

March 1, 2022**Assunta Ferrante**

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 9:26 AM
To: Assunta Ferrante
Subject: FW: [External] Comment regarding 8940 Bathurst Street Limited - application: OP.21.024 & Z.21.048

-----Original Message-----

From: Tianyang Jiao [REDACTED] >
Sent: Monday, February 21, 2022 1:48 PM
To: Clerks@vaughan.ca
Subject: [External] Comment regarding 8940 Bathurst Street Limited - application: OP.21.024 & Z.21.048

Dear city clerk,

This email is written regarding official plan amendment file OP 21 024, and zoning by law amendment file z 21 048.

Applicant is 8940 Bathurst Street Limited (herein after called 8940).

I am a residence on Bathurst Glen Drive. I oppose this development and zoning amendment plan according to the following reasons.

1. City recently approved a nearby development (Jaffari Village, north of the 8940 site). At that time traffic and insufficient parking is a major concern. Jaffari community centre hosts multiple weekly gatherings, often resulted in overflow in traffic and parked cars on streets during rush hours. 8940 development did not consider the nearby development, the addition of over 700 units will definitely worsen this problem. The high density residential building will overcrowd the existing road infrastructure. Especially on the road (Bathurst st., and Ner Israel Drive).

In addition to 8940 development, there is Jaffari development (north). Across the road, the city of Richmond hill has received an application to develop a high rise condo by Tridel (8905 Bathurst St. Development). The planned development is 396 units, 16 and 20 storey building with 535 parking spaces.

In total, there will be 3 development in total near the Bathurst st. And Ner Israel Drive. I strongly think that discussion between City of Vaughan and City of Richmond Hill is needed and both application should be considered with their cumulative impact in mind.

2. The location is currently a vacant land, hosting many wild life and insects. The development would destroy the natural environment by killing the home of pollinators.

3. The developer for 8940 plans to build rental apartment. The developer is Medallion, with a very poor reputation in property management. Their plan does not fit this neighborhood since the developer Medallion is trying to create a hostile living environment. Their tenant think that Medallion lacks professionalism, low in quality, and not responsive at all.

Example:

Medallion Corporation Manages multiple rental apartments with average 1 star review from its own tenants.
970 Lawrence Ave W, North York, ON M6A 3B6 Tenant review: <https://g.co/kgs/759cRk>

Medallion Developments

505 Consumers Rd, North York, ON M2J 4V8 Tenant review: <https://g.co/kgs/3BKWrW>

4. Not enough parking space. The proposed 710 parking is for 708 units, which is very little.

5. The new proposal along with the Jaffari development would increase enrolment of student to nearby public schools, daycare. Does these schools have enough capacity to accept new students with their resources?

Please view this email as my digital attendance at the public meeting on march 1st. 2022.

Thank you for your time.

Tianyang Jiao