

February 5, 2025

Committee of Adjustment [cofa@vaughan.ca](mailto:cofa@vaughan.ca)

RE: File Number A125/24

Dear Committee Members.

We are writing to formally express concerns with the variance application for the proposed additions to the existing Netivot Ha'Torah Day School.

The proposed three-story expansion to the back of the school building (Addition A) will greatly impact our properties on Rodeo Drive. There will be a brick wall built very close to our property line. We always understood that the school was built to its maximum. The wall facing our property will be an eyesore and should there be windows, our privacy will be compromised. We are also concerned that it will block the sun on our properties. Has a shadow study been done?

The school has obviously grown, and we congratulate Netivot Ha'Torah for that. However, it was built many years ago on a very small parcel of land and we always believed that it was built to the zoning maximum. A previous application for a third story was requested by the school and the City of Vaughan refused it. We were very surprised and upset to see that an application for a third story and addition has been requested once again.

The traffic on our street at drop off and pick up times is a complete fiasco, especially during the winter months. There are cars parked on both sides of the street and it is impossible to get through at those times. Should the garbage pickup be late, the trucks cannot pass, which we have seen happen. We have concerns for the safety of both students and residents. At these times, traffic on Atkinson is problematic with the right lane backed up by cars stopped on the street and others turning left into the school. Children are trying to get across Atkinson at the crosswalk beside the school entrance and while there is a crossing guard, cars may not know to stop due to the traffic congestion. This traffic and parking problem is a total disaster waiting to happen. Has a traffic study been done?

Due to the close proximity of the school to our homes, the announcements and bells are extremely loud. We can actually make out the names of the families/students in our homes even when the windows and doors are closed. We also notice that there seems to be no difference between the announcements made for both indoor and outdoor reasons. Many times, we can hear the announcements, but there are no children playing outside. We can only imagine how much louder it will get should the addition get approved.

In the short term, should the variance get approved, the construction on this project is of great concern. We already lived through it once already when the school was first built and we do not want to go through that again. The constant noise, dirt and dust as well as the shaking and vibrations we could feel in our homes was unbearable. Although there are restrictions when work can begin, it wasn't followed previously and there did not seem to be any oversight from the City of Vaughan.

Thank you for your time and consideration.

Arlene and Michael Gladstone – 36 Rodeo Drive

Shelly Wasserman – 42 Rodeo Drive

