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Mayor
City of Vaughan
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COMMUNICATION	
CW (PH) -	FEB 4/14
ITEM -	2

Re: 9000 Bathurst Street, Vaughan
Application by Islamic Shia Ithna-Asheri Jamaat of Toronto

Dear Sir;

I am the owner of 9593 Bathurst Street, Richmond Hill; which is just north of the subject property and on the other side of Bathurst Street.

It is very difficult to fully explain the devastating effect that this proposal will have on the whole area. The GTA has spread north, resulting in higher usage of the main arterial roads like Bathurst Street. As you are aware the various levels of Government are looking at ways to finance public transit and infrastructure—but are coming up short. Presently Bathurst Street southbound (in morning rush hour) and Bathurst Street northbound (in evening rush hour) are operating at what can only be described as beyond capacity. Traffic is a nightmare even taking into account the lands covered by the proposed amendment which are presently zoned agricultural and low density residential. The addition of 438 residential units plus retail units would have a devastating effect on traffic on Bathurst Street. The retail usage requires increased traffic both for employees and clients of the retail space. I would appreciate access to the Traffic Studies so I can hopefully begin to comprehend how much worse traffic will be. As well, I would like to know the proposed allotment of parking for the retail space so it does not pour over into residential streets or even worse onto Bathurst Street. As well, how many visitors Parking Spaces have been allotted to the apartment and townhouse units?

From an ecological viewpoint I note that both of proposed 17 storey buildings either encroach or sit right on the limit of the 10 meter buffer from the Top of the Bank of the Don River system. (It is difficult to tell from the diagram provided which is the actual case.) This is a fragile ecological system and affects not only Vaughan but many other municipalities. As the area loses more and more green space we must take care of the space left. I would also like to see the Conservation

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studies as to the effect that this would have on the ecology of the area. As Secretary of The Bayview Valley Ratepayers Assoc. in Toronto, I have been previously been involved in negotiations with respect to properties adjoining the Don River system. I am aware of the value of the ecological system to the entire Province and not just the immediate area. The system flows down through the subdivision where I reside and the effects of this proposed development will affect the entire Don River ecology far beyond the Borders of Vaughan. A larger setback would certainly be an improvement if these buildings are permitted to go ahead.

As well, the loss of a lot of "Green Space" to a "Concrete Jungle" would be a most unfortunate decision. What are the flora and fauna that would be affected in the area?

Two seventeen storey buildings in an area presently zoned Agricultural and Low Density Residential would have a serious effect on surrounding properties; the owners of which purchased never envisioning that the City would allow such a disastrous change in Zoning.

I would like to go on record as strongly opposing this Development.

Yours truly,

Harriet Altman

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