adding thousands of new residents would be a traffic and safety nightmare on our roads. There are thousands of vehicles speeding through our quiet roads and we cannot accommodate even more.

**Overcrowding and Safety**– There are thousands of residents and every square inch of land has a development. I am shocked to see how many developments including townhomes; single homes were already approved in such a small area and oppose further developing of #OP.13.013 and # Z.13.036. There are too many proposed residences in this plan and I do not feel safe with adding thousands of new residents into the neighborhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.

**Parking Issues** – Currently we have cars parked on every street and road within our neighborhood every night when gatherers attend the Jafari Village. With the proposed development there will be thousands of additional vehicles needing to park and they will continue to park on the surrounding roads.

**Environmental Concerns** – The proposed area is right along some of the most beautiful wetlands along the Don River and when I walk by it such a nice relief from the suburban sprawl and traffic to gaze away from Bathurst and see some actual wildlife and foliage. I have spotted Blue Herons, Salmon, and countless beautiful flora and fauna. I do not believe building two massive eye sore condos along that river is an environmentally responsible idea. We already saw the zoning amendment that allowed the cutting down mature evergreen trees along Bathurst off of Ner Israel drive.

**Quality of Life** – There is already so much noise and light pollution in our area from parking lighting, and traffic that I truly feel our quality of life and property values hang in the balance with this proposed development. Our neighborhoods are already so dense and overpopulated that approving this development adjacent to the already approved re-zoning of the farm land by Jaffari Village would not be compatible with the community at large.

I wholeheartedly support retention of existing zoning and strongly oppose this proposed development."

## Purpose

- A 17-storey, 205 unit, residential apartment building with 1,240 m<sup>2</sup> of ground and second floor office and retail space
- A 17-storey, seniors residential apartment building comprised of 100 assisted living units (132 beds) on floors 2 – 9 inclusive, and 72 apartment dwelling units on floors 10 to 17 inclusive
- 61, 3-storey common element condominium townhouse dwelling units

- Table 1:

	By-law Standard	By-law 1-88 RA3 Apartment Residential Zone Requirements	Proposed Exceptions to RA3 Apartment Residential Zone Requirements
a.	Minimum Parking Requirement	<p><b>653 spaces</b></p> <p><u><b>Apartment Building</b></u>            205 units @ 1.5 spaces/unit = 308 spaces            +            0.25 visitor spaces/unit = 52 spaces            +            Commercial/retail uses are not permitted in an RA3 Zone, however where permitted and developed together the parking rate is 6 spaces/100m<sup>2</sup> @ 1,240m<sup>2</sup> = 75 spaces</p>	<p><b>393 spaces</b></p> <p><u><b>Apartment Building</b></u>            130 one-bedroom units @ 0.9 spaces/unit = 117 spaces            +            75 two-bedroom units @ 1.1 spaces/unit = 83 spaces            +            205 units @ 0.1 visitor spaces/unit = 21 spaces            +            Commercial Gross Floor Area (GFA) - 959 m<sup>2</sup> @ 3.5 spaces per 100 m<sup>2</sup> = 34 spaces</p>



	By-law Standard	By-law 1-88 RA3 Apartment Residential Zone Requirements	Proposed Exceptions to RA3 Apartment Residential Zone Requirements
		<p>Total Parking Required for Apartment Building= 435 spaces</p> <p style="text-align: center;">+</p> <p><b><u>Seniors Building</u></b></p> <p><u>Apartment Dwelling Units</u></p> <p>72 units @ 1.5 spaces/unit = 108 spaces</p> <p style="text-align: center;">+</p> <p>75 units @ 0.25 visitor spaces/unit = 19 spaces</p> <p style="text-align: center;">+</p> <p><u>Assisted Living</u></p> <p>By-law 1-88 does not have a parking standard for assisted living units, however, the parking standard used for a nursing home facility is:</p> <p>132 beds @ 0.5 spaces/bed = 66 spaces</p> <p style="text-align: center;">+</p> <p>100 units @ 0.25 visitor spaces/unit = 25 spaces</p> <p>Total parking required for seniors building = 218 spaces</p>	<p style="text-align: center;">+</p> <p>Regulated Health Professional - 281 m<sup>2</sup> @ 4.5 spaces per 100 m<sup>2</sup> GFA = 13 spaces</p> <p>Total Parking Proposed for Apartment Building = 268 spaces</p> <p style="text-align: center;">+</p> <p><b><u>Seniors Building</u></b></p> <p><u>Seniors Apartment Dwelling Units</u></p> <p>64 two-bedroom units @ 0.8 spaces per unit = 52 spaces</p> <p style="text-align: center;">+</p> <p>8 one-bedroom units @ 0.6 spaces per unit = 5 spaces</p> <p style="text-align: center;">+</p> <p>72 units @ 0.1 visitor spaces/unit = 8 spaces</p> <p style="text-align: center;">+</p> <p><u>Assisted Living Dwelling Units</u></p> <p>100 units @ 0.5 spaces/unit = 50 spaces</p> <p style="text-align: center;">+</p> <p>100 units @ 0.1 visitor spaces/unit = 10 spaces</p> <p>Total parking proposed for seniors building = 125 spaces</p> <p>Note: 113 above grade parking spaces are proposed to be shared by both the residential visitors and commercial uses, of which 85 of these parking spaces are existing spaces currently used by the community centre.</p>
b.	Permitted Uses	<p>- Apartment Dwelling</p> <p>- Day Nursery</p>	<p>Permit the following additional uses:</p> <p>- Assisted Living Dwelling</p>

	By-law Standard	By-law 1-88 RA3 Apartment Residential Zone Requirements	Proposed Exceptions to RA3 Apartment Residential Zone Requirements
			<p>units defined as a premises where a broad range of person care, support and health services are provided for the elderly in a supervised setting and may include one or more accessory uses such as a common dining, lounging, kitchen, recreational or medical offices. Units within an Assisted Living Facility shall not contain full kitchen facilities.</p> <ul style="list-style-type: none"> <li>- Block Townhouse Dwelling</li> </ul> <p>Permit the following Commercial uses on the ground floor and second floor of a building fronting on Bathurst Street:</p> <ul style="list-style-type: none"> <li>- Business or Professional Office</li> <li>- Bank or Financial Institution</li> <li>- Eating Establishment</li> <li>- Eating Establishment, Convenience</li> <li>- Eating Establishment Take-Out</li> <li>- Health Centre</li> <li>- Personal Service Shop</li> <li>- Pharmacy</li> <li>- Retail Store</li> <li>- Community Centre</li> <li>- School</li> <li>- Place of Worship</li> </ul>
c.	Minimum Front Yard (Bathurst Street)	7.5 m	5.8 m
d.	Minimum Rear Yard (West Property Line)	7.5 m	7.0 m
e.	Minimum Interior Side Yard (in between Townhouse Blocks)	4.5 m	1.75 m



Zoning	<ul style="list-style-type: none"> <li>▪ “A” Agricultural Zone (tableland) by Zoning By-law 1-88, which only permits agricultural uses, a veterinary clinic, one single detached home, a home occupation, a church, community centre, day nursery, public library, public or private hospital, school and a correction or crisis care group home. The proposed residential/commercial development does not comply with Zoning By-law 1-88, and therefore, a Zoning By-law Amendment is required.</li> <li>▪ The valleylands are zoned OS1 Open Space Conservation Zone by By-law 1-88, and is to be maintained in a natural state.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

### **Preliminary Review**

Following a preliminary review of the applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> <li>▪ The applications will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies.</li> <li>▪ The appropriateness of the applicants request for the site specific "High Rise Mixed Use" designation to be applied to the entire subject property (developable tableland) instead of just to the areas to be developed under the subject applications will be considered.</li> </ul>
b.	Appropriateness of Proposed Rezoning and Uses	<ul style="list-style-type: none"> <li>▪ The appropriateness of rezoning the entirety of the property instead of just the areas to be developed under the subject applications to RA3 Apartment Residential Zone (developable tableland) together with the site-specific zoning exceptions identified in Table 1 of this report will be reviewed in consideration of, but not limited to, compatibility with the surrounding land uses, built form, urban design, environmental sustainability, transition with existing and planned development, existing open space system, parking, traffic, and phasing of the development.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
c.	Urban Design Brief and Block 10 Architectural Design Guidelines, Landscape Master Plan, and Urban Design Guidelines	<ul style="list-style-type: none"> <li>▪ The proposed development must conform to the Block 10 Thornhill Woods Community Architectural Design Guidelines, Landscape Master Plan and Urban Design Guidelines. The Urban Design Brief submitted in support of the application must be reviewed to the satisfaction of the Vaughan Development Planning Department.</li> </ul>
d.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The owner has submitted the following studies and reports in support of the applications, which must be reviewed to the satisfaction of the Region of York and/or the Vaughan Development/Transportation Engineering Department: <ul style="list-style-type: none"> <li>• Functional Servicing Report</li> <li>• Noise Feasibility Study</li> <li>• Phase I Environmental Site Assessment</li> <li>• Pedestrian Wind Conditions</li> <li>• Traffic Impact Study</li> </ul> </li> </ul> <p>The Vaughan Development Transportation Engineering Department has reviewed the Phase I Environmental Site Assessment prepared by AiMS Environmental and requires a Letter of Reliance for the use of the Phase I report. Also, a Phase Two Environmental Site Assessment report and a Letter of Reliance for the Phase II report is required.</p>
e.	Proposed Parking Supply	<ul style="list-style-type: none"> <li>• The owner must submit a parking study in support of the proposed reduced parking standards to the satisfaction of the Vaughan Development/Transportation Engineering Department. The appropriateness of the proposed parking standards including utilizing 85 shared parking spaces with the existing community centre lands will be reviewed.</li> </ul>
f.	Heritage Buildings and Archaeological Potential	<ul style="list-style-type: none"> <li>▪ The subject property contains a structure that is listed on the City of Vaughan's Register of Cultural Heritage Value as per Part IV, Subsection 27 of the Ontario Heritage Act, at the location shown on Attachment #3. This structure was constructed circa 1920 and is the former Vaughan Glen Hospital. Through a prior development application in 2012 the entire structure was assessed and it was confirmed that the front portion, the former Vaughan Glen Hospital, contains strong cultural heritage importance. The school additions to the rear and side of the building were approved for demolition at the May 16, 2012 Heritage Vaughan meeting on the condition that the Vaughan Glen Hospital portions be conserved and incorporated into future development. Heritage Vaughan at its meeting of May 16, 2012, adopted the following recommendation, which was adopted by Vaughan Council on June 26, 2012:</li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ol style="list-style-type: none"> <li>1. That Heritage Vaughan approve the proposed demolition of the later rear and side school additions.</li> <li>2. That the applicant secure the subject building before, during and after demolition to protect it from vandalism and environmental damage.</li> <li>3. That the full revitalization of the subject structure be included as a part of any future Planning or Building Permit application on the subject property.</li> </ol> <p>The current proposal, dated November 21, 2013, includes the demolition of the Vaughan Glen Hospital and will require review and approval by the Vaughan Culture Services Division and Heritage Vaughan.</p> <p>The former Vaughan Glen Hospital must be properly protected from weather elements and secured to protect it from vandalism as required by the City's Property Standards By-law.</p> <p>The subject lands are located in an area identified as being of high archaeological potential in the City's data base of archaeological resources. The Cultural Services Division does not have any record indicating that an archaeological assessment has been completed for the property. An archaeological assessment of the entire development property must be prepared by an archaeologist licensed by the Ministry of Tourism, Culture and Sport under the provisions of the Ontario Heritage Act (R.S.O. 1990) and any significant sites found will be properly mitigated (avoided or excavated), prior to the initiation of construction, servicing, landscaping or other land disturbances. In addition, consultation with First Nations communities is mandatory for archaeological assessments that meet certain criteria, including but not limited to all Stage 3 to Stage 4 assessments. This archaeological report must be reviewed and approved by the Vaughan Cultural Services Division.</p> <p>The owner should be aware that areas deemed to be of high archaeological significance by a licensed archaeologist, including but not limited to First Nations village and ossuary sites, shall be excluded from the calculation of developable area of a property and may be included as part of open space land dedications.</p> <p>Prior to final approval of any Planning or Building Permit application, the owner shall agree that no development or grading shall occur on any site identified as being archaeologically significant as a result of the archaeological evaluation carried out on the property, until such time as protective measures of all significant archaeological sites have been fulfilled to the satisfaction of the Ministry of Tourism, Culture and Sport (Archaeology Unit) and the municipality.</p>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
g.	Parkland Dedication	<ul style="list-style-type: none"> <li>The Owner will be required to pay cash-in-lieu of parkland dedication to the City of Vaughan in accordance with the Planning Act and the City's Cash-in-Lieu Policy, if approved.</li> </ul>
h.	Planning Justification Report	<ul style="list-style-type: none"> <li>The Planning Justification Report prepared by Weston Consulting in support of the proposal must be reviewed to the satisfaction of the Vaughan Development Planning Department.</li> </ul>
i.	Future Draft Plan of Subdivision, Draft Plan of Condominium, Part Lot Control, and Site Development Applications	<ul style="list-style-type: none"> <li>Future Draft Plan of Subdivision, Draft Plan of Condominium (Common Element), Part Lot Control, and Site Development applications will be required, if the subject applications are approved, to implement the proposed campus master plan.</li> </ul>
j.	Vaughan Design Review Panel (DRP)	<ul style="list-style-type: none"> <li>The application was presented to the Vaughan Design Review Panel (DRP) on September 26, 2013. In summary, the DRP felt that the general master plan is disconnected and seems segregated, and that there are two separate public realms that do not interact with each other. The proposed towers block out the surrounding context and do not respond to the cultural style that exists. The applications will be reviewed by the Vaughan Development Planning Department in consideration of comments provided by the DRP.</li> </ul>
k.	Servicing	<ul style="list-style-type: none"> <li>Servicing allocation for water and sanitary must be identified and allocated by Vaughan Council to the development, if approved. Should servicing capacity be unavailable, the lands will be zoned with the Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the subject lands by Vaughan Council.</li> </ul>
l.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> <li>The subject property is partially located within the Toronto and Region Conservation Area regulated area of the Don River Watershed. The TRCA have requested that the applicant prepare and submit a Geotechnical Report to determine the location of the long-term stable top-of-slope. A portion of the subject property is also within the Regional Storm Flood Plain. In order to ensure that the long-term stable top-of-slope (LTSTOS) is the greater of the two hazards, the Regional Storm Flood Elevation should also be shown on the drawings.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<ul style="list-style-type: none"> <li>▪ TRCA typically requires a 10 metre setback from the staked edge of a natural feature or the edge of a hazard feature, whichever is greater. The LTSTOS needs to be determined along with the location of the Regional Storm Flood Plain to ensure that an appropriately located buffer setback is applied.</li> <li>▪ Buffer areas should be treated as both hazard buffers and ecological buffers between the proposed residential uses and valley system. As such, the TRCA will require a Landscape Restoration Plan for the buffer area at the detailed design stage if these applications are approved.</li> <li>▪ TRCA requests that the valley lands and buffer be zoned to an appropriate Open Space category and be placed into public ownership, if the applications are approved.</li> <li>▪ The Owner must satisfy all requirements of the TRCA.</li> </ul>
m.	Tree Inventory and Assessment	<ul style="list-style-type: none"> <li>▪ The Tree Inventory and Preservation Plan prepared by Ontario Tree Experts in support of the proposal must be reviewed to the satisfaction of the Vaughan Development Planning Department.</li> </ul> <p>The health of the trees and trees to be removed and preserved will be reviewed and identified.</p>
n.	Natural Heritage Network	<ul style="list-style-type: none"> <li>▪ The VOP 2010, Schedule 2 – Natural Heritage Network, identifies a Core Feature along the northeast limit of the subject lands. The application will be reviewed in consideration of the Core Feature policies in VOP 2010.</li> </ul>

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

The applicability of the applications to the Vaughan Vision will be determined when the technical report is considered.

#### **Regional Implications**

The applications have been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

#### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the applications will be considered in the technical review of the applications, together with comments from the public and Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.



**Attachments**

1. Context Location Map
2. Location Map
3. Campus Master Plan
4. Elevations - Apartment Building
5. Elevations - Seniors Residence
6. Elevations - Townhouse Dwellings

**Report prepared by:**

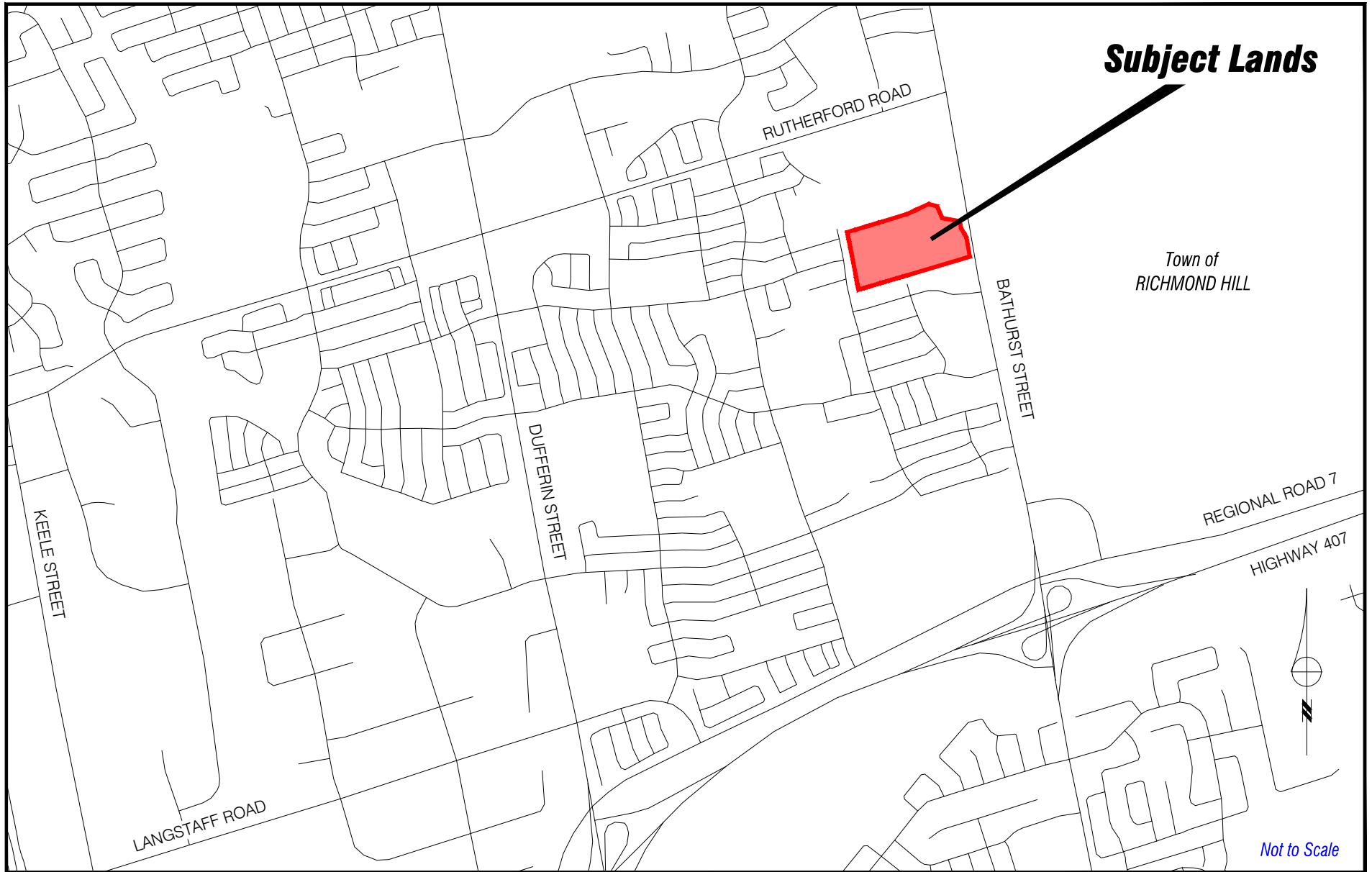
Carol Birch, Planner, ext. 8485  
Christina Napoli, Senior Planner, ext. 8483  
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYEYAMA  
Director of Development Planning

/CM



## Context Location Map

LOCATION:  
Part of Lot 14, Concession 2

APPLICANT:  
Islamic Shia Ithna-Asheri Jamaat of Toronto

N:\DFT\1 ATTACHMENTS\OP\op.13.013\_z.13.036.dwg



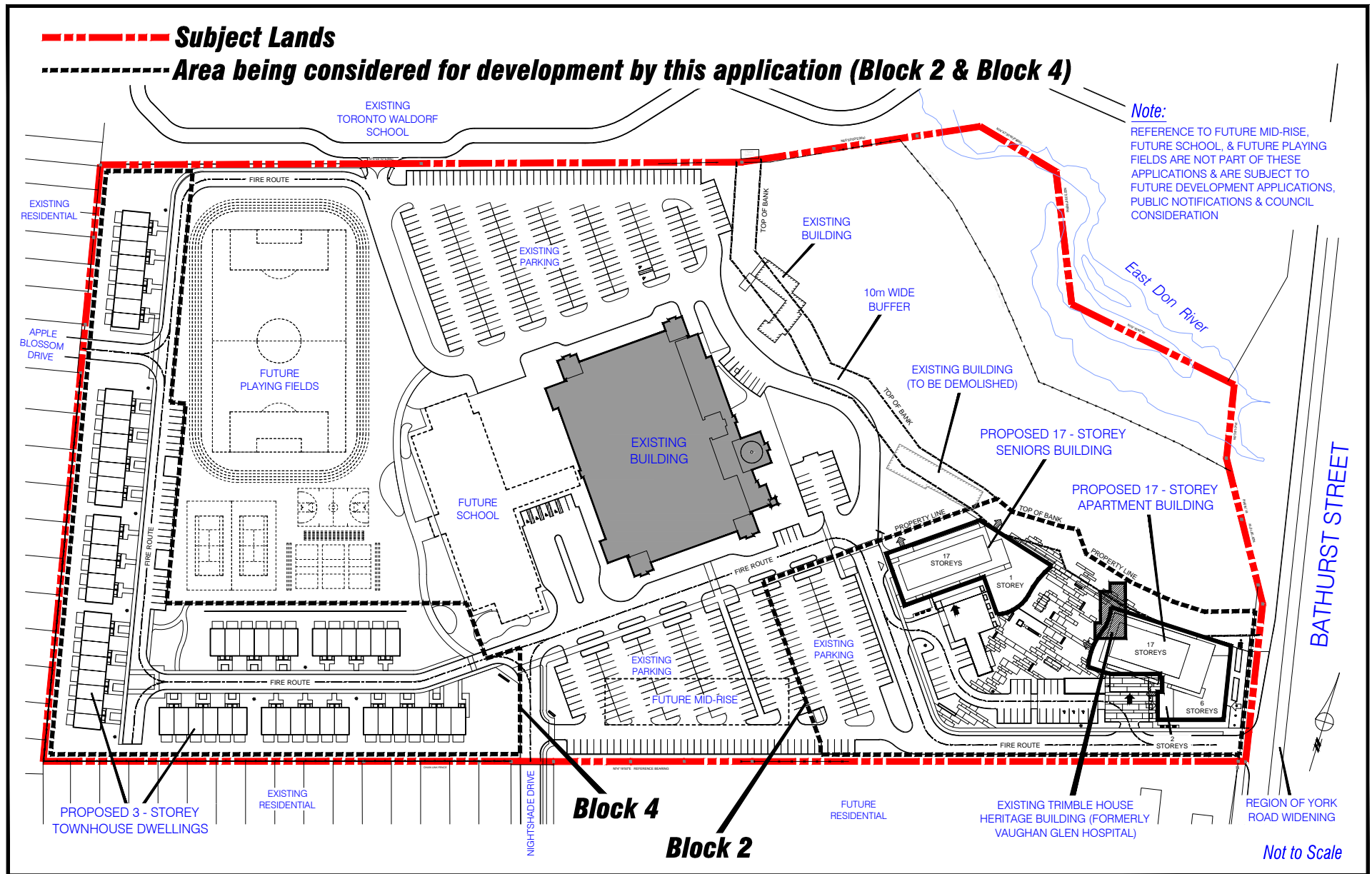
## Attachment

FILES:  
OP.13.013, Z.13.036

DATE:  
November 13, 2013

1





# Campus Master Plan

LOCATION:  
Part of Lot 14, Concession 2

APPLICANT:  
Islamic Shia Ithna-Asheri Jamaat of Toronto

N:\DFT\1 ATTACHMENTS\OP\op.13.013\_z.13.036.dwg

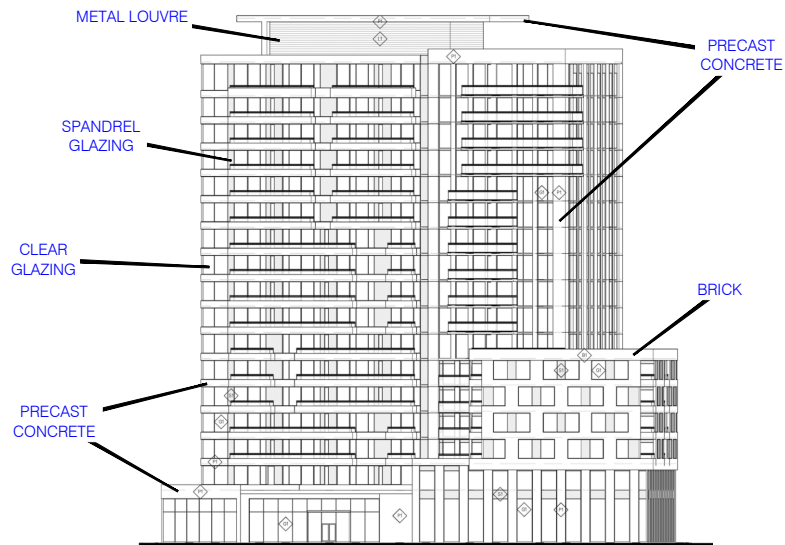


## Attachment

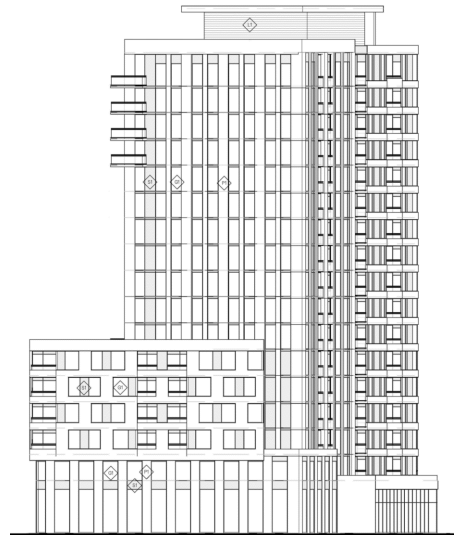
FILES:  
OP.13.013, Z.13.036

DATE:  
November 13, 2013

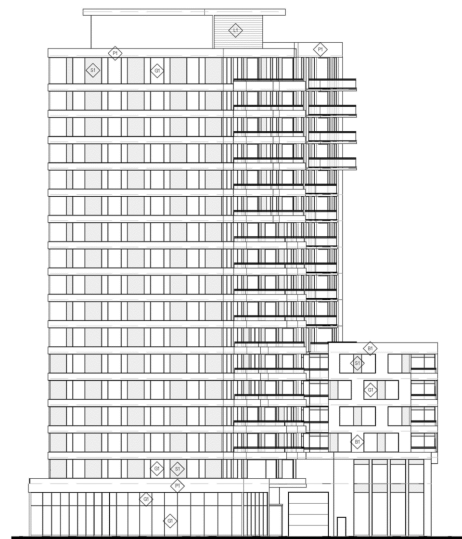
3



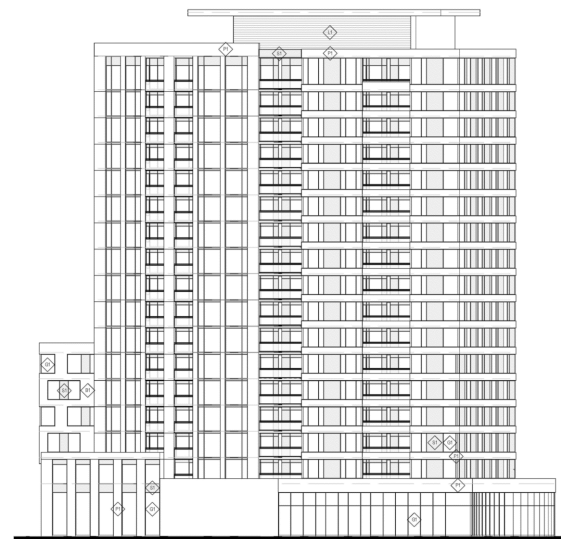
SOUTH ELEVATION (FACING NER ISRAEL DRIVE)



EAST ELEVATION (FACING BATHURST STREET)



WEST ELEVATION



NORTH ELEVATION

*Not to Scale*

## Elevations - Apartment Building

LOCATION:  
Part of Lot 14, Concession 2

APPLICANT:  
Islamic Shia Ithna-Asheri Jamaat of Toronto

N:\DFT\1 ATTACHMENTS\OP\op.13.013\_z.13.036.dwg



Attachment

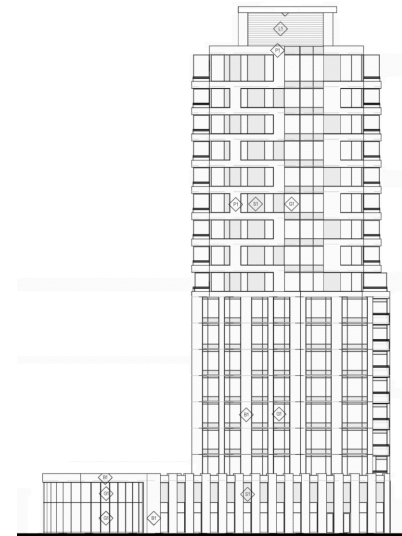
FILES:  
OP.13.013, Z.13.036

DATE:  
November 13, 2013

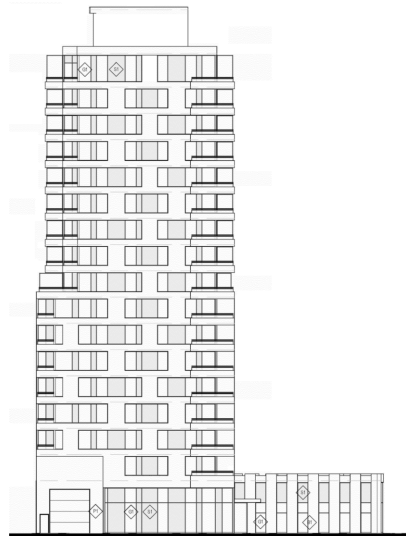
4



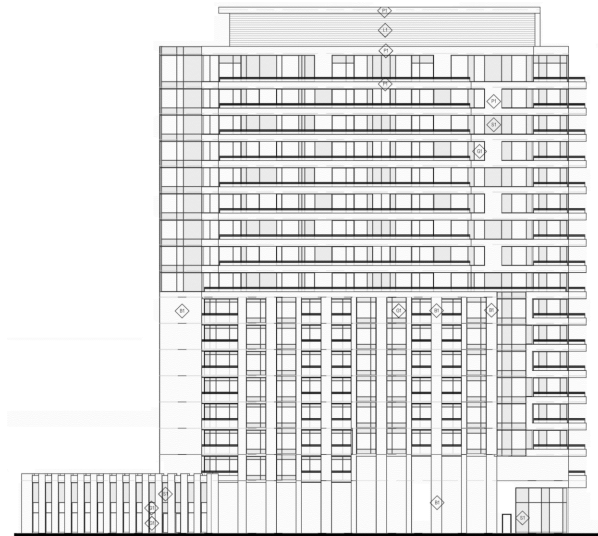
SOUTH ELEVATION (FACING NER ISRAEL DRIVE)



EAST ELEVATION (FACING BATHURST STREET)



WEST ELEVATION



NORTH ELEVATION

*Not to Scale*

## Elevations - Seniors Residence

LOCATION:  
Part of Lot 14, Concession 2

APPLICANT:  
Islamic Shia Ithna-Asheri Jamaat of Toronto

N:\DFT\1 ATTACHMENTS\OP\op.13.013\_z.13.036.dwg



Attachment

FILES:  
OP.13.013, Z.13.036

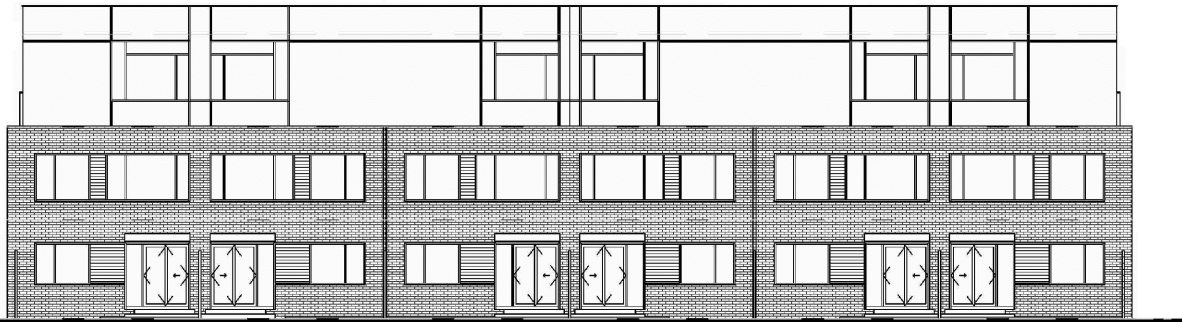
DATE:  
November 13, 2013

5

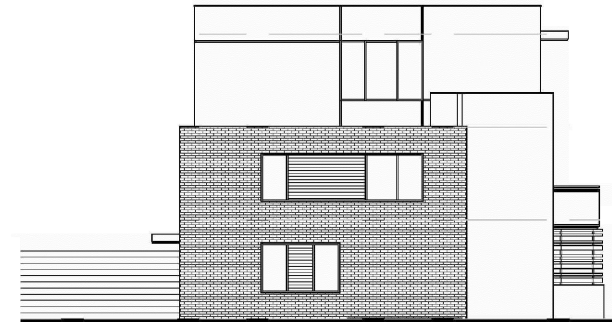




FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

*Not to Scale*

## Elevations - Townhouse Dwellings

LOCATION:  
Part of Lot 14, Concession 2

APPLICANT:  
Islamic Shia Ithna-Asheri Jamaat of Toronto

N:\DFT\1 ATTACHMENTS\OP\op.13.013\_z.13.036.dwg



Attachment

FILES:  
OP.13.013, Z.13.036

DATE:  
November 13, 2013

6