



Dear Mr. Mayor Bevilaqua and Vaughan City Council,

Background on this matter:

The Islamic Shia Ithna-Asheri Jamaat of Toronto (i.e. the Jaffari Community Centre) has launched an Ontario Municipal Board (OMB) challenge against the City of Vaughan with respect to their development application at the corner of Ner Israel Drive and Bathurst Street.

The applicant is claiming that the City of Vaughan has taken too long to approve their original 2013 application (and amended five times) to build a 6 story seniors building, an 8 story condominium building, 60 townhouses, a 3 level parking garage (adjacent to the Wakkorl School) and a private Islamic High School on the site. They have appealed to the OMB asking them to overrule the City of Vaughan's official plan to allow this development to be approved.

An OMB Pre-Hearing has been scheduled for Tuesday March 27, 2018 (10 am) at Vaughan City Hall. A full Committee of the Whole (Public Hearing) on the staff recommendations will be scheduled in June before council votes on the city's position for the OMB hearing and the final status of the application.

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 over 5200 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. Along with thousands of residents in ward 4, I strongly encourage you to consider voting against this application being taken to the OMB. Your response to this important matter will be greatly appreciated.

Sincerely,
Boris Chernyak
Concerned Vaughan Resident

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