

Britto, John

From: Gul Jacobi <[REDACTED]>
Sent: Friday, March 30, 2018 4:19 PM
To: Clerks@vaughan.ca; gila.martow@pc.ola.org; Bevilacqua, Maurizio; Ferri, Mario; Rosati, Gino; Singh, Sunder; Racco, Sandra; Iafrate, Marilyn; Carella, Tony; DeFrancesca, [REDACTED]
Subject: DO NOT SUPPORT the Proposed Jaffari Development



Good afternoon everyone,

As a 14 year resident of Thornhill Woods I'd like to express my concerns regarding the proposed development at the Jaffari site. The current proposal has numerous deficiencies from both planning and community building perspectives and I strongly urge those involved to vote against the approval of the existing plan.

The fact that the developer disregarded the municipal requirements to extending Apple Blossom Dr through their property so that the street has access to Bathurst St is now a moot point. However, its not too late to ensure that the developer adheres to principles of the Official Plan. When the subdivision was initially plotted none of the original developers envisioned the kind of density that is currently being proposed. I'm sure that if allowed they would have pushed for the density at that time and the subdivision would have been properly engineered in a more comprehensive way to support the increased density.

Now that we have an established stable neighborhood the Jaffari developer is proposing to introduce density that will have undesirable effects on traffic since access has not been patterned responsibly, on pedestrian safety due to the lack of sidewalks in their proposal, on green space as forest is making way to accommodate the incremental units being proposed, and stress on existing infrastructure (roads, schools, water and sewer, community centre) that wasn't originally anticipated.

I support infill development as long as it's done in a responsible manner and planned in a way to improve the community. From my understanding the developer is proposing a plan that has a density significantly above what was originally intended for the site. Municipalities have Planning/Development departments to ensure that new proposals fit within the rules and more importantly conform to the overall look and feel of the stabilized neighborhood. The massing and site plan proposed do not match anything in the direct vicinity. The property is surrounded by single family homes and town homes. The Jaffari proposal to introduce building forms of multiple stories does not conform with the balance of the neighborhood.

I'd like to be clear that "not in my backyard" rhetoric doesn't apply to me, in fact I believe infill development is healthy for the area. However, I'm a strict believer that it must adhere to the same regulations and appearance as the rest of the area.

One of the reasons the provincial government has abolished the OMB was to retain development decisions at the municipal level. The Jaffari developer appealed to the OMB recently to maintain the decision at the appeal board essentially circumventing the municipality's decision makers. I recommend that we don't allow the developer to use this loophole. As a community we must insist that our elected representatives think about what would happen in their particular wards if we were to allow this precedent to be set. Again, I'd like to urge all parties involved not to support the Jaffari proposal so that the developer would be required to

enter mediation with City Staff and neighborhood associations to settle on a more reasonable plan that fits the existing community.

Gul Jacobi

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