

To Vaughan City Councilors,

RE: Z.19.040 / OP.19.016

8001 Bathurst St

I had the privilege of speaking on September 22, 2020 at the Committee of the Whole meeting. Unfortunately, I ran out of time and was not able to make all my points opposing this development.

On behalf of Flamingo Ratepayer Association (FRA), I would like to submit this written deputation for council to consider as arguments opposing this development.

**1. Parking and Access to the building** as the front gate is closed on Saturday and Jewish holidays. This leads to increase street parking congestion on Saturdays and Jewish holidays by congregants. What happens when a building is built, and tenants or guests want to go in & out of the building on the Shabbath and Jewish Holidays.

**2. Only One small driveway in & out of that property.** This should be a concern for fire department, emergency access, and traffic.

**3. Traffic study** was conducted in August a few years back – we are requesting a new traffic study to be conducted not during a low traffic season, where many are on vacation. We in the neighborhood would like a traffic study to be conducted after Covid19 pandemic has ended. Beginning from the intersection of Bathurst and Flamingo,

**4. Privacy with respect to trees** line, and backyard coverage for the homes on Trafalgar.

**5. Current Proposal has 2 level underground parking** this is a rental building which usually does not have security. Two levels of parking increases the susceptibility to a motivated attack. Anti-Semitism is on the rise, and this development has many concerned in the community, as the existing building is already quite visible. The synagogue was attacked by an unknown person with a brick just last year. Cameras did not aid with the prevention of this violation. The threats are real. Just look at Pittsburgh, California, Mumbai and Montreal.

**6. Rooftop Structure:** Our concern is that the rooftop structure of the building falls outside the 45 degree angular plane. A reflection that the height of the building is too much. A building more in line with residential heights would be better suited.

**7. Shadowing:** At the Weston Consulting open house, this summer, they presented their shadow study. It was noted that not only are the homes on the South side of Highcliffe DR. going to have more shade, but the home on the South-West corner of Bathurst and Worth will have the shade all day long. Once again indicating that the proposed building height is too high for the space available.

The current application is for a rental building. A meeting with the proponent during the summer month alluded to the notion that a condominium or a hybrid (rental/condo) might become an alternative proposal. In the open house held by Weston Consulting, the Rabbi mentioned that the building is meant to provide greater affordability in the neighborhood. If condominium is the tenure then is affordability really the goal?

It appears that the Rabbi's desire to change the neighborhood in order to meet the needs of the synagogue. However, should it not be that the synagogue meets the needs of the neighborhood. It would appear that there seems to be little consideration for what the community wants.

The ultimate goal for the community and the developer is to work together to find a win-win solution. Our attempts with discussions with the proponent was met with vague responses. There have been many unanswered questions, many alternative hearsay proposals and ultimately what is there intent for the building from top to bottom? A proposal was made by the proponent without much thought to major questions and concerns. How can decisions be made?

The FRA is requesting that we be notified of any further meetings of Committee or Council concerning this application and that we be advised of any formal decisions in writing.

Thank you

Anet Mor,

President, Flamingo Ratepayer Association