

Britto, John

From: STEPHEN SHOSHAN <sshoshan@rogers.com>
Sent: Thursday, January 23, 2014 6:13 PM
To: Clerks@vaughan.ca; Britto, John
Subject: File Number: OP.13.013 and Z.13.0.36 with the File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto

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COMMUNICATION	
CW (PH)	FEB 4/14
ITEM -	2

Dear Sir:

(I previously sent this email to another email address, but I am not sure if it is the right one, so I am resending to this address.)

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

Local Traffic and Noise

I live at the corner of Serene Way and Bathurst Glen Drive, 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 Serene Way 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.

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 7-10 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.

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. The proposal should be rejected.

Stephen Shoshan
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