

Subject:

FW: Item #1 June 11 Baif Rezoning - NO

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CW (Public Hearing)
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OFFICIAL PLAN AMENDMENT FILE OP.12.019 ZONING BY-LAW AMENDMENT FILE Z.12.047

BAIF DEVELOPMENTS LIMITED

WARD 5 – NORTHWEST CORNER OF BATHURST STREET AND BEVERLEY GLEN BOULEVARD

There are over 4200+ units already in the area – enough is enough.

I totally object to the change in zoning for the area – the snowball effect has just started.

I have a few questions and concerns:

Why hasn't this been fore seen?

Will all of the open land in the area long Centre Street now will be rezoned to "High Density Residential"?

Will the current city infrastructure support this massive project and at what cost?

Who is going to pay for this? The current taxpayer or will the developer Baif be charged the additional costs of putting in bigger sewers, utility upgrades, and the widening of streets for the increase in traffic flow into the community they what to be a part of.

The new (Baif) building parking for both the residence and visitors should not change and be increased or kept to the 1396 spots not downsized to 957 spots as the rezoning application wants. As it stands now the parking on the streets in the area are fully utilized to the point that passing of parked cars is next to impossible. People can't use the Park since it is hard to get to because of all of the cars that are parked around it and also the safety of the children are of a major concern. A child's life is worth far more than 759 units and the loss of the new buildings 400+ parking spots since it will not be easy to cross the street to the park.

The proposal includes 600 sq. meter Convenience Retail store and Retail Store space where are the cars for this will park since there will be no parking on Bathurst street? Another reason why the minimum parking spots should Not be decreased and stay at the current bylaw 1396 or if not increased to support the Retails stores since the parking spots for this are not in the request to change the By-law.

OMB concerns:

When the OMB gets involved do they look at the overall picture of the area (transportation, utilities, and infrastructure) or just the land use in question?

Will the OMB pay for all of infrastructure upgrades?

If the OMB gets their way and this project gets approved along the other Project across the street from this development (460+ units) approved by Vaughan City Council this past May 2013, the Rapid Way down Bathurst Street along Centre street to the new Subway station at Vaughan Centre is dead.

People (the ridership) who live in these two new buildings along with the existing buildings are so close to Yonge street (less than 1km away) they will use the Yonge Subway at Finch (1km +3km=4km) and will NOT take the rapid way to Vaughan Centre some 7km away (plus the 10-15 min subway ride just to get to Finch).

People want to take the shortest and fastest ride. In the BigMove document from Metro Links for the Yonge Street subway extension, there appears to be a subway stop in the area of Centre Street and Yonge. So why are we spending so much transit money going west away from Yonge Street? We should now spend this \$100 million on the Yonge Street Subway extension instead.

- With this information people who purchase these units and work downtown will use the Yonge street subway with the stop at Centre Street (1km away) then go to Vaughan Station at Hwy7 (7+ km away) adding 15-20 minutes to their Rush Hour commute. (Do the math, time is money and people don't want to spend more time then they need to get to a subway station then is required.
- The \$100 million plus that is being used to develop Bathurst – Centre street Dufferin Rapid Way section should be reallocated to the Yonge street Subway Extension and widen Centre street between Yonge and Bathurst to support this increase to Yonge street. This construction will force the people to go to Yonge street and not go to the local businesses along Centre Street, people are creatures of habit and will not go back since the Yonge Thornhill area has more to offer which is so close by.

Let's use some common cents – It appears that the left hand doesn't know what the right hand is doing!!

Don't work in silos (in total isolation) and keep everyone in the dark around these silos – lets communicate, freedom of information to internal. Enbridge Gas, and to the public.

Let's work together, this appears not to be the case since there are many hidden agendas, and egos over powering common sense.