

Bellisario, Adelina

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

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Item #	4
Report No.	32 (PH)
Council - June 24/14	

**From:** Ric Rapacchietta [mailto:ric@cpipromotions.com]

**Sent:** Monday, June 23, 2014 12:00 PM

**To:** Clerks@vaughan.ca

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

Dear City of Vaughan Clerks,

I, Riccardo Rapacchietta, attended the June 17<sup>th</sup> meeting at Vaughan City Hall. I am providing my written comments and opinions on the proposal by Silverpoint Peninsula Inc. to build 12 condominium housing units amid an area between Lady Fenyrose Ponds and the Maple Nature Reserve.

Below are my grave objections to this proposed development:

- 1) The increase traffic on the tranquil Janessia Court will become unsafe for children because of additional service trucks and new home owner's vehicles.
- 2) I expect to see a decline in the market value of my 4,500 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, Lady Fenyrose Avenue and neighbouring streets.
- 3) The Silverpoint Peninsula's draft Plan of Condominium is 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, snowplows or fire services vehicles to service the area.
- 4) Today, I can see the trees in the Maple Nature Reserve from my front windows. But the plan proposes that all I will see are a bunch of unsightly, misplaced, condo units which are just four feet apart from each other. Four feet of space is not conducive in this area where homes have double to quadruple the amount of space. Also, any home equipment, such as air conditioning would not fit and be forced to be placed at the back of each house. Right now in my morning runs I hear birds. I'm sure with all the added air conditioning units the sounds of nature will be drown out. So, instead of a scenic view of the greenbelt and the beautiful sounds of nature, all I'll be seeing is an atrocious cluster of what would appear to be townhouses and the sounds of air conditioners. Had I known what was intended for this area I absolutely would not have paid the lot premium for my present residence at 54 Janessa Court. I feel I was deceived by the builder of my home.
- 5) Janessa Court has 19 homes; the parking is already overflowing on holidays and family's personal celebrations. The added visitor's cars from the proposal 12 condominiums will make it impossible to park, let alone dangerous for all of the Janessa Court residents.

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.

Regards,

Riccardo Rapacchietta  
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