

Adam A. Halionou

SENT VIA E-MAIL

(john.britto@vaughan.ca / carol.birch@vaughan.ca)

January 29, 2014

Mr. John Britto / Ms. Carol Birch  
Vaughan City Hall  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

C 39
COMMUNICATION
CW (PH) - FEB 4/14
ITEM - 2

Dear Mr. Britto & Ms. Birch:

**Re: Public Hearing of February 4, 2014**

**Property: 9000 Bathurst Street**

**Applicant: Islamic Shia Ithna-Asheri Jamaat of Toronto**

**Your File Nos. OP.13.013 and Z.13.036**

I write to notify you of my concerns regarding the Application submitted for Official Plan Amendment File OP.13.013 and Zoning By-law Amendment File Z.13.036. In particular, my concerns encompass the following:

1. **Plan Incompatibility with Low Rise Community.** The proposed applications and resulting plan is incompatible with our current low-density community, the original neighborhood plan never included high-density (high rise) residential buildings. As a result, the proposed plan is steering the area on a course it wasn't designed for, which will create unforeseen difficulties for the surrounding community of residents.
2. **Traffic Congestion.** The neighborhood and streets surrounding the proposed re-zoning area are already abnormally riddled with traffic jams, motor vehicle accidents, and noise. The intersection of Bathurst Street and Rutherford Road (and south of Rutherford Road along Bathurst Street) is constantly in a state of high volume, bumper to bumper traffic. Approving a development to house thousands of new residents would seriously overload our neighborhood's roads. The level of traffic at this intersection is already high, which has seriously increased since the creation of the Jaffari Community Center. 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.

3. **Overcrowding and Safety.** There are thousands of residents and every square inch of land has a development. There already exist too many developments in the area consisting of townhomes and single homes. There are too many proposed residences in this plan and I do not feel safe with adding thousands of new residents into the neighborhood from a traffic perspective, safety services access, and utilities services access.
4. **Parking Issues.** Currently we have cars parked on every street and road within our neighborhood. With the proposed development there will be thousands of additional vehicles needing to park and they will continue to park on the surrounding and already overcrowded roads.
5. **Environmental Concerns.** The proposed area is right along where agriculture previously existed. It was a welcome opportunity to gaze at actual wildlife and foliage. This provided relief from the suburban sprawl and traffic along Bathurst Street and contributed to the beauty of the area. I do not believe building two massive eye sore condos, along with a multitude of townhomes is an environmentally responsible idea. We already witnessed the zoning amendment that allowed for the destruction of mature evergreen trees along Bathurst Street near Ner Israel drive.
6. **Quality of Life.** There is already so much noise and light pollution in our area from parking lighting and traffic that 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 the Jaffari Community Center would not be compatible with the community at large.
7. **Public School.** The public schools in the area are already overburdened with students and approving this development will only further overpopulate our schools and reduce the teacher to student ratio.

At the time of this letter, an online petition objecting to the proposed amendments has been signed by 1,685 individuals. The petition can be located at "<http://www.petitionbuzz.com/petitions/9000bathurst>".

I would be grateful if you could forward to me copies of all documentation supporting the application relating to file numbers OP.13.013 and Z.13.036, including but not limited to: traffic engineering reports; engineering drawings; survey reports; rights-of-way approvals; amongst other things. I would be grateful for receipt of these reports electronically, if possible. If there are additional items filed in support of the application for which you are not providing me, I request a listing of those items contained within the file. I confirm that I spoke with Ms. Birch on the morning of January 27, 2014, wherein I was advised that I was permitted to obtain copies of the aforementioned material.

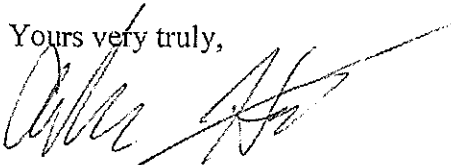
In accordance with the Notice of A Public Meeting dated January 10, 2014, I am also expressly requesting that **none** of my personal information including my address, postal code, telephone number or e-mail address, be made available to the public. In other words, it is my expectation that my right to privacy will be safeguarded and not released to any members of the public. If at some stage you are required to provide this communication to any interested party and/or stakeholders, it is my expectation that all of my personal information will be redacted.

I also request to be notified of the adoption or refusal of the proposed Official Plan Amendment (relating to File no. OP.13.013) and/or any passing of a Zoning By-law (relating to File no. Z.13.036).

I confirm that I have been verbally advised by Ms. Birch that sending my written request by e-mail to the above-described e-mail addresses is sufficient to meet the requirements of the Notice of A Public Meeting dated January 10, 2014. If this is not the case, please advise me prior to the February 4, 2014 deadline to permit me to submit an additional request.

I look forward to your prompt response.

Yours very truly,

A handwritten signature in black ink, appearing to read 'Adam A. Halioua', with a long, sweeping horizontal stroke extending to the right.

Adam A. Halioua, B.A., J.D.