
From: Irwin Greenblatt [REDACTED]
Sent: Tuesday, September 1, 2020 9:33 AM
To: Clerks@vaughan.ca
Subject: [External] Zoning By-law Amendment File: Z.19.040; Official Plan Amendment File: OP.19.06

Dear Sirs/Mesdames

I and my wife, Netta Greenblatt, reside at [REDACTED] Newport Square, Thornhill, Ont [REDACTED].

To be frank, we were shocked when we first received notice of the Application. The requested changes to current zoning are so obviously inconsistent with the character of the neighbourhood, and the reasonable expectation of the residents, that we would have expected it to be immediately and properly rejected by Vaughan planning officials.

To plant a 12 storey multiple-unit building, or even one of a far more moderate height, in a single-family residential neighbourhood, is wholly inconsistent with the rightful expectations not only of long-time residents, such as ourselves, but the later-arrived residents on Highcliffe Drive, and the newest residents on Flamingo.

Respectfully, to permit such a multi-residential structure at that location would be as inappropriate as permitting a manufacturing facility or meat-packing plant to be erected there!

All residents have and are entitled to have an expectation, in an established neighbourhood, that the character of single-family homes will be maintained. Had the Applicant proposed single-family townhomes, for example, that would have been in keeping with the character of the neighbourhood. That would not have led to the high density, and its inevitable accompanying issues, that the Application would entail. We note that single-family townhomes are in fact what the applicant of the former Associated Hebrew School site on Atkinson is

proposing, combined with a new house of worship. Those plans are consistent with the character of the neighbourhood, and the reasonable expectations of the residents of the neighbourhood.

Both the Official Plan and the current zoning have been in place for years, and the community has reasonably and properly come to expect that these would continue to be observed. This is not a case of a vacant lot, in a new subdivision, where the ultimate use of that lot is undetermined and known to be undetermined by those who choose to purchase a home in the neighbourhood.

Aesthetically, it is appalling to have a low-rise suburban community of low-rise, single family homes, suddenly have thrust upon it a large structure of any greater height than the surrounding properties, that will dominate the skyline, sightlines and the neighbourhood generally.

Traffic on Highcliffe Drive, which is currently a quiet, residential street, will dramatically increase, as the proposed residents attempt to avoid Bathurst Street and the lengthy traffic lights on Bathurst Street. Highcliffe Drive has a notoriously tight, 90 degree turn, right near the synagogue, so the residents there can expect more traffic, more congestion and more collisions, possibly involving persons as well as vehicles.

Based upon the number of parking spaces proposed in the Application, it should be anticipated that visitors to the new complex would park in the neighbourhood, thus exacerbating local traffic congestion and parking availability. The neighbourhood streets were designed to accommodate owners of low-density, single family homes, and their visitors, not occupants of and visitors to high-density structures.

The proposed access to the site, off Flamingo, would seem to be too close to Bathurst Street, given the reasonably anticipated increased load of automobile traffic to be expected. Clearly a thorough traffic study, in connection with any development on the site, will be required.

Compare the Application to the planning for the current condominium complex located at 7900 Bathurst Street, and the Daniels/Baif condominium complex planned immediately to the North. While recognizing that these are considerably higher structures than the subject proposal, with larger footprints than the proposed structure, their locations are nowhere near existing residences. Their access is not interfering with access to local residential homes. There is adequate street parking

that does not interfere with local traffic patterns or residents' enjoyment. There are existing physical "buffers" between the existing residences and the existing and proposed developments. That is proper land use planning.

What the Applicant proposes patently is not.

We call upon Staff at the City of Vaughan to oppose this misguided Application.

Please provide this email to Staff and all members of Council and kindly make it available to all proposed attendees at the meeting now re-scheduled for Tuesday, September 22, 2020 at 7:00 p.m.

We also wish to be notified of the decision of Council with respect to this Application.

Yours truly,

Irwin and Netta Greenblatt

Irwin Work: [REDACTED]

Home: [REDACTED]