

Re: Chabad Lubavitch residential development application at Bathurst/Flamingo

September 18th, 2020

Dear City of Vaughan Council,

Local residents both east and west of Bathurst Street are concerned about the potential increase of vehicular traffic brought on by additional residents who presumably would also own multiple private cars like existing single family home residents to go about their daily lives. To address these concerns, I suggest no more than 63 parking spaces for the 125 residential units including visitor parking. This will ensure parking will be expensive enough to significantly discourage private car ownership. The marketers of the applicant property whether targeting renters or owners as tenants must signal these expectations to the public to ensure new residents live car-free lifestyle if they wish to move to Thornhill-Vaughan. Parking garages do not address this issue and worst of all create an urban blight if above ground and could cause major storm water management issues if below grade level. Furthermore, parking garages sustain a car dependent culture that will continue to use private vehicles as their main or only source of commuting regardless of the direct costs to car owners or external costs to the environment and quality of life and enjoyment of properties by existing residents.

To encourage transit use as well as arranging of satellite parking coupled with shuttle buses on applicant's lands I suggest City of Vaughan by-law officers ticket illegally parked vehicles with extra attention during major events to ensure local side and interior streets are kept clear and safe for pedestrians, cyclists and transit users.

Hiten N. Patel

Thornhill Woods Drive, City of Vaughan, Ontario