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**Sent:** Thursday, March 22, 2018 6:31 PM  
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**Cc:** Birch, Carol <Carol.Birch@vaughan.ca>  
**Subject:** Re: Islamic Shia Ithna-Asheri Jamaat of Toronto - OP.13.013 and Z.13.036

**Attn:**

Mayor: Maurizio Bevilacqua [maurizio.bevilacqua@vaughan.ca](mailto:maurizio.bevilacqua@vaughan.ca)  
Deputy Mayor, Local and Regional Councillor: Mario Ferri [mario.ferri@vaughan.ca](mailto:mario.ferri@vaughan.ca)  
Regional Councillor: Gino Rosati [gino.rosati@vaughan.ca](mailto:gino.rosati@vaughan.ca)  
Regional Councillor: Sunder Singh [sunder.singh@vaughan.ca](mailto:sunder.singh@vaughan.ca)  
Ward 4 Councillor: Sandra Yeung Racco [sandra.racco@vaughan.ca](mailto:sandra.racco@vaughan.ca)

**Re: Islamic Shia Ithna-Asheri Jamaat of Toronto - OP.13.013 and Z.13.036**

Dear Sir/Madam,  
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. Even though this application has been updated and resubmitted many times, my position regarding this application has not change since January 2014. The same applies to many local community members.

I am sure you are familiar with the issue well. I just would like to remind you a few major concerns below.

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

**Traffic Congestion** – Our neighbourhood 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 neighbourhood's roads. The surrounding neighbourhoods are overrun with traffic currently, because drivers are avoiding traffic jams to enter the Jaffari centre 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 neighbourhood 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 neighbourhood 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 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 neighbourhoods 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.

Kind regards,

Oleg Epel  
Concerned Vaughan Resident  
● Chagall Drive  
Thornhill, ON L4J 9B4