

Hi, my name is Maurice Gabay, I live at 113 Serene Way L4J 9A3, which is in Ward 4. I am also a Certified Management Accountant and the Accountant for a major public sector union in Ontario. I'm here tonight to ask that Council include in their 2014 budget approximately \$150,000 for the cost of commissioning independent reports related proposed developments that are currently being considered.

As you know, there is a proposal that has been submitted to build two 17 storey buildings and 61 townhomes at 9000 Bathurst St. The proposal is requesting an amendment to the zoning by-law, as well as an amendment to the city's official plan. In addition, the owners are asking for parking variances exceptions to the allowed space between townhouses, removal of a wood lot, demolishing a heritage building and penetration into the 10 m buffer zone required for the Don River Watershed.

I understand that the developer is required to provide several reports in support of their proposal, however I would ask that Council commission independent reports as the amendments being requested are significant, and will have a huge negative impact on the residents of Thornhill Woods and the neighboring communities. Just 2 weeks ago residents of this community packed the Council chambers and 2 overflow rooms to express their legitimate concerns about the proposed development. In addition, there have been thousands of residents who signed petitions and the issue has also garnered media attention. Even the report prepared by staff in the City's Planning department shared many of the concerns expressed by the neighborhood residents. For these reasons, we ask that the required studies be commissioned directly by City Council as an independent 3<sup>rd</sup> party. In order to maintain the integrity of the reports it is essential that they be independent given the nature of the development and not to be biased, or perceived as biased, towards the developer who is paying for the reports.

SPECIAL COUNCIL  
COMMUNICATION C4  
Date: FEB 18/14 ITEM NO. 1

It is my understanding that the following reports are required:

- Functional Servicing Report
- Noise Feasibility Study
- Phase 1 Environmental Site Assessment
- Pedestrian Wind Conditions
- Traffic Impact Study
- Planning Justification Report
- Parking Study
- Heritage Buildings and Archeological Potential
- Geotechnical Report
- Landscape Restoration Plan
- Tree Inventory and Preservation Plan

The outcome of this proposal will not only impact the current development, but will also set a precedent for future development in the area. There is additional undeveloped land just north of the subject property on Bathurst St. which is still being used as agricultural property in accordance with the current zoning. For these reasons, the process must be totally transparent, unbiased and above board. The residents of Thornhill Woods contribute over \$36 million annually in property taxes... about \$10 million of which goes to the City of Vaughan. The 2014 budget for the City is over \$245 million. The additional expenditure being requested is a small price to pay.

Thank you for your consideration.