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COMMUNICATION	
CW(PH)	SEPT 4/12
ITEM -	4

**From:** Serge Bykov [mailto:ddt101@yahoo.com]  
**Sent:** Tuesday, September 04, 2012 12:32 PM  
**To:** Racco, Sandra  
**Cc:** Furfaro, Cindy  
**Subject:** Re: Seeking Your Input at Tonight's Public Hearing!

Hi Sandra.

Thanks for forwarding the info. I will try to make it, but in case I cannot I'm forwarding my comments in this email.

I looked at some of the concerns forwarded by the 5 individuals living close to the area I do NOT support their views.

First off, the residents of Richmond Hill that are on the other side of Bathurst should not have full input into the matter as it is not their municipality. The reason being is that they do not contribute to the tax base of the City of Vaughan and thus have nothing to gain from extra residents contributing to the tax base. I pay over \$500 every month and watch it go up every year without receiving any extra services or even getting \$500 worth of services, thus I would like extra residents to dilute the tax base. Not to mention the developer fees that will be put in the city's account that should contribute to new schools and infrastructure in the area.

Moreover, extra density is good for surrounding businesses in the area as they will see more customers. And it is a very convenient development for the potential residents of the condos, especially elderly as they will have everything they may need right on the plaza without needing to drive. So the comment about extra traffic is a short sighted argument as unlike the residents of the houses that are FORCED (and let's not pretend that this is not true) to drive to any errand they have to run due to the structure of the city, the people living right on the plaza will always walk, thus reducing the traffic. In fact, I recommended these condos to my mother who is downsizing her Mississauga 60's lot to a condo as having a condo on such a big and complete plaza is uber-convenient.

The comment about privacy is also absurd, as our backyards are so shallow (110x45 lots) and the houses are so high now with 10'9" foot ceilings on each floor, that our backyards left their privacy in the 60's where all houses were bungalows and you couldn't see the neighbours house from your backyard. The 6' excuse of fence is in a way useless as a lot of the area where we live is on grade, thus completely eliminating backyard privacy. In fact I call for the 6' fence by-law to be abolished in favour of at least 7' if not higher - to cover off at least the line of sight from the neighbours first floor windows! I was cutting my lawn yesterday and could clearly have face-to-face contact with my backyard neighbour who was barbecuing - what kind of privacy is that?

The comment that it is not compatible is ridiculous as all we have is bunch of static ugly box houses (called houses) and box plazas sprawling the area and few nice building with nice grounds will only add to the urban feel of the city. The condos at Jane/Rutherford look great. The development will NOT negatively impact the quality of life. I think it will improve the quality of life as more businesses come to higher density areas that can support them. Thus reversing the comment that the area does not have amenities. Amenities come to areas that can support them, not the other way around. No one opens a business in the middle of the forest hoping for residents to come, it's the other way around.

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CLERK'S DEPT

15 storeys is NOT too high. 35 storeys' maybe too high, but 15 is nothing!

Please allow the developer to build, and use the developer fees towards improving the transportation infrastructure of the area - multi storey parking at Rutherford go is way overdue!!! That over/under pass for the rail tracks is a great idea. Maybe an extra wing to a high school in the area?

Just to ensure that I'm not being viewed as a hypocrite, I live on Warbler Ave and can't wait for the Carville District centre project to be completed - preferably with some residential buildings. As I personally would love to walk to my errands and currently can't.  
I hope this notes makes it to your attention.

Regards,  
Serge Bykov