

March 1, 2022**Assunta Ferrante**

From: Clerks@vaughan.ca
Sent: Friday, February 25, 2022 12:15 PM
To: Assunta Ferrante
Subject: FW: [External] File OP.21.024/Z.21.048 - 8940 Bathurst
Attachments: Medallion Developments.docx

Importance: High

From: Alex Szkabarnicki [REDACTED]

Sent: Friday, February 25, 2022 12:09 PM

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 Iafrate <Marilyn.Iafrate@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

Importance: High

File OP.21.024/Z.21.048 - 8940 Bathurst

Subject: New Medallion rental development application proposed for Bathurst and Ner Israel Drive
Regarding the three large developments (Jaffari, Medallion, Tridel) is completely inappropriate for a low-density residential community.

We believe that the Medallion community would add about 3500 people on a postage stamp size land, also the Jaffari development would add another 3500 people on a small part of land adjoining the Medallion project.

Then the Tridel project could add another 3500 or more people across the street.

That alone, adding over 10,000 people combined on a so-called postage-stamp size land allotted is reason alone to not allow not only Medallion, but all three projects.

We have reason to believe our area density is already at the maximum and cannot absorb more.

- Where is the parking?
- The traffic flow right now is over burdening.
- Daylight exposure will be extremely impeded, so health and mental concerns here.
- There are no new schools or being built to handle the new influx of children.
- Already traffic concerns such as extreme speeding and noncompliance stop signs infractions
- which are not being enforced.
- Two to three times a day, I cannot back out of my driveway for long periods of time because of extreme traffic volume, speeding traffic to get to a stop sign that if they can stop for it, near collisions of my vehicle due to the traffic thinks they can drive on the sidewalks to get around me as we attempt to get out or get into our driveway.
- Ner Israel Dr has ongoing problems with sewer infrastructure problems

- Where to absorb the extra garbage, recycling and city water to an extra 10,000 people at the end of our street.
- I believe that the traffic will be fully grid locked at the intersection of Bathurst St. and Ner Israel Dr. Currently, there is long line ups of cars in all directions at this intersection.
- What about CRIME? Historically, crime follows into these Extreme High-Density projects, will there be a satellite police station here.
- Safety concerns for small children due to traffic on Ner Israel Dr. as well as Bathurst St.
- Safety concerns for the public as personal assaults usually happen in extreme densities.
- Construction of these projects will take years creating extreme traffic havoc, dust, dirt, noise and pollution. We have enough pollution as it is as the politicians state.
- Traffic, north and south bound on Bathurst St is heavy from 7 AM nearly 11 PM and that is during Covid times which will be worse when we return to "normal".
- These will be RENTAL units and therefore will be transient renter activity, not stable (in my experiences in rentals)
- A deep concern for devaluating properties here. Lawyers will love this one.
- A deep concern for our safety in our own homes.
- The Context & Location Map of the project land mailed to us appears to be in disproportional scale, therefore making it appear larger, to be more desirable presentation from developers.
- The mailing attachments appear to have contradictory information on project details, therefore not trustworthy.
- Thornhillwoods area will soon become the SLUMS of Vaughan if this continues. There is always garbage (toilets, mattresses, etc.) piled on city properties on every street for days and weeks at a time to support the term SLUMS.
- The City's Official Plan doesn't designate this area for intensification.
- To continue to build detached homes in continuance of existing homes similar to homes in the Thornhillwoods area on all 3 projects would be acceptable.
- There will not be enough parking in this development and other development(s) and parking will spill over into the surrounding streets as it has happened in the past.
- There are not enough entrances and there will be massive traffic jams from the Mosque and this development.
- When we bought our house we selected the area because it wasn't targeted for high density.
- Apple Blossom Drive was to connect to Bathurst St in the original plan which would help alleviate current traffic chaos.
- **THIS KIND OF GROWTH IN THIS AREA IS NOT SUSTAINABLE ANYMORE AND MUST BE STOPPED.**

Alex Szkabarnicki
 Rimma Vander
 ■■■ Ner Israel Dr.
 Vaughan ON ■■■■

Regards
 Alex Szkabarnicki
 Network Panels & Communications
 647-287-2460 - 416-736-4996 - 718-705-0016

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