

**From:** Kefei Gao <[REDACTED]>  
**Sent:** Friday, March 1, 2024 9:25 AM  
**To:** Chris Ainsworth <[Chris.Ainsworth@vaughan.ca](mailto:Chris.Ainsworth@vaughan.ca)>; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External] Concerns Regarding 8940 Bathurst St Development Proposal (OPA OP.21.024 zoning-by-law amendment z.21.084)

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Dear City Council Members,

I hope this message finds you well. I am writing to express my deep concerns regarding the proposed development at 8940 Bathurst St, which seeks approval for the redesignation and rezoning of the land to accommodate residential apartment buildings and townhouses.

As a resident of our neighborhood, I strongly believe that the proposed development does not align with the character of our community. The introduction of 10 and 12-storey residential apartment buildings, along with blocks of stacked townhouses, totaling 749 units, represents a significant departure from the low-rise, suburban feel that defines our area.

Moreover, I am concerned about the impact this development will have on our already strained infrastructure. The anticipated increase in traffic and population will undoubtedly put a strain on our roads, schools, and other essential services. This could lead to overcrowded schools, overburdened sewage and water systems, and deteriorating road conditions.

Additionally, the provision of only 750 parking spaces within two levels of underground parking seems inadequate for the scale of the project, potentially leading to overflow parking on already congested streets. It's right next to the main Bathurst/Ner Israel intersection where lots and lots of people already go through everyday. As someone who go through there everyday, I feel the plan will further exacerbating traffic congestion.

I urge the City Council to carefully consider the long-term implications of this development on our neighborhood. While growth and development are important, they must be undertaken in a way that respects the existing community and ensures that infrastructure can adequately support the needs of both current and future residents.

I respectfully request that the City Council reject the proposed development at 8940 Bathurst St and instead encourage a more balanced and sustainable approach to growth in our neighborhood.

Due to my full-time employment commitments, I will be unable to attend the hearing to voice my concerns in person. However, I believe it is crucial that my voice and opinion, along with those of other residents who may face similar constraints, are still heard and valued as integral parts of our neighborhood. Therefore, please consider this email as my formal expression of dissent against the proposed development at 8940 Bathurst St. I trust that the City Council will take into account the concerns of all residents, including those unable to attend in person, when making decisions that will significantly impact our community's future.

Thank you for your attention to this matter.

Sincerely, Sophie Gao ■ Dewpoint Rd