

Subject:

FW: Gate Hollow Estates (Royal Park Homes) - Islington/Napa Valley- File Numbers :
OP.16.010 & Z.16.039

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COMMUNICATION

CW (PH) - February 7/2017

ITEM - 3

From: MERCURI, SAM [REDACTED]

Sent: Friday, January 20, 2017 1:08 PM

To: Carella, Tony; Clerks@vaughan.ca

Cc: carryingplacatepayers@rogers.com

Subject: Gate Hollow Estates (Royal Park Homes) - Islington/Napa Valley- File Numbers : OP.16.010 & Z.16.039

To whom it may concern,

My name is Sam Mercuri and I am a resident of [REDACTED] Humber Forest Court. I have lived at this address for almost 15 years and in Vaughan for over 31 years.

I am reaching to you in regards to the above application and would like to go on record to state that I am strongly against such application.

There are number of concerns that I have:

- Potential traffic nightmare (have proper traffic studies been done ???)
- Project is not consistent with the existing Single Family Dwellings adjacent to the Subject Property.
- Future Home Values to the Existing Neighbourhood

It is last point (Future Home Values) that is of most concern to me. Not only am I resident of Vaughan, I have also been a Real Estate Broker in the Community for over 28 years. Therefore, I am qualified to make the following statement : **Our Home Values will severely be affected if these two apartment buildings will be allowed to be constructed.**

I challenge anyone to prove otherwise.

Should you wish to discuss this matter further.....feel free to contact me at 416.804.2274

sam

SAM V MERCURI

Broker

ROYAL LEPAGE MAXIMUM REALTY CORP.

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