

Britto, John

From: Bonita Majonis <bonita.majonis@gmail.com>
Sent: Thursday, January 30, 2014 9:30 PM
To: Clerks@vaughan.ca; Britto, John
Subject: File Numbers: OP.13.013 and Z.13.036 File Name: Islati Mea Ithna-Ashen Jamaat of Toronto

C 48 COMMUNICATION CW (PH) - FEB 4/14 ITEM 2

Good evening.

I am sending this email to express strong opposition to the possible approval of these amendments, File OP.13.013 and Zoning By-law Amendment File Z.13.036 for 9000 Bathurst Street.

I am Bonita Majonis. I live at 2 Cortese Terrace, Thornhill ON and my postal code is L4J 8S4. Thus, I live in Thornhill Woods and will be affected by the possible approval of these amendments.

My opposition is based on the following, and I will address the proposed townhouses first.

- Our Thornhill Woods community is based on the principle of low density housing. As well, the architecture of the community has a certain style, that has been consistently applied by the various developers and builders who have built our homes. The 61 proposed three story townhouses will affect the balance of single family homes, attached homes, and townhouses in the development and slew the neighborhood away from the balance of low density that has been achieved.
- In addition, I have seen pictures of elevations of the townhouses. I would suggest that they present as quite institutional, in sharp contrast to the pleasing, varied, and ornamented architecture of the existing townhouses in Thornhill Woods. The proposed townhouses do not fit into the neighborhood.
- In order to address the above problems, I would suggest a correspondent increase in single family and attached home building to keep the correct low density proportions. As well, The style of the architecture of the proposed townhouse should be modified to match more closely existing architecture in Thornhill Woods.

With respect to the proposed 17 storey buildings, with commercial space provided, I firmly believe that the construction of such buildings will go quite far to destroy the character of Thornhill Woods as well as make life for the residents of this community unnecessarily difficult.

- The shadow. A shadow study must be done. I believe the shadow cast by these buildings when the sun is in the West will primarily effect our neighbors on the east Side of Bathurst Street in Richmond Hill; have they been informed of this possible interruption to their enjoyment of sunshine? As well, a shadow on Bathurst Street with bright sunshine on either side of it may well negatively affect traffic with respect to confusing drivers and possibly causing accidents.
- Environmental impact. A study must be done. It is my understanding that healthy trees will be cut down and the buffer zone to the East Don River will be minimized to an unacceptable level. These changes to our environment are not acceptable.
- Infrastructure--sewers, electricity, and water. A study must be done to determine if the infrastructure is adequate or can be enhanced to service such large buildings.
- And finally, traffic. A traffic study must be done. Before I retired, I drove north on Bathurst Street to work and had a great deal of opportunity to observe the southbound traffic (and be thankful I was not stuck in it). The proposal for high rises and 61 townhouses will increase an already existing serious problem, not to mention the casual traffic related to the retail space. When I was driving to work, I would see that southbound traffic was backed up to Elgin Mills and sometimes Gamble. How far will traffic back up with this new large influx of families? To King Road?

Thank you for reading this submission. Feel free to reply to my email address as below.