

Subject:

FW: Zoning By-law Amendment Application Z.14.008 & Draft Plan of Cond Whole (Public Hearing) | June 17th, 2014

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Council	June 24/14

From: comesse@rogers.com [<mailto:comesse@rogers.com>]

Sent: Sunday, June 22, 2014 11:58 PM

To: Clerks@vaughan.ca

Cc: Dyer Russell; Maurine Dyer

Subject: Re: Zoning By-law Amendment Application Z.14.008 & Draft Plan of Condominium 19CDM-14V003 | Committee Of The Whole (Public Hearing) | June 17th, 2014

I was unable to attend the June 17th meeting at Vaughan City Hall, so I am providing my written commentary and opinions on the proposal by Silverpoint Peninsula Inc. to construct 12 condominium housing units between in an area between Lady Fenyrose Ponds and the Maple Nature Reserve.

I have serious objections to this proposed development. Here's why:

1. I expect to see a decline in the market value of my 4,000 square foot house if the City of Vaughan approves the construction of the smaller condominium units described in the Silverpoint Peninsula proposal. My house and the other homes in the vicinity are on 50 to 60 foot-wide lots. The Silverpoint Peninsula development proposes much smaller lots that are inconsistent with the adjacent homes on Janessa Court and Lady Fenyrose Avenue.

2. The Silverpoint Peninsula's draft Plan of Condominium is a badly placed in the tiny sliver of land adjacent to the Maple Nature Reserve on one side and the Lady Fenyrose Ponds on the other side. The strip of land is so tiny, there is insufficient space for garbage trucks, snow plows or fire services vehicles to service the area. I'm not sure what the City officials were thinking when they allowed this area to be zoned residential. At best - one would expect to see very wide lots- possibly holding four or five freehold homes - NOT the absurd number of twelve (12) condo units.

3. Today, I can see the trees in the Maple Nature Reserve from my back yard. But the plan proposes that all I will see are a cluster of ugly condo units - which are just four (4) feet apart from each other. Four feet is insufficient space for the placement of an air conditioning unit. So I guess these air condition units will have to be placed at the back of each house. But then again, each of the proposed lots is only 90 feet deep. This does not give enough space between the back of the house and the property line. So instead of a beautiful view of the greenbelt, all I'll be seeing is an atrocious cluster of what would appear to be townhouses. 'Not a pretty sight indeed. Had I known what was contemplated for this area- I probably would not have paid the lot premium for my present residence at 186 Lady Fenyrose Avenue. I feel I was robbed by the builder of my home.

4. Woodrose Park is across the street- directly opposite my house so I have to deal put up with lots of visitor cars parked in front of my house. If the City approves an additional 12 homes behind my lot (with just a handful of designated visitor parking spaces) I can expect to see many more visitor cars parked on Janessa Court and on Lady Fenyrose Avenue as well! This is atrocious urban planning, from my perspective.

I'm told that my other neighbours voiced their disapproval of the contents of this builder's proposed development. The draft plan for these condo units allows for insufficient space for driveways and

setbacks as required by existing houses in the surrounding area. Rather than spoil the neighbourhood, I strongly suggest that the City of Vaughan address the concerns and demands of its tax paying residents and **reject this proposal** in its present form.

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