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

January 26, 2014

Dear Ms Birch

**Re: Rezoning of 1) Low Density Residential to High Rise Mixed Use
Designation and 2) Agricultural Zone to Apartment Residential at/by
9000 Bathurst St and Ner Israel Drive
File No. OP.13.013 and Z13.036**

It has recently come to my attention that there is a rezoning request for the abovementioned lands from 1) Low Density Residential to High Rise Mixed Use Designation and 2) Agricultural Zone to Apartment Residential, specifically that it is proposed to build two 17-storey High Rise buildings at these locations.

As a resident of this neighbourhood, I object to this rezoning application for the following reasons:

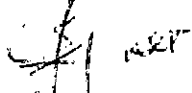
1. Thornhill Woods is a family-friendly neighbourhood. The aesthetics of adding High Rises in what is already a densely populated neighbourhood appears to not take the current tax-paying residents' quality of life into account.
2. Thornhill Woods is already very congested with traffic that is not local to the neighbourhood due to Autumn Hill and Summeridge roads being used as shortcuts by non-residents to access both Dufferin and Bathurst. The traffic calming circles were a retrofit because only after the neighbourhood was built, did Vaughn City Council become aware of the speeding and dangerous driving that was occurring through this neighbourhood. Thornhill Woods Drive is also used by non-local traffic as a means of getting from Highway 7 to Rutherford Road, and as you are aware, we have already had one death on that road due to careless speeding. Adding so many multi-residential dwellings to an already congested area will only worsen the traffic and further endanger the lives of the current residents.
3. The stretch between Highway 7 and Carville Road on Bathurst is currently a terrible bottleneck during rushhour. Twice I have been waiting at traffic lights on Carville when I have been a witness to accidents caused by impatient drivers. The two High Rises will add considerably to this congestion which will be unconscionable if it puts current residents' safety in jeopardy.
4. I understand the pressure faced by Council for accommodating expanding population and growth in the tax-base, however it cannot be at the expense of

current residents or existing neighbourhoods. It does not appear that there are any plans to expand the infrastructure or Bathurst Street, therefore this rezoning application does not appear to take into account the quality of life of current residents and adding to the already soul destroying congestion that Toronto is becoming synonymous with. An attraction of moving to Vaughan is for many residents avoiding the building of densely populated areas with no thought to environmental concerns, infrastructure, health or quality of life of its residents.

5. The residents of Thornhill Woods purchased their homes (for most the biggest investment they own) based in-part on the structure of the neighbourhood. While zoning of empty lots may change and not meet a resident's former preconceived notation – a rezoning of land from single dwelling homes to 17 storey high rises is not just a perception change, but a fundamental shift in the nature and character of the neighbourhood. If this is allowed it brings into question the trustworthiness of any approved development because it attracts and lures in residents and then potentially Council later allows a fundamental change to the structure of the aesthetics of the neighbourhood.
6. Even if one of the 17-Storey buildings is designated a Senior's residence, this does not reduce the high volume of traffic from both the residents and visiting family members and other services that are necessary to support such a large dwelling.
7. As a member of School Council for one of the schools in the neighbourhood, I am very concerned how Council plans to provide schooling for the potentially large number of new residents. Two of the elementary schools, and the only high school in Thornhill Woods, are already at maximum capacity and therefore existing children from the neighbourhood zoned for these schools have to be bused elsewhere. Busing is an additional cost borne by the taxpayer, adds to the carbon footprint and breaks the implicit promise of regional neighbourhood schools. As current residents already cannot be accommodated at their home school, to allow a high density structure to be built that clearly lacks the support infrastructure to accommodate more children, implies once again that an expensive bandaid will be applied to the situation after the fact.

I thank you for your taking the time to read this letter and being made aware of real quality of life concerns of residents in the neighbourhood.

Yours very truly,



Joanne C. Groer