

**Britto, John**

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**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

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