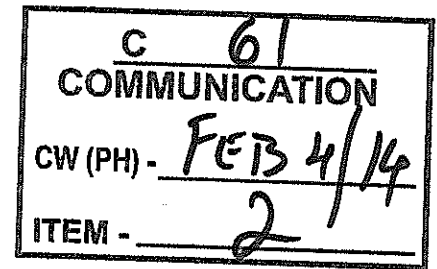


Samir Stasi
40 Bathurst Glen Dr.
Thornhill, Ontario
L4J 8X5
(647)477-2033



January 30, 2014

City of Vaughan
2141 Major Mackenzie Dr.
Vaughan, Ontario
L6A 1T1
ATT: Mr. John Britto

Subject: File Numbers: OP.13.013 and Z.13.036 File Name: Islamic Shea Ithna-Asheri Jamaat of Toronto

Objection to amendments allowing the development of a 17-storey, 205 unit, residential apartment building with 1,240 m2 of ground floor office and retail space; a 17-storey, 172 unit seniors residential apartment building; and, 61, 3-storey residential townhouse units, as shown on Attachments #3 to #6.

Dear Sir/ Madam

This letter is in regards to the above application, made by the owner of 9000 Bathurst Street - West side of Bathurst Street, south of Rutherford Road, City of Vaughan.

I have examined the plans and I know the site well. I wish to object strongly to any amendments to the Official Plan and Zoning By-law in this location. I am urging you to carefully consider the consequences and negative impact the Thornhill Woods community and neighboring communities will suffer as a result of such amendments.

The biggest investment most Canadians will ever make is in their principle residence. Once they make such an investment, they should be actively engaged in efforts to enforce zoning by-laws and local ordinances to protect property values, their primary investments. For this reason, I am writing to you today.

The news of a new development as proposed in the referenced application to facilitate the development described by the Islamic Shea Ithna-Asheri Jamaat in the Thornhill Woods community has been troubling to many neighbors and my family members.

Our community has already been burdened and this new development will further aggravate the situation. The existing centre has greatly increased the traffic and number of vehicles in our small streets. The traffic on Ner Isreal Dr., Bathurst Glen Dr. and adjacent small streets is quite troublesome on most days of the week; as cars often line the streets, making it challenging to drive through the neighborhood, not to mention the elevated level of noise. This is not only a nuisance for current residents, but will deter future prospective buyers from considering this area.

It is well known to all, schools in Thornhill Woods are saturated with students. Currently, many families are forced to make alternate arrangements to provide education for their children. This new development will indisputably result in an influx of new students to the area. This will further exacerbate the situation.

There is no doubt that location is always a key factor in determining property value. Surrounding homes, businesses and activities will always have a direct effect on the resale value of any property. I urge you to carefully consider your decision before allowing such changes to take place. In my opinion, this should be based on several factors, most importantly:

- Will this new development enhance or degrade the overall value of the homes in Thornhill Woods?
- What will be the impact and the consequences when, inevitably, such a development, causes a decline in the home values in our beautiful neighborhood?

It is my firm belief that we will all feel the negative impact of this decision in some way, should you allow these amendments to take place. Whether from loss of amenity or disruption to lifestyle, our children being subjected to overcrowded schools and other travel and safety hazard, or decreased property values and subsequent tax review to the city.

I would like to close by reminding you that we, the residents of Thornhill Woods, in comparison to adjacent cities, are paying a great deal in property taxes as we enjoy what is considered an "upscale" neighborhood. The decision to allow such amendments to pass would have a direct adverse impact on this statement.

Thank you for your hard work to preserve the spirit and beauty of Thornhill Woods.

Respectfully,



Samir Stasi,
B.Sc. (Hon), CFP, CFSB