

Subject: Communication For COTW Oct 6
Attachments: bgra statement.docx

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Communication
COUNCIL: Oct 23/19
PH Rpt. No. 31 Item 2


From: Josh Martow <info@beverleyglenra.com>
Sent: Saturday, October 05, 2019 3:34 PM
To: Clerks@vaughan.ca
Subject: Communication For COTW Oct 6

Hi,

I would like to submit the attached statement on behalf of the Beverley Glen Ratepayers' Association with reference to Zoning By-Law Amendment File Z.19.009 Betovan Construction Ltd. Vicinity of Bathurst street and Worth Blvd.

Please confirm when it has been received and added as a communication.

Thank you!

Josh Martow
BGRA President




Committee of the Whole - Monday Oct 7 – Statement from the Beverley Glen
Ratepayers' Association

With respect to agenda item: **Zoning By-Law Amendment File Z.19.009 Betovan
Construction Ltd. Vicinity of Bathurst street and Worth Blvd.**

We have consulted with residents living in the vicinity of this project. They have shared with us their thoughts, concerns and some suggestions. Please see them outlined below:

- 1) More clarity is needed on the height of the buildings. The buildings should not be taller than the homes directly adjacent to them. Townhouses would be preferred to condos.
- 2) Recent projects (such as the Sobey's plaza at Bathurst and 16th) have had a very modern look to them that does not match the neighbourhood. Using stucco (like the townhomes at Bayview and Cummer), or something similar, would be preferred.
- 3) Traffic flow on Worth is already problematic, especially eastbound at rush hour. The plan has only one entrance to the complex (on the North-West side of Worth). There is already an issue in which the line up at the traffic lights heading east on Worth becomes very long at rush hour. It is already difficult to make a left turn out of Sadot onto Worth; the cars existing these complex in the morning will worsen this issue. The same issue will likely exist in reverse in the evening. Possible solutions:
 - a. In the plan there is a driveway behind the complex that comes to a "V" adjacent to Bathurst. Opening this up into an entrance from Bathurst may help, although it will only be useful for cars travelling southbound.
 - b. Building a right turn lane on Worth into the complex on the north side of Worth may help.
 - c. Extending the traffic light time going eastbound in the morning and westbound at night. Drivers travelling north and south often block the intersection. We may need police at this intersection at rush hour handing out tickets for blocking the intersection.
- 4) Large garbage bins are often used for these types of complexes. These make a lot of noise when picked up.
- 5) There is quite a lot of wildlife in the adjacent ravine. The neighbourhood understands that garbage needs to be dealt with properly to avoid attracting raccoons, skunks, deer and coyotes.
- 6) The following assurances would be appreciated:



- a. The building will be able to join the city septic system
 - b. There will be no water pressure issues once construction is complete and the units are occupied
 - c. There will be no electricity and power issues in our area once construction is complete and the units are occupied
 - d. The complex will have proper power generators
 - e. The grading of the complex will ensure that storm waters will not result in flooding of adjacent properties or any other properties on the street
- 7) To ensure that there is enough parking, we ask that 1-2 townhomes be removed from the plan to make room for more parking
- 8) Due to expected problems exiting the complex eastbound, it's likely that cars will exit westbound, turn around on Sadot Court, and then travel eastbound. We would like signs erected at the entrance to Sadot restricting traffic to Sadot during rush hour to local traffic only. We would also appreciate enforcement of these signs.