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Sent: Friday, January 31, 2014 2:10 AM
To: Clerks@vaughan.ca; Britto, John; DevelopmentPlanning@vaughan.ca
Subject: File Numbers OP.13.013 and Z.13.036

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CW (PH) - FEB 4/14 ITEM 2

File Numbers: OP.13.013 and Z.13.036

File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto

As a resident of Vaughan, I want to register the following concerns I have related to the application by the Islamic Shia Ithna-Asheri Jamaat of Toronto.

1. This application for rezoning and townhouse construction attempts to change fundamentally the physical nature, ambience and character of the neighborhood. At present, in spite of the high traffic density at rush hour, there is a refreshing rustic ambience as one drives for about two kilometers on Bathurst between New Westminister and Rutherford/Carville Rds. There are open green spaces and many trees (especially on the sites for which construction is requested) and absolutely no high rise or even medium rise buildings. It is beautiful and unique area bordering Vaughan and Richmond Hill and what a travesty it would be to destroy it with two ugly high rise buildings that will stand out like giraffes on a savannah. I bought a townhouse in a development adjacent to the Islamic community especially for this reason and was reassured by the zoning in the official plan. Evidently I should not have been so reassured, but I trust that the municipal counselors examining this proposal will want to preserve the beauty of this area and to maintain the high standard set out in the official plan.
2. There are many open lands along Bathurst near the property for which rezoning is requested. For example, the Richmond Hill Country and Golf Club has a large area across from the property for which high rise rezoning is requested. As a member of the Richmond Hill Country club I know there is already talk of proposals for high rise condos to be built on this property. Approving this proposal will set a very bad precedent and a many rezoning requests will follow and in time the rustic ambience along this section of Bathurst will turn into high rise alley. Approval will throw the existing community under the bus, as we will have no basis on which to oppose any future rezoning applications for high rise development.
3. From the information provided in the Notice of Public Meeting, there appears to be no effort to integrate the proposed development with the surrounding communities. It appears the proposed redevelopment area will be an enclave that is physically partitioned and cut off from the surrounding community. Approving such a proposal will only lead to alienation and resentment with the existing communities. This is a possibility that must be avoided at all costs.

Anyone on of the above reasons alone should be sufficient to reject this proposed development plan as it is in no way beneficial to the adjacent communities and more importantly it is detrimental to the longer term interests of the City of Vaughan and also those of Richmond Hill, which is at the interface of this region of Vaughan.

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