

Assunta Ferrante

COMMUNICATION C202

ITEM NO. 2

**COMMITTEE OF THE WHOLE
(PUBLIC MEETING)**

March 1, 2022

From: Clerks@vaughan.ca
Sent: Thursday, February 24, 2022 10:49 AM
To: Assunta Ferrante
Subject: FW: [External] File OP.21.024/Z.21.048-8940 Bathurst

From: Gigi Hui [REDACTED]
Sent: Thursday, February 24, 2022 10:10 AM
To: Clerks@vaughan.ca; Council@vaughan.ca; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Alan Shefman <Alan.Shefman@vaughan.ca>
Subject: [External] File OP.21.024/Z.21.048-8940 Bathurst

Good Morning,

I'm residence on Ner Israel Drive, and I'm writing this letter to explain my upset about the new Madallion rental development application at Bathurst and Ner Israel Drive. Below is my concern about this new development.

1. This proposal will introduce 3 new driveways along Ner Israel Drive. All these driveways are very close to each other. With this short distance on Ner Israel Drive, it is inappropriate to create many driveways on a busy residential street.
2. There's total of 708 proposed unit for this development. What's their proposed parking ratio? How many parking spaces will introduce from this development? Can this corner support this heavily traffic? Ner Israel Drive is a heavily traffic and parking street, there's community centre and school along the street. How they going to handle the safety issue?
3. We already have a lot of parking issue on our street. There's always cars parking in front of our house from morning to nighttime. A lot of condominium / apartment has issues for parking control. Most residence will choose to park on the street during daytime rather than parking into their underground parking garage.
4. When there's event going on existing Jaffari Community Centra, they need to hire police to control the traffic for the day. How can this development control their heavily traffic everyday?
5. Is there any Dedicated Park Area from this development?
6. What's their proposed Outdoor and Indoor Amenities ratio? With 708 units, the outdoor amenity area seems very minimal. I wonder it meets the city's standard?
- 7.

8. For the Stacked Townhouses, what I understand is there's townhouses units above each other. They using typical one townhouse unit area to create 4 different units. All the stacked townhouses design are very tight and with lack of storage spaces. Most residential will only storage their belonging in their patio / front yard / and balconies. How are they going to control it to make the street look nice and clean?
8. How they going to organize the garbage pick-up / storage for the stacked townhomes residence? If the stacked townhomes with very little storage spaces, will they leave their garbage / bins in their patios?
9. By introduce new stacked townhomes, why can't they design regular conventional townhouses with the garage entrance from the backstreet?

There are three large developments (Medallion, Jaffari and Tridel) is completely inappropriate for a low density residential community. We all love our neighbourhood. It's peaceful and quiet, this is why we didn't choose to live in the city. Is it really necessary to change a low density to a high density residential community? It is not fair for all the existing residences who already adapt to our neighbourhood.

Thank you and please consider with all my concerns above.

Regards,

Gigi Hui