

**COMMUNICATION C327  
ITEM NO. 2  
COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)  
March 1, 2022**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina Bellisario)  
**Subject:** FW: [External] Comment regarding 8940 Bathurst Street Limited - application: OP.21.024 & Z.21.048  
**Date:** February-28-22 11:55:09 AM

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

From: Sandra Yeung Racco <[Sandra.Racco@vaughan.ca](mailto:Sandra.Racco@vaughan.ca)>  
Sent: Monday, February 28, 2022 11:55 AM  
To: Tianyang Jiao [REDACTED] m>  
Cc: [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); Cindy Furfaro <[Cindy.Furfaro@vaughan.ca](mailto:Cindy.Furfaro@vaughan.ca)>; Mayor and Members of Council <[MayorandMembersofCouncil@vaughan.ca](mailto:MayorandMembersofCouncil@vaughan.ca)>  
Subject: RE: [External] Comment regarding 8940 Bathurst Street Limited - application: OP.21.024 & Z.21.048

Thank you Tianyang for your e-mail and your comments.

By way of this e-mail, I have taken the liberty to copy our Clerk's Department and as well, Mayor and Members of Council as they will be part of the decision process. We want to ensure your comments are added to the submission for this application as well.

All e-mails and deputations made regarding this application will be taken in consideration as we move forward.

Take care and have a good week!!!

Happy Tiger New Year....新年快樂.... 恭喜發財.... 虎年大吉.... Shēn Tǐ Jiàn Kāng!!!

Sandra Yeung Racco, B. Mus.Ed., A.R.C.T.  
楊士淳 議員  
Councillor, Concord/North Thornhill  
City of Vaughan

"For the Community"

To subscribe to Councillor Racco's e-newsletter, please click [here](#).  
Visit Racco's Community Forum on Facebook.

"We respectfully acknowledge that the City of Vaughan is situated in the Territory and Treaty 13 lands of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and the Haudenosaunee.

The City of Vaughan is currently home to many First Nations, Métis and Inuit people today. As representatives of the people of the City of Vaughan, we are grateful to have the opportunity to work and live in this territory."

"Don't be distracted by criticism. Remember that the only taste of success some people have is when they take a bite out of you"

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

From: Tianyang Jiao [REDACTED] >  
Sent: Monday, February 28, 2022 11:27 AM  
To: Sandra Yeung Racco <[Sandra.Racco@vaughan.ca](mailto:Sandra.Racco@vaughan.ca)>  
Subject: [External] Comment regarding 8940 Bathurst Street Limited - application: OP.21.024 & Z.21.048

>> Dear Sandra,

>> 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.

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>> 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).

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>> 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.

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>> 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.

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>> 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.

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>> 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.

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>> 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>

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

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>> 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?

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

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>> Thank you for your time.

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>> Tianyang Jiao

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