

Hello, good evening.

I'm Naomi Shacter, and I live at [REDACTED] Highcliffe Drive, and I'm here representing myself as a concerned community resident.

I have many concerns such as:

1. the amenity area is area 797 sq m as opposed to the required 4,460 metres,
2. the skewed parking calculations that don't account for the fact that parking will not be available to visitors during religious observance on shabbat and holidays, a time when many people outside the area drive to the synagogue,
3. the congested street parking as a result of the lack of synagogue parking during above said times and festivities; and
4. the issues of privacy, security and construction disruption (dirt and noise).

But for tonight's purposes I will focus on what I believe will be increased traffic congestion and a disruption to the traffic flow in and around the community, beyond the construction period.

I'd first like to point out that the traffic study submitted in December 2019 looked at road conditions on July 31, of that same year. This was in the middle of summer, before a long weekend, when many people are on vacation, and kids are out of school. That's clearly not a true representation of typical traffic flow, and in fact misleading.

The applicant's traffic study also does not adequately account for the following factors:

1. the change in traffic conditions since the Viva line was finished. This includes roadway changes that have been made, specifically to Flamingo. For example, when making a right hand turn out of Flamingo, onto Bathurst, the structure is so tight now, that you cannot easily make that turn without moving into the far-left lane, which means waiting for that lane to clear before proceeding. The roadway going both ways, has also been reduced to one lane each way and/or become narrower, (with the exception of a left turning lane). This greatly impacts traffic congestion at the intersection leading to a buildup of cars waiting to leave the area, which is only further encumbered by the new traffic system.
2. how autos turning in and out of the building's one-lane driveway will impact traffic flow coming in and out of the community via Flamingo and Bathurst.
3. the increase in persons that will be accessing the component of the site that is deemed institutional for learning purposes (apart from occupants living in the buildings); and

Bathurst is an extremely busy corridor, and the site is just south of two major arteries, HWY 7 and the 407. During peak times, there is an excessive amount of congestion throughout the day. This site, I believe, will add to that. It's important to note, that this building is being presented as an apartment building with 125 rental units, but it is much more than that.

The description on the Planit sites state that floors 1 through 3 will incorporate institutional use. Based on community meetings that I've attended the applicant, although quite vague on the specifics, has referred to a component of the site as a campus implying a learning centre, more so than what there is there now. And what do campuses need... students. And how are these students going to get to and from this site? Will they drive here, be driven here, or take the bus? And what about teachers. Will they be occupants of the building, and if not, how will they be coming to work via the bus or by car. Who knows.

And there's also an expansion of the daycare that which means more children and more comings and goings to the site.

So, the number of people that this site will attract is going to increase. Whether or not that's occupants of the building or others coming to the site, is hard to determine because the applicant has been vague. However, all this together points to more cars on the road, and in the community.

And I can tell you, as a someone that lives on Highcliffe, when things get jammed up at Bathurst and Flamingo, Highcliffe becomes a thru street for people trying to get around the congestion. It wasn't so long ago that I was standing on my own front yard on one of these types of days, and my adult daughter was standing on the City side, and was almost hit by a car that came up on the curb, proceeded on the sidewalk and exited the driveway next door to us. We were both stunned and the driver just fled.

Creating more congestion at Flamingo and Bathurst is going to create more traffic frustration and unsafe driving conditions, and that's not something that is just part of the construction period; this is an ongoing issue.

I'm not a planner, but I have read through the documents as much as I can, and it seems the applicant is using the bare minimum requirements in many instances to get this project built.

I ask that the City wait to make any decision on granting this zoning and master plan change until proper traffic assessments can be done because I truly believe the traffic impact is going to be significant to the members of the community that already live here.