

Britto, John

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COMMUNICATION

CW (PH) - FEB 4/14

ITEM - 2

From: Bella Katznelson <bella@katznelson.ca>
Sent: Monday, January 27, 2014 1:10 AM
To: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Britto, John; Racco, Sandra; Furfaro, Cindy; info@gilamartow.ca
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

To Whom this May Concern,

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 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 the following are some of the reasons for my objection:

1. Traffic 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. It takes me more than 10 minutes to drive a distance of approximately

3. Safety– I oppose further developing of #OP.13.013 and # Z.13.036. There are too many proposed residences in this plan. I worry for my safety and the safety of much children with the addition of thousands of new residents into the neighborhood from a traffic perspective, access to emergency services, and utilities services access. We already have cars whizzing by our homes rushing to avoid traffic. The city has obviously recognized this to be an area of concern and attempted to implement traffic calming strategies by incorporating roundabouts and concrete Islands on major arteries leading into and out of this subdivision. I am very concerned for the safety of the children in this subdivision. There have been several traffic fatalities in this subdivision over the last 6 months due to the heavy traffic in this subdivision.

2. Parking Issues – Currently many cars are parked on the roads within our neighborhood when gatherers attend the Jafari Village. The proposed development thousands of additional vehicles to this neighbourhood. These vehicles will need a place to park. Hundreds will end up parking on the surrounding roads. This will further exacerbate traffic in the subdivision. This is already causing a driving nightmare within the area akin to traffic on major thoroughfares during rush hour.

4. Environmental Concerns – The proposed area is right along some of the most beautiful wetlands along the Don River. It was a big factor that attracted us to purchase a home in the community. It is a wonderful relief from the suburban sprawl and traffic. We have spotted Blue Herons, Salmon, rabbits, red bellied robins and countless beautiful flora and fauna. Building two 17 story high-rise buildings with residential and commercial units along this river is an environmentally irresponsible idea. This development will adversely affect the organic garden at Hesperus Village and adversely impact the Village Market, the GTA's foremost organic market which are integral parts of our community.

5. Impact on Hesperus Village - Hesperus Village, a geared to income seniors residence, along the Don River on one side with an organic garden is in close proximity to the proposed development. This facility had to amend their building and expansion plans to exclude cooking facilities within the residences as allowing for kitchens would overload the existing services in the area. Hesperus village II which was completed in 2012 only

allowed for 70 additional residences even though they are surrounded by acres of parkland. This development will have a big detrimental effect on these seniors in terms of pollution (noise and traffic during construction as well as light and traffic pollution post construction). The dust associated with the construction will decimate the organic gardens. This development will destroy one of the most idyllic geared to income seniors residences in York Region. Instead of living in the city in a park like setting reminiscent of a Country Inn these residents will wake up everyday to the view of big concrete monstrosities in their back yard.

6. Quality of Life – Our quality of life and property values hang in the balance with this proposed development. Our neighborhoods are already dense and overpopulated and the feeder arteries and roads within the subdivision overcrowded. Approving this development adjacent to the already approved re-zoning of the agricultural land by Jaffari Village is not compatible with the community at large.

The proposed plan is incompatible with our current low-density community, the original neighborhood plan never included high-rise, high-density dwellings. This plan is steering the area on a course it was not designed for and for which it is particularly ill suited. I VERY STRONGLY OPPOSE THE PROPOSED DEVELOPMENT!! I WHOLE HEATEDLY **SUPPORT RETENTION OF THE EXISTING ZONING !**

Regards,

Bella Katznelson
Concerned Vaughan Resident
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