

**Assunta Ferrante**

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**From:** Clerks@vaughan.ca  
**Sent:** Tuesday, February 22, 2022 9:26 AM  
**To:** Assunta Ferrante  
**Subject:** FW: [External] 8940 Bathurst Street - File OP.21.024 & Z.21.048  
**Attachments:** Letter opposing 8940 Bathurst St. Development.pdf

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**From:** Cassie Liu [REDACTED] >  
**Sent:** Monday, February 21, 2022 2:08 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] 8940 Bathurst Street - File OP.21.024 & Z.21.048

Hi,

Please find attached letter regarding the above noted development application.

Regards,  
Cassie

February 20, 2022

RE: 8940 Bathurst Street Limited

FILES: OP.21.024 and Z.21.048

Dear members of Vaughan Council,

As much as we, residents and tax payers of Vaughan, appreciate the growth of the city, we are deeply concerned about the above mentioned development application. We, notified for the public meeting as we live in vicinity of the proposed development, have a number of questions/concerns/comments outlined below:

- **Over-development and overcrowding of the site** – The site is currently zoned as RVM2 (Residential Urban Village Multiple Dwelling Zone Two). The proposal is too dense and the buildings are too high and not appropriate for this area.
- **Thornhill Woods is a built up area** with only with a very small percentage of land left to developed. The proposal will create instability and destroy the neighbourhood's fabric, character and integrity.
- **The subject lands are not located within an intensification area as identified in the City's Vaughan Official Plan 2010.** The lands are not intended to be intensified in the City's Official Plan or Zoning By-law
- **Shortage of parking spaces** – Vaughan's Zoning bylaw 2018 (*Section 3.8*) required 1.5 parking spaces per dwelling unit for *Residential – Multiple Family Dwelling; Apartment Dwelling*, and required *an additional 0.25 parking spaces per dwelling unit be set aside for visitors*. The proposed development of 708 dwelling unit and 710 parking spaces clearly does not meet these requirements.
- **Site access is extremely limited** – The Conceptual Site Plan shows there are only two separate un-connected access routes. It is unimaginable and unsustainable for over 700 families to get in and out without creating a chaos.
- **No surface parking spaces on proposed Site Plan** – this creates a huge concern for visitors and courier services as they will park on Ner Israel Drive, blocking traffic on this one lane road and increase risks to pedestrians. For this reason, we would like to request a traffic study report be completed for public review.
- **Minimum Landscaped Area** – The entire Thornhill Woods has now a minimum of sixty percent (60%) soft landscaping on front yard and much more in rear yard. The proposed development do not seem to come anywhere close to this percentage.
- **Frontage on Bathurst Street** – Section 3.21 of Vaughan Zoning Bylaw require that "No person shall erect any building or structure in any zone except electric power facilities unless the lot upon which such building or structure is to be erected fronts upon an improved public street." We would like to understand how the proposal can exempt from this.
- **Nuisance** – The most recent nuisance of FILES OP.13.003 & Z.13.036, immediately north of the proposed development, has already upset the community of Thornhill Woods.
- **Potential infrastructure capacity constraints** – Not knowing the available capacity within the current infrastructure system, including water, wastewater and stormwater, we would like the developer to work with the City and show proof that the proposed development will not

have any adverse impacts, temporary or permanent, on the existing users. Adverse impacts can include disruption of services and increased risk of basement flooding.

For the reasons above, I would like to request Council to reject this development application.

Regards,

Owner of [REDACTED] Autumn Hill Blvd., Thornhill, ON

[REDACTED]