

**Attention: Christine Vigneault
Committee of Adjustment Secretary Treasurer
City of Vaughan**

June 20, 2023

To Whom it May Concern:

RE: 9810 Bathurst LP c/o Liberty Development Corporation
Consent Application
9810 Bathurst Street
City of Vaughan, Ontario

This letter centers around Liberty Development Corporation's (hereinafter "LDC") application to sever the lands municipally known as 9810 Bathurst Street in the City of Vaughan.

The current consent application dated April 12, 2023, is flawed and approving the application could have an adverse impact on the community that surrounds the area.

The reason why LDC's consent application is flawed is because the full scope of their intentions for the vacant land remains unknown. LDC's intention for the property at 9810 Bathurst Street should be known in its entirety before permitting them to sever the land for its current purpose which is for low-rise residential (proposed 48 units in total) and 2 mid-rise buildings (proposed 330 units in total) on +/- 1.98 Ha.

LDC's future intention for the entire retained parcel of +/- 2.67 Ha at 9810 Bathurst Street needs to be taken into consideration and should be known to the public for transparency purposes.

The future of the entire property will have an impact on the following:

- Traffic and Safety
- Parking
- Community Members

Traffic

Bathurst Street continues to be a major street that connects communities to plazas, religious institutions, homes and businesses. Rather than beginning with the construction on the retained portion of the property, LDC is proposing to construct the severed land first which will impact the residents of Geshar Crescent (horizontally and vertically), and Carmel Street in that two thru roads will need to be constructed to connect the proposed residences.

Constructing two roads as proposed by LDC will alter the character of this current pocket of Ward 4 between Bathurst Street and Ilan Ramon Boulevard, as well as negatively impact traffic in the

area. Increased traffic will impact the young families who are the primary residents of this pocket as well as the 134 seniors residing at VIVA Thornhill Woods where there are 107 Independent seniors and 27 seniors who reside in Assisted Living. Young children who play outside their homes as well as seniors who walk in the area will be impacted by increased vehicular traffic.

The solution to this issue is not to prevent LDC from building homes for people, but rather to create a safe community by not creating streets that extend Geshur Crescent (horizontally), and Carmel Street that will ultimately act as thru streets to the proposed property and perhaps ultimately onto Bathurst Street.

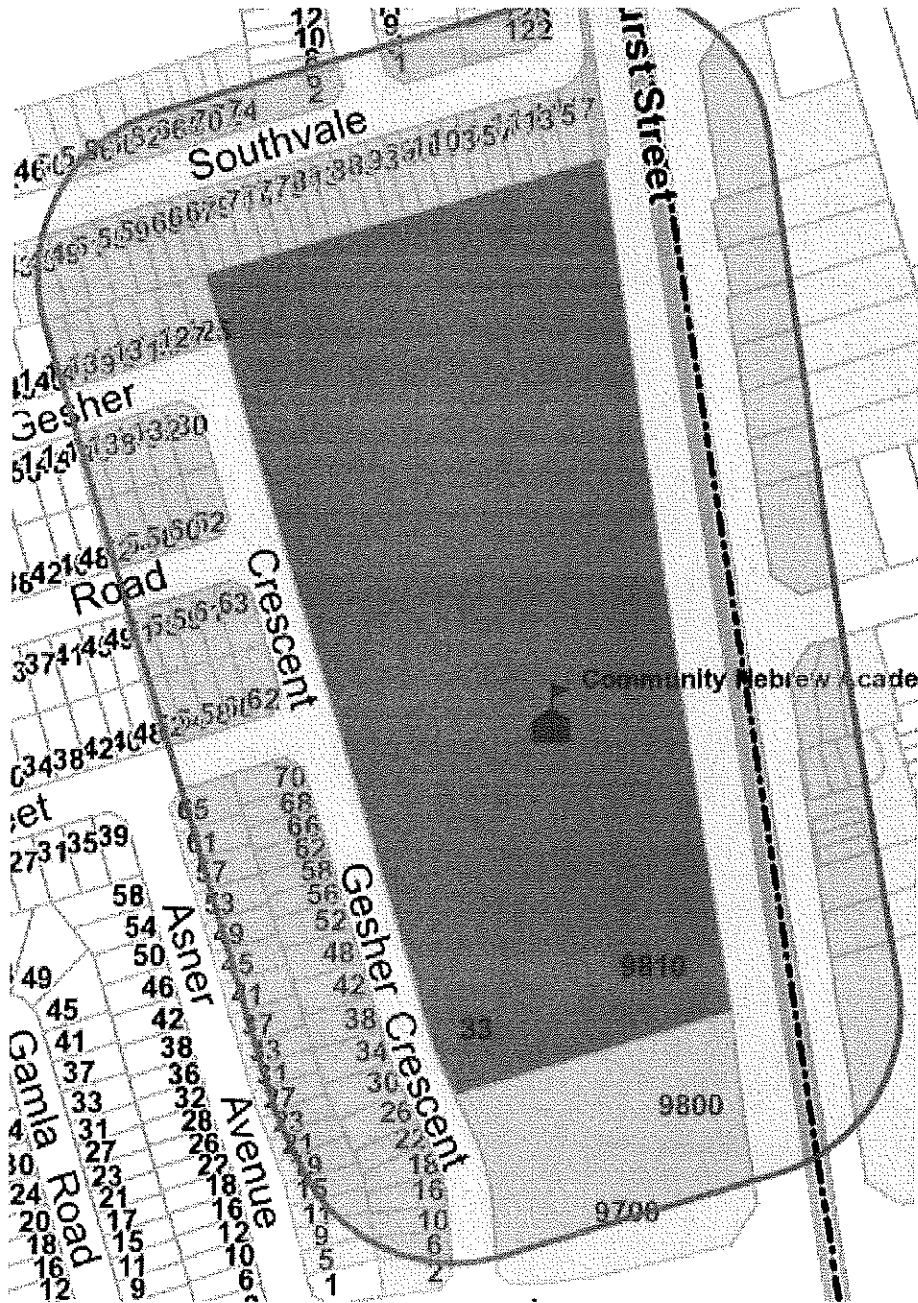
The proposed future low rise residential properties **should not** have access off of Geshur Crescent and should have access from Bathurst only.

There is precedent for this at *Bathurst Street, South of Rutherford* where connecting roads were not created.



In the picture above, it is clear that a decision was made to contain this community. The same decision should be taken into consideration in this area for the safety of the community in what is currently, a quiet neighborhood.

If consent is granted on this project as outlined in Schedule A of the COMMITTEE OF ADJUSTMENT REPORT CONSENT APPLICATION B006/23 9810 BATHURST STREET, VAUGHAN, then the City's Notice of Hearing is flawed because it was only sent to the following municipal addresses (highlighted area).



The Notice of Hearing should have been sent to all municipal addresses connected to Gesher Crescent, Asner Avenue, Carmel Street, Haven Road, Southvale Drive and Lebovic Campus Drive as severing the land impacts all those who reside in that grid

Parking

LDC's proposal for 378 units on the severed land is great for LDC and future residents but current residents' need to be taken into consideration as well.

LDC can alleviate these concerns by agreeing not to build their low-rise residential dwellings with access off of Gesher Crescent and have access from Bathurst Street only.

There is adequate space for their low rise residential dwellings but adding 48 units will increase parking concerns in this community.

Residents of Gesher Crescent, Haven Road and Carmel Street should not have the enjoyment of their property impacted by LDC's proposal. The residents of these streets should maintain their quiet enjoyment and not have to worry about additional vehicles driving through the area and ultimately, parking concerns.

Currently, there is a development of a two-pad hockey arena at 9600 Bathurst Street and Lebovic Campus Drive and it is unknown what impact this new recreational facility will have on vehicular traffic and the community.

The proposed solution to this concern again is for LDC to agree to have vehicular access to their proposed development off of Bathurst Street only.

This solution will alleviate parking concerns to the residents of this area and LDC can be responsible for parking on their property and not the current streets belonging to the City of Vaughan.

Community Members

It must be reiterated that the specific area of Ward 4 between Bathurst Street and Ilan Ramon Blvd has 2 schools, a community centre and a senior's residence. Committing to sever the land without knowing the full details of LDC's project is a dangerous proposition.

A half-project is simply a half-project and the community has the right to know the full scope of LDC's project for transparency purposes.

Consent for the creation of this lot is not something that should be automatic.

KLM Planning Partners Inc. and LDC should take community concerns such as the ones addressed in this letter and consider revamping their project so that their aims, the city's goals and our concerns are met on a mutually agreed basis.

Community members and their concerns including those of children and seniors should not be taken lightly and projects of this magnitude can have a serious impact.

Conclusion

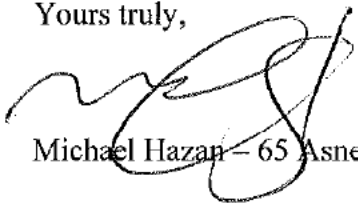
KLM Planning Partners Inc. and LDC are using an outdated (2007) city plan in asking for consent. The last 16 years has seen a lot of growth in the subject area and the City should take into consideration the character of the neighborhood, aforementioned traffic and parking issues as well as safety concerns before simply consenting to the Applicant's request.

The concerns of stakeholders should be taken into consideration prior to consent being granted.

The concerns specifically are for LDC to disclose the full scope of their proposed development prior to commencing any construction as well as committing to having property access off Bathurst Street only with a regulated traffic light.

The above considerations are not unreasonable, and a decision should not be rushed given the potential impact it could have on this quiet community.

Yours truly,



Michael Hazan - 65 Asner Avenue

