

Britto, John

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COMMUNICATION
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ITEM - 2

From: joel majonis <mojo_phd@hotmail.com>
Sent: Friday, January 31, 2014 9:17 AM
To: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Bonita Majonis, DANIEL STRAUSS; Britto, John
Subject: RE: Comments & Evaluation of Official Plan Amendment File OP.13.013 and Zoning By-law Amendment File Z.13.036 for 9000 Bathurst Street

From: **Joel Majonis** <mojo_phd@hotmail.com or mojophd@gmail.com>

Date: Friday, Jan 31, 2014 at 8:36 A.M.

Subject: Applications: Official Plan Amendment File OP.13.013 and Zoning By-law Amendment File Z.13.036 for 9000 Bathurst Street

File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto

To: DevelopmentPlanning@vaughan.ca
clerks@@Vaughan.ca
john.britto@Vaughan.ca

Good Morning!

I am sending this email to express strong opposition to amendments contained in File OP.13.013 and in Zoning By-law Amendment File Z.13.036 for 9000 Bathurst Street.

I am Joel 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 has been planned for and built upon the principle of single family homes containing single persons, couples, or nuclear families with a limited number of persons to constitute low density housing and a low density of population in a specific geographical area. Additionally, the current architecture of Thornhill Woods has a certain **style** of single family homes affirming the separation of families in separate homes with an aesthetic flair which has been consistently applied by the various developers and builders who have built our homes throughout our community.
- The 61 proposed three story townhouses will reduce the balance of single family homes, attached homes, and townhouses in the development and increase the high density housing such as the proposed two seventeen story towers containing apartment style housing and similarly row block housing moving our community away from low density housing and population numbers to much higher densities of housing and population. If approved and implemented, the proposed amendments listed above represent a complete rejection upon which Thornhill Woods was designed

and built upon as well as a **breach of contract** by the City of Vaughan to those individuals and families who have purchased originally single family homes built in accordance with the principle of low density.

- In addition, I have seen pictures of elevations of the proposed 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 are row-like and institutional in appearance and do not fit within the concept of single family homes, attached and connected with one, with an aesthetic flair and provide some separation between families within our community.
- In order to address the above problems, I would suggest a correspondent increase in single family and townhomes built in accordance with the original principle of low density. 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 containing apartment style housing with attached commercial space provided, I believe firmly that the construction of such buildings will not only established a separate community from Thornhill Woods but also destroy the character of Thornhill Woods as a community in its own right. Furthermore, the construction of these seventeen story apartment style residences and attached commercial enterprises will increase greatly the number of persons within its physical space as well as increase greatly the flow of persons, vehicles, and commercial transactions within current Thornhill Woods making life for everyone unnecessarily difficult in a number of different ways which, in turn, represent a complete repudiation of the principle of low density upon which Thornhill Woods was built upon:

- The two 17 story towers will cast a large shadow across Bathurst Street. 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 possible causing accidents.
- The recommended proposals will have a deleterious environmental impact as it will destroy both trees and overwhelm infrastructure. 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. Additionally, sewers, electricity, and water are already overwhelmed and exhibit problems in functioning with current level of low density housing in Thornhill Woods. The proposed amendments listed above will further overwhelm and create numerous problems upon the physical environment as greatly increased numbers of persons with a high density destroy plant life and create numerous problems such as sewer problems, establishment of new electrical transmission lines into the proposed new buildings. I would suggest that appropriate infrastructure and

environmental studies be done to ascertain what new services and facilities as well as the costs incurred to service the creation of this brand new community based upon a high density principle should be done to determine if these proposed building amendments are suitable within the current community of Thornhill Woods?

- The proposed amendments will greatly increase the number and density of persons in a small geographical area. It must be considered that the number of stories constituting a singular building as well as the number of residences will influence the density designation of a specific geographical area. It is noteworthy that the proposed recommendations will greatly increase the number of stories and residences from what is already existent within Thornhill Woods. Additionally, there will be a greatly increased number of persons interacting with one another to also increase greatly pedestrian and vehicular traffic creating patterns of social interactions eventuating in numerous problems such as traffic congestion making life for everyone more difficult than before. Right now, there is already much pedestrian and vehicular traffic and congestion moving north from Highway 407 to Rutherford Road and beyond. The addition of the proposed two 17 story buildings, commercial centre and townhomes will make a difficult traffic situation much worse than before. Therefore, I would recommend that studies be done examining the nature of the pedestrian and vehicular traffic as well as the necessary services and physical infrastructure necessary to service appropriately such traffic from the proposed changes.
- Overall, I would affirm strongly that the aforementioned proposals will increase greatly the number of persons and housing/retail accommodations within Thornhill Woods; increase pedestrian and vehicular traffic and attendant problems within Thornhill Woods; adversely affect both plant life, infrastructure services, traffic patterns and create numerous problems making life much more difficult for everyone else to live in than before; and create another community with its own social systems and patterns of social interaction apart from those already present in Thornhill Woods. Furthermore, the proposed changes it would create a high density community negatively affecting the previous community, Thornhill Woods, already built upon the principle of high density. I would predict that if the aforementioned building proposals are implanted and built it would cause the deterioration of the current Thornhill Woods as persons sell their homes to move into more liveable communities. Furthermore, I would also predict that the proposed changes would create a high density community with deteriorated infrastructure services, infrastructure and congested traffic creating an impoverished, highly populated and problem-ridden community. As a result, collection of taxes will go down and increased monies will have to be allocated from the public purse to support such a deteriorated and proposed new community.
- Simply, I would propose that the number of proposed buildings be limited to the criteria/principle of low density as specified in appropriate regulations and/or provincial/municipal law : Townhomes be limited in height, stories and number to what is already present in specific geographical locations in accordance with a low density designation within Thornhill Woods; that the two proposed 17 story buildings not be built; that no more than 20 to 30 seniors' residences be built in a limited number of townhomes in accordance with the architectural design already in Thornhill Woods in accordance with

a low density designation; and that a local retail/shopping centre be built in accordance with other local shopping/retail areas within Thornhill Woods and in accordance with a low density designation.

- On another matter, I am also proposing that a Vaughan municipal law be passed that does not allow changing the original designation of density for a housing development once it has been approved by the City of Vaughan as well as the practice of allowing a religious/ethnic community who owns a block of land within a community to build a house of worship with a specific density designation to apply for permission to use a portion of its lands for the purpose of building other residential or commercial buildings with a changed density designation. The City of Vaughan's allowance of these practices are ultimately contradictory, destructive with respect to the original planning, structure and physical nature of an approved community plan, and represent a breach of contract to persons who have purchased homes in accordance with an approved community plan with a specified housing designation.

The aforementioned evaluative comments and recommendations are submitted respectfully for your consideration and discussion. Please feel free to contact me for further information and discussion about these matters at 905-326-7146 (H), mojo_phd@hotmail.com or, at mojophd@gmail.com

Sincerely,

Joel Majonis, M.A., M.S.W., Ph.D.

c.c.: Mrs. Bonita Majonis
Mr. Daniel Strauss