

From: Gianni Creta <gianni@cretafamily.com>
Sent: Monday, June 23, 2014 1:42 PM
To: Clerks@vaughan.ca
Subject: Fwd: Zoning By-law Amendment Application (Z.14.009) and Draft Plan of Condominium
Attachments: Letter to City re draft plan of condominium application June 23 2014.pdf

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

----- Forwarded message -----

From: Gianni Creta <gianni@cretafamily.com>
Date: Mon, Jun 23, 2014 at 1:34 PM
Subject: Zoning By-law Amendment Application (Z.14.009) and Draft Plan of Condominium (19CDM-14V003)
To: "Antoine, Mark" <mark.antoine@vaughan.ca>, developmentplanning@vaughan.ca, john.mackenzie@vaughan.ca, Sandra Yeung Racco <Cindy.Furfaro@vaughan.ca>, sandra.racco@vaughan.ca
Cc: Gianni Creta <gianni@cretafamily.com>

To all,

Please find attached a letter outlining my comments and concerns regarding the proposed development under applications:

- Zoning By-law Amendment Application (Z.14.009) and;
- Draft Plan of Condominium (19CDM-14V003)

As outlined in the letter, I am opposed to the planned development and would ask that Council and staff non approve the planned development.

I would also like to be copied on and provided with any information on these files moving forward.

Regards,

Gianni and Carmela Creta
180 Lady Fenytrose Ave
905-553-8499

Gianni and Carmela Creta
180 Lady Fenyrose Ave
Maple, ON L6A 0C9
June 23, 2014

City of Vaughan Councilors, Committee Members
And Planning Department
2141 Major Mackenzie Drive West
Vaughan, Ontario
L6A 1W8

Re: Zoning By-Law Amendment Application Z.14.009,
Draft Plan of Condominium Application 19CDM-14V003

Dear Councilors, Committee Members, and Planning Department:

My name is Gianni Creta, and I, along with my wife and two children live at 180 Lady Fenyrose Ave. in Upper Thornhill Estates in Vaughan. We purchased our home in 2009 and moved into the community in 2010. We spent much time looking at areas in which to move and ultimately made a decision on the current location due to various reasons, one of which being the ability for our home to back on to a beautiful ravine boasting greenery and many forms of wildlife. It was with great surprise and disappointment when we recently received a notice in the mail advising of a plan to build 12 detached homes in a small pocket of land just off of Janessa Court.

I was in attendance at the public meeting held on Tuesday June 17 at 7:00pm at Vaughan City Hall, and although I did not provide my comments to the committee at the time, I was there to support my fellow neighbors in voicing our concerns of the planned development. I did fill in a form indicating that I was present and would provide comments in writing, thus the purpose of my note.

As with the other homeowners in my neighborhood, I strongly oppose to the planned development that is being presented to council in the above noted files. My reasons for the opposition are as follows:

1. When I purchased my home in 2009, I spent time looking at the community and the surrounding area. I purchased my home from Goldpark and was well informed from the sales office of the plans for the area including a park in the open space to the east of my home, a planned bus route along the Lady Fenyrose, location of utilities, and planned home developments in the area. In reading my agreement with the builder, which I can provide to you if needed, it does state these items as the agreement is very detailed and I assume must meet requirements of disclosure set by the city. There are the following clauses in my agreement that I would like to point out:

- a. "Purchasers and / or tenants are advised that the following roads Torvista Lane, Midvale Heights Lane, Vanda Drive, Allison Ann Way and Ferretti Street ending in a dead end or cul-de-sac may be extended in the future to facilitate development of adjacent lands without further notice." **There is no mention of Janessa Court in this clause or anywhere else in the agreement.**
- b. "Purchasers and/or tenants are advised that Lady Jessica Drive ending in a dead end or cul-de-sac may be extended in the future to facilitate development of adjacent lands without further notice." **There is no mention of Janessa Court in this clause or anywhere else in the agreement.**

As a result of this, the requirement to disclose relevant information at the time of sales was not provided.

2. After receiving the Notice of Completion indicating the proposed development, I downloaded a copy of the zoning plan for our sub-division (Key Map 2E) from the City of Vaughan website. The proposed land is zoned as RVM2(H). The designation of RVM2 is the only one in the subdivision and further there are no RVM zones at all within our sub-division. As such, the zoning of RVM2 in our community does not coincide and is not in concert with the zones of the sub-division as a whole. And if there was a hold on this zone, what were the reasons for the hold as I assume there were concerns about the planned zoning from the beginning.
3. The logistical location and proposed plan is simply unacceptable. The plan to build a small roadway in between two homes on Janessa Court, leading to a parcel of land that is abutted by conservation on all sides just does not make sense. The width of the roadway is not wide enough to accommodate two vehicles, it ends at a cul-de-sac with 5 parking spaces and not enough room for large vehicles to turn around (including emergency vehicles), and will pose a significant danger for residents wishing to walk through the Maple reserve, not to mention the residents and children on Janessa Court. The proposed laneway does not offer sufficient parking for visitors (5 parking spaces for 12 homes), which will create overflow parking onto Janessa Court and Lady Fenyrose. Lady Fenyrose is already a street that is dangerous for children. Motorists speed up on this street (I have brought up concerns before to the city) and many cars now park along the street parking as a result of the new park being opened. With many children playing in the area, additional cars parking on the street will create a hazard for children as they need to walk in between cars to cross roads. How could anyone live with themselves if a serious accident occurs and could have been prevented?
4. The construction of homes in the surrounding area and the storm pond has been complete for some time now. This has allowed wildlife to settle and make this

their home. I often see deer, rabbits, ducks, geese, and other birds in the green space behind our home. Starting construction again will destroy and disturb the home of much of this wildlife. Further there is a pathway that extends from Lady Fenyrose to the Maple Reserve, crossing the proposed laneway to the land in question. Having heavy machinery and construction vehicles in this area will pose a risk as residents use this pathway as a walkway (which it was meant to be).

5. The planned development of 12 detached homes on this parcel of land does not coincide with the homes already developed. Lot sizes appear to be 40'x 90' where all lots in the adjacent area are 50 to 60 ft wide and 100+ foot deep (many over 150 ft deep). Homes are on average 4000+ sq ft and there is sufficient land to accommodate landscaping and other structures creating a well maintained community. "Squeezing" twelve homes in this small area is not in concert with our community.
6. Looking at the planned development, the rear lot line of the homes adjacent to the Maple Nature Reserve (on the west side) seem to abut the reserve without any setback. However, looking at the homes on Janessa to the north of the planned development, these homes have a clearly defined setback to the Maple Reserve. Looking even more closely at the zoning plan, it appears as though the proposed land is encroaching on Block 89 which is designated as OS5 (Open Space Environmental Protection Zone). How is this being allowed and the need to impose the same setback will result in an even smaller parcel of land to build on.

There have been further arguments from our neighbors, which we have been a party to and agree with. We have signed the petition submitted by Limor Benmor-Mizrahi, who has taken the lead for the homeowners and voiced our concerns both in writing and via a presentation to Council on June 17.

We would ask all those at the City of Vaughan who are reviewing the planned development to seriously consider all the arguments set forth, the fact that we as a community are not in agreement with the proposed development, and reject the proposed development in its current form. I would go one step further and question how this land was approved for residential zoning from the beginning and seriously consider the long term impacts if any development is allowed to proceed.

I would be glad to meet with anyone to discuss this in more detail as needed.

Best regards,

Gianni and Carmela Creta