

**March 1, 2022**

**FROM:** Dr. Edy Braun  
[REDACTED] Knightshade Dr  
Thornhill, ON, L4J9L1

**TO:** The Honorable Members of Vaughan Government  
Maurizio Bevilacqua, Mario Ferri, Gino Rosati, Linda Jackson, Marilyn Iafrate,  
Tony Carella, Rosanna Defrancesca, Sandra Racco and Alan Shefman

**RE:** File OP.21.024/Z.21.048 - 8940 Bathurst

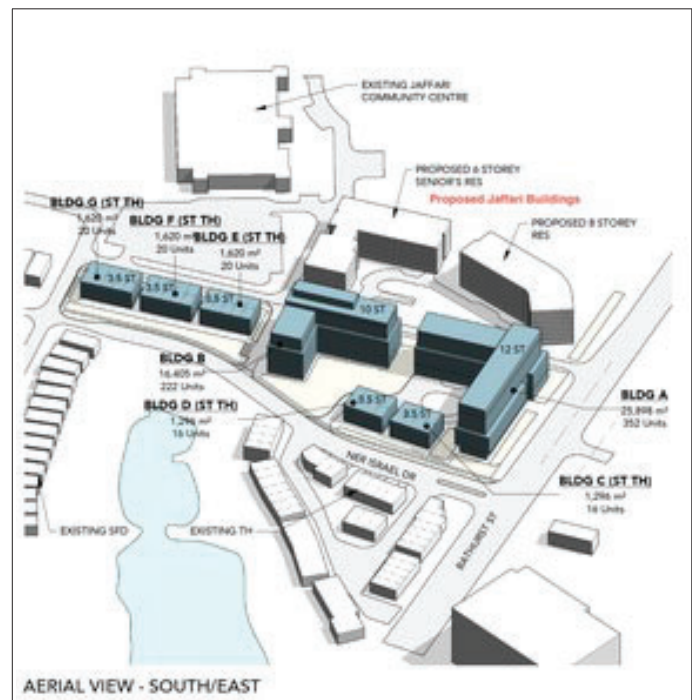
February 26, 2022

Dear Honorable Members of Vaughan Government,

Thank you for informing your constituents of the new development planned for the corner of Ner Israel Drive and Bathurst Street (Medallion Corp - 8940 Bathurst) and fostering discussion on the impact this will have on our community. This development is in addition to previously discussed development proposals by Jaffari Community Centre (to the north) and Tridel (on the east side of same intersection, 8905 Bathurst).

I have had an opportunity to review the proposal including site plans, architectural drawings, and the various assessments on the website 8940bathurst.ca (i.e. landscape plan, arborist report, sun shadow study, wind study, stormwater, geotechnical, hydrogeological reports, and so on). I have also reviewed documents pertaining to proposals of the Jaffari and Tridel planned developments as it is important to view the Medallion development in the context of those other proposals.

Medallion Corporation has put together an impressive proposal. However, I believe the scope of the project is over-ambitious for this site and will create a number of issues. These issues will impact both existing residents of the community as well as future tenants of the proposed development (and other developments being considered in the area). I have highlighted only a few of these concerns on the following pages.

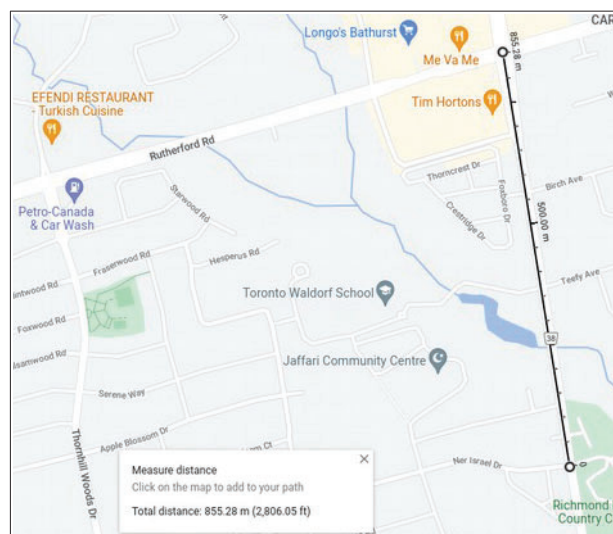
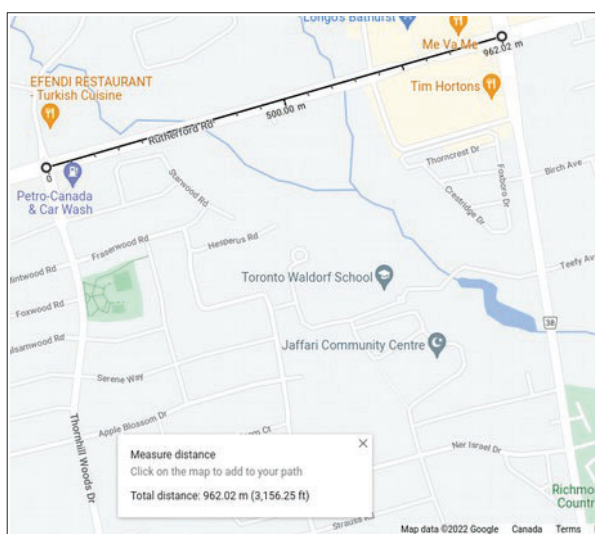


Artist rendition of proposed buildings from Facebook site

## **Traffic**

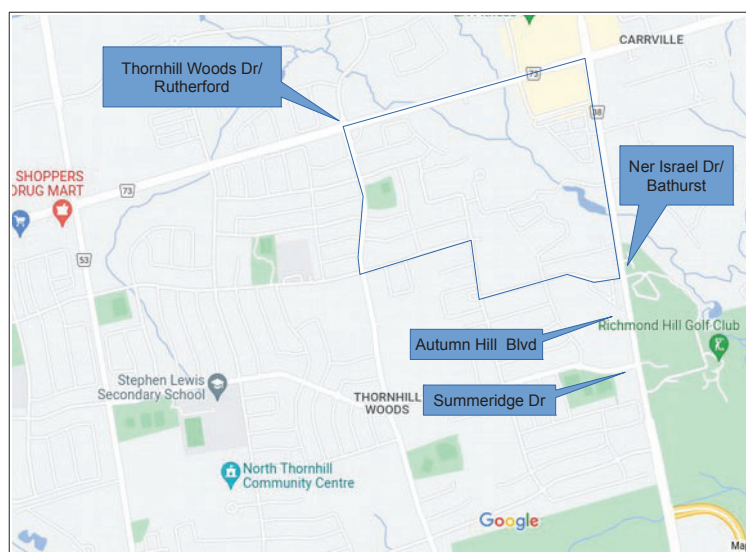
Bathurst is a major thorough-fare for north-south traffic especially during rush-hour. There are only a few streets allowing traffic in and out of the Thornhill Woods community and to Bathurst

between Hwy 7 and Rutherford. From south to north they are Summeridge Dr, Autumn Hill Blvd (300m north of Summeridge Dr), and Ner Israel (300m north of Autumn Hill Blvd). After Ner Israel, there are no other entries into Thornhill Woods until Rutherford (850m further north) due to a naturally occurring ravine and river that crosses diagonally north of the Jaffari Community Centre and Toronto Waldorf School and extends northwest to cross Rutherford between Thornhill Woods Drive and Bathurst (see maps below). As such, anyone wanting to enter Thornhill Woods from the north-east would have to pass through at Thornhill Woods Drive and Rutherford (960m west of Rutherford/Bathurst), or Ner Israel Dr and Bathurst (855m south of Rutherford/Bathurst) – see maps below.



The ravine blocking access to Bathurst and Rutherford forms a natural impass, so that the closest options for Thornhill Woods residents to reach these major streets is to use Thornhill Woods Dr or Ner Israel Dr

This means that Ner Israel Dr is in heavy use by existing community residents (most of north Thornhill Woods) who need Bathurst access, and also The Jaffari Community Centre which has daily school attendance and religious services throughout the year. Alternative routes to Bathurst from this area (along Knightshade Dr south to Autumn Hill Blvd) also become congested in an attempt for people to reach Bathurst.



No other streets access Thornhill Woods north of Ner Israel Dr

Living near the corner of Knightshade Dr and Ner Israel Dr I can often see the congestion in this area especially during morning/afternoon school dropoffs and pickups at the Jaffari Community Centre, which also has full parking lots throughout many days and especially during religious services and events.

The proposal of the Jaffari buildings (immediately north of this proposed Medallion Corp development) will further add traffic to the already busy Ner Israel/Bathurst intersection.

Adding hundreds and perhaps thousands of new tenants from yet another development (Medallion) and possibly all 3 proposed developments (including the Tridel buildings across the street at 8905 Bathurst) will overwhelm access for Thornhill Woods Community residents to their homes, and impact the major north-south Bathurst corridor. Not only will it create traffic congestion for anyone trying to enter/leave the Thornhill Woods community, but also the tenants of these proposed buildings. It will create a domino-effect or “choke point” to anyone trying to pass through on Bathurst going south during morning rush-hour traffic, and returning home after work northbound.

## Parking

The architectural plans for 8940 Bathurst have designed fewer parking spaces than is required by law based on the number of units planned. This deficiency will result in spill-over parking onto surrounding neighbourhood streets, further congesting area roads and inconveniencing tenants and existing residents in the nearby community.

<b>PARKING SPACES:</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
<b>PHASE 1: (BLOCK A/C/D)</b>	<b>498</b>	<b>403</b>
RESIDENT	398	322
VISITOR	100	81
<b>PHASE 2: (BLOCK B/E/F/G)</b>	<b>380</b>	<b>307</b>
RESIDENT	304	245
VISITOR	76	62
<b>TOTAL:</b>	<b>878</b>	<b>710</b>
RESIDENT	702	567
VISITOR	176	143
<b>ACCESSIBLE PARKING SPACES:</b>	<b>17</b>	<b>17</b>
TYPE A	8	8
TYPE B	9	9

Table from Medallion’s Architectural Drawings

## Strain on Infrastructure

I am concerned about the strain on the infrastructure and utilities required to serve thousands of potential tenants across all 3 developments (including Medallion) in this small area. The site is just north of a stormwater pond (Autumn Hill Pond) and south of a ravine with a small river. How will run-off and sewer flow from this large development impact both the pond and river system surrounding the site? Will having so much of the foundation and land surface area covered by a “concrete jungle” increase flooding risks and divert natural water flow in a way that impacts the natural beauty of the surrounding ravine and forest that we all enjoy?

## Schools

The Medallion Corp development and other 2 proposed developments will bring families with children that have schooling needs to this area. Is the community able to handle this increase in population density and urbanization at a location that has traditionally seen mostly 1-2 story single family homes with many young families?

## Safety and Fire

I have lived in an apartment complex in North York with several buildings sharing a common underground parking. In my experience, a fire alarm in one building or the underground parking would automatically trigger all other building alarms resulting in the entire complex needing evacuation. This would happen relatively often due to the inter-connectedness of the structure, large number of units and high chance of fire alarms being activated. Tenants would spill out on the street, and the alarm would be heard around the building in addition to emergency service sirens as they rush to the area.

In the event of a fire alarm, the buildings of this development would have to provide tenants with a space outside sufficiently far away from the buildings for safety. Given the proximity of this development to the proposed Jaffari development to the north, and the narrow street

corridors between this cluster of buildings (and limited collateral access routes), how will evacuations proceed and how easy will it be for fire and ambulance services to access this site in a timely and effective manner? What will be the noise and level of disruption be that such emergencies (which tend to be relatively frequent in apartment complexes) have on the surrounding community, including the quiet enclave of houses just to the south (8900 Bathurst)?

### **Improving the Public Realm**

One of the “talking points” on the 8940Bathurst website is that it will improve the public realm. However, in my communications with the city, access to this improved realm seems to be limited to private use by tenants only. No access is given to the green spaces and dog area to residents in the surrounding community. There is also no obvious pedestrian path through the site that be used as a short-cut to Bathurst north, as it seems the buildings impede access or get blocked further north by the Jaffari development and ravine (which has no trail access either).

I was also told that there are no plans for any commercial space within the development. Many buildings today incorporate space for small businesses such as convenience stores, dry cleaners, nail salons, medical clinics, pharmacies, etc. to serve residents of the buildings and surrounding community. There does not appear to be any sign that these apartment buildings would provide the existing nearby Thornhill Woods community any benefit in terms of these services at all.

### **Conclusion**

I understand that a progressive city such as Vaughan is constantly trying to best balance the needs of the community while anticipating and planning for future growth. We are also facing challenging issues of housing shortages and escalating costs for ownership. Rental apartments (such as those proposed by Medallion Corp with this development) may seem to offer a solution to address some of these complex challenges. However, I worry about the potential for high turn-over of tenants with limited long-term investment in the community. This may impact building maintenance and structural cosmetic up-keep as well as care for the surrounding public space. I worry about the proliferation of rental units (versus ownership) that robs our citizens of opportunities to build equity that they can then pass to future generations.

These are just some of the concerns regarding this development proposal. Ultimately the core issue is the magnitude of the project for this site (number of units, stories and proximity to possibly 2 other large multi-building development proposals). The surrounding Thornhill Woods community consists of mostly single-family homes, townhouses and no high-rises. It is a low density residential community with parks, schools, wooded areas and a community centre featuring library and recreational facilities. The Medallion, Jaffari and Tridel projects together may potentially create up to 6 apartment buildings within a stone’s throw of each other, towering over the Ner Israel Dr/Bathurst intersection. Surely there are better options for developing these lands - options that better fit the needs of the community (e.g. low-rise commercial plaza, medical building, community recreational centre/library, religious facility, retirement housing). I implore the City of Vaughan to hold off on approving this proposal, especially in light of the unknown impact of the other proposed nearby developments, and to wait for proposals that better align with the existing community. I thank you for your time and consideration and welcome further discussion with all parties involved.

Sincerely,  
Dr. Edy Braun