



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

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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', is written over the company name.

James M. Kennedy, MCIP, RPP
President

cc: Clients
Councillor Sandra Yeung Racco