

**Assunta Ferrante**

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**From:** Clerks@vaughan.ca  
**Sent:** Friday, February 25, 2022 10:02 AM  
**To:** Assunta Ferrante  
**Subject:** FW: [External] OP.21.024/Z.21.048 - 8940 Bathurst  
**Attachments:** City Council Letter.pdf

**COMMUNICATION C232**

**ITEM NO. 2**

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

**March 1, 2022**

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**From:** Sabina Romanescu [REDACTED]  
**Sent:** Friday, February 25, 2022 9:54 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] OP.21.024/Z.21.048 - 8940 Bathurst

Good morning,

I am attaching a letter opposing the development of a high density apartment complex at 8940 Bathurst Street (please see below). This is in response to a letter that was sent from the City of Vaughan announcing the city council meeting on March 1st at 7pm and requesting written comments.

Thank you,

Sabina Romanescu

████ Bathurst Glen Dr  
Thornhill, ON. █████  
February 22, 2022

Dear City Council Members,

I am writing to you in order to express my opposition to the development of high-density residential buildings at the 8940 Bathurst Street location in Thornhill Woods.

My husband and I purchased our first home on Bathurst Glen Drive two months ago. Soon after we moved in, we were alarmed to learn that the peaceful and quiet neighborhood which was a huge selling point for us is at risk of becoming over-developed, overcrowded and underserved. I am concerned that the project proposes the addition of an unreasonable number of new dwellings, especially considering the land size, and these will ultimately strain the existing neighborhood resources, to say nothing of the decreased quality of life for the residents in the vicinity of 8940 Bathurst Street.

To put in perspective the astronomic increase in housing units, consider the 2016 census which shows that the entire city of Vaughan supported 94,253 private dwellings (occupied by usual residents). By adding 708 new dwellings, the 8940 Bathurst Street project will concentrate almost 1% of the total number of households in the entire city of Vaughn in a very small area of land inside a subdivision of a small neighborhood in the city of Vaughan.

The population increase resulting from this addition will undoubtedly put a strain on the small residential area infrastructure. Amenities such as schools, community centers and recreation areas, which will undoubtedly be used by 8940 Bathurst Street residents are all nestled within the heart of the residential neighborhood and are at enough distance from 8940 Bathurst Street to require private transportation. All streets in the neighborhood are two lanes wide with 4-way stops which will result in abysmally slow and congested traffic within a quiet neighborhood. Slow traffic is already a problem at school drop-off and pick-up times, particularly on Apple Blossom Dr spanning from Bathurst Glen Dr all the way to Dufferin St. The population boom resulting from this project will undoubtedly exacerbate this problem, especially considering that the school in question is closest to 8940 Bathurst Street.

Second, community resources such as schools and community activities will be strained by the addition of such a large number new residents. There is only a small number of public schools serving Thornhill Woods and they have already been negatively affected by shortages, budget cuts and COVID restrictions. Adding a large number of residents to this area will increase the number of students per classroom, or require local children to commute to schools outside of the neighborhood. Similarly, many available community resources such as recreational programs are operating at reduced capacity due to COVID restrictions. Adding a large number of people to the community will make it virtually impossible for anybody to benefit from community programs.

Lastly, I am concerned that such a project reduces the quality of life of the residents within the close vicinity of 8940 Bathurst Street by reducing their enjoyment and value of their properties and negatively affecting their mental health. First, the noise pollution and unsightliness of a construction project of this size will make the area a less enjoyable place to live. Imagine having to wake up every morning to the sound of hammering, drilling and heavy machinery just across the street, or having dust and debris settle in your yard, where your children used to play. This will undoubtedly decrease the residents' enjoyment of their own properties, to say nothing of the potential decrease in property value for houses

being put on the market within the coming years. Being recent home buyers ourselves, we would never have bought a house next to a construction site, or a large apartment building complex. Second, several studies have shown that living in a densely populated area is associated with increased anxiety and overall lower average life satisfaction. While this may seem trivial, I am convinced that many of our neighbours already feel anxious at the thought of our quiet neighborhood changing into an urban-like environment.

I believe that the 8940 Bathurst Street project proposes an unreasonable number of new dwellings, resulting in further strain on the existing infrastructure and community resources. Furthermore, it will negatively impact the quality of life of the current residents. I do not foresee how such a project would bring any benefit to the community in order to make up for its many disadvantages. Therefore, I urge the City Council to stop this development project, which will ruin our neighborhood.

Sincerely,

Sabina Romanescu