

Carella, Tony

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Communication
cw: <u>June 18/13</u>
Item: <u>6</u>

From: Carella, Tony
Sent: Tuesday, June 18, 2013 10:54 AM
To: 'Grassa, Sal'
Subject: RE: RE: Simmons Street File DA.12.049 Brent and Lois Pebbles

[Handwritten signature]

Mr Grassa, to ensure that your comments are part of the public record, I am copying the Clerk's Office, and furnishing him in person with a copy of these emails

Tony Carella, FRSA
Councillor -- Ward 2
City of Vaughan
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
(905) 832-8585 ext. 8386

Because we have corresponded, your email address will be added to the list of those who receive my occasional e-newsletter

 Please consider the environment before printing this email.

From: Grassa, Sal [mailto:sal.grassa@chase.com]
Sent: Tuesday, June 18, 2013 10:52 AM
To: Carella, Tony
Subject: FW: RE: Simmons Street File DA.12.049 Brent and Lois Pebbles

Good morning Mr. Carella,

I'm writing to you today to express my concerns with regards to the proposed conversion of the existing residential dwelling on Simmons Street to a place of worship.

I'm currently developing a property along side with Anna and Orlando Silvestri at 70 Simmons Street and have selected this site in particular because of the very quite nature of the hamlet in which it resides. Simmons Street is not a through street and thus sees very little vehicular traffic making it a very private residential area.

While consulting with the City of Vaughan to gain the proper (and very strict) consents for the 70 Simmons development it was clear that Simmons Street would remain very much a single home residential hamlet, clearly this is not the intent for the proposed.

Here are my concerns with this proposal:

Traffic Risks and Concerns

- Simmons Street is not a through street and without sidewalks. There are a many children in the small neighborhood who play/ride their bikes on Simmons street. It's a tight community and everyone who lives in the area looks out for each-other and knows to slow down at the top of the hill and so on. A sign for "watch for children" just won't cut it. Point being there is very little traffic and fairly safe as it is. I don't think anyone would welcome incremental vehicular traffic posing risk. We all have fresh in our minds the tragedy where the little girl was killed in an area where there were no sidewalks available for her to walk home on.

I myself have three young children and very concerned with incremental traffic that this would drive. We see 17 parking spots to be made available which could potentially increase dramatically during major religious events. I don't know what religion the applicants are but we all see the huge spike in traffic and parking during Christmas, Easter and so on at our community churches today. I would find it very difficult to believe that the 17 spots could be effectively policed and thus many more vehicles could potentially be parked on Simmons street

in the court itself. This causes congestion and incremental risk for emergency vehicles to be able to pass through un hindered.

Parking may become a Challenge

- Multiple parking spots in a residential area also poses a concern. I can tell you that no one and I mean no one would like to see a used car parking lot next to where they live. This may sound selfish but don't think if this was your next door neighbor proposing the same that you would be personally content. I suggest you ask your fellow council members if this was your next door neighbor would you like it. While there may be varying responses the real answer is 'no'. It would be naive to think that a place of worship would not drive incremental traffic and parking on Simmons street without ramifications.
- I've invested in this neighborhood because of the types of current developments in the area. We are currently at the permit phase and have personally paid over \$500,000 to develop the lands found at 70 Simmons Street and have yet to build a home there. While these folks aren't 'biker gang members' it does retract from the neighborhood. I would strongly oppose this type of proposal as it does not fit into the plan for the community.
- In developing these lands we have been subject to noise and vibration studies, ground water studies, environmental studies to ensure that what we have proposed was suitable for the environment and did not encroach on neighbors property with excess water etc. and rightfully so. I would expect that the same rigor be placed on this proposal to ensure the same. The existing septic tank is designed for a single family home and with high water tables in this area I would suspect that an increased volume of visitors would stress the system in place. While I'm not an engineer I have been working with many over the last few years to see that our proposal was approved by the City of Vaughan. Would this proposal be subject to any studies stress tests and or reviews?

Assessments:

Further, I would strongly review the current tax assessments and would gladly spearhead a municipal tax review for Simmons street residents if this proposal were approved. This clearly retracts from the value of the residents and would ensure that a formal *Tax Rate Payers Association* be put in place to ensure that this type of development in this residential area be reviewed in detail prior to making any decisions.

I trust that you and the counsel consider the safety, noise and environmental concerns seriously prior to making any decisions.

If you wish to speak with me directly you can call me at 647-622-1943.

Regards a concerned resident,

Salvatore Grassa

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