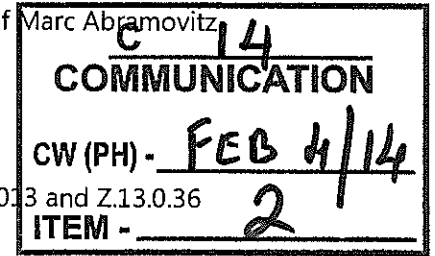


Britto, John

From: mabramovitz@northwoodmortgage.com on behalf of Marc Abramovitz
<marc@ilovemymortgage.ca>
Sent: Friday, January 24, 2014 10:47 AM
To: DevelopmentPlanning@vaughan.ca; Britto, John
Cc: Clerks@vaughan.ca; Furfaro, Cindy
Subject: Subject: Objection to Proposed Development: OP.13.013 and Z.13.0.36



Location: 9000 Bathurst Street - West side of Bathurst Street, south of Rutherford

Applicant: Islamic Shia Ithna-Asheri Jamaat of Toronto

Dear Sir:

I am writing to register my concerns about the above-noted application.

Local Traffic and Noise

I live on Apple Blossom Drive (5 homes from the corner of Apple Blossom Drive and Bathurst Glen), just west and north of the lands in issue. The neighbourhood is low density single family residential, and despite that, we have a serious problem with cars using Apple Blossom and Bathurst Glen at high speeds to get to Rutherford, or to Bathurst. They do this to avoid heavy traffic, or having to wait at stoplights.

I have three children under the age of 7 whose safety is already a serious concern. Also, I often hear the screeching of tires going around my corner, even in the middle of the night. Many of us on the street have younger kids and many have expressed concerns to the city regarding the traffic, speeding, parking on apple blossom, etc.

The proposed development includes two 17-storey residential buildings, a "future mid-rise" building, 60 townhomes, and a school. It will significantly increase the density of the neighbourhood. The traffic past my house will multiply, creating a much worse safety and noise problem. Hundreds of new cars per day will be coming to and from my little corner the neighbourhood.

I moved to this neighbourhood in 2007 precisely to get away from higher density, and to live in a low density neighbourhood of mostly detached houses. The proposed development will create the higher density I, and undoubtedly many others, were trying to get away from.

Parking

My house is at least a 7 minute walk from the mosque currently on the lands at issue. Nevertheless, when large events happen at the mosque, there are cars lining the streets beside my house, with significant traffic before and after the event. Parking that far away from a destination is usually

associated with attendance at rock concerts or professional sports matches. That is not appropriate for a low density residential neighbourhood.

Worse still, the proposed development calls for a reduction in the number of parking spaces on the land in issue - there is no new parking, and some of the existing parking will be used for the "future mid-rise."

Traffic to and From Thornhill Woods

I, like many others, leave the neighbourhood by driving south on Bathurst. During high traffic periods, the traffic is very slow, often stop and go. For example, my children attend school in south Thornhill, and the 8-minute trip often takes 20 minutes plus. This is true despite the absence of any high density developments along Bathurst north of the lands in issue. Two high rises, a mid-rise and a school will add significantly to this problem.

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 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.

Summary

The neighbourhood is, fundamentally, a low density, single family residential neighbourhood. The proposed development is at odds with the character of the neighbourhood, and will significantly change the character of the neighbourhood, to the detriment of many, if not most, of its residents. I wholeheartedly support retention of existing zoning and strongly oppose this proposed development.

Marc Abramovitz
416-456-3062