

Subject:

Nashville Barons Developments; File Numbers: Z17.024 & 19T-17V008

From: marco dieselman [REDACTED]**Sent:** Tuesday, November 7, 2017 1:25 PM**To:** DevelopmentPlanning@vaughan.ca**Cc:** Clerks@vaughan.ca; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Sheffman, Alan<Alan.Sheffman@vaughan.ca>; McEwan, Barbara <Barbara.McEwan@vaughan.ca>; Rosati, Gino<Gino.Rosati@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>;DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Singh,Sunder <Sunder.Singh@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Jeffers, Judy<Judy.Jeffers@vaughan.ca>; Rock Electric Inc Rocco (Whisperlane) <rocco@rockelectric.ca>**Subject:** Nashville Barons Developments; File Numbers: Z17.024 & 19T-17V008**PUBLIC HEARING C9**
COMMUNICATION**Date:** Nov 7/17 **ITEM NO.** 5

I am the owner of a newly created lot at [REDACTED] Whisper Lane. The lot was created through a Consent Application in Feb 2015, with a Minor Variance approved in Feb 2015, allowing a minimum lot frontage of 18m and minimum lot area of 1400 sq.m. At that time also Lots 68 and 76 were created from a 1.2 ac parcel of land. The three new lots, that were created are in keeping with the existing Whisper Lane community. At that time there was the opportunity to propose 6 or 7 lots on the 1.2 ac lot, however they would not have been compatible with the adjacent existing homes.

I am therefore requesting that the new proposed development to also have lots of 18m frontages and areas of 1400 sq.m., which matches the zoning in the Whisper Lane community. In that manner similar houses would be constructed as exist in the Whisper Lane community rather than the townhouses being currently proposed. My concern is that the proposed new development with the proposed smaller lots and townhouses would definitely impact the property values on Whisper Lane.

Also I object to the opening of Whisper Lane. We had been advised by C.P. that the land was not for sale, as there would have been a potential opportunity to create an additional lot, as part of the 1.2 ac parcel, by utilizing the C.P. lands and part of lot 76, while Whisper Lane still remaining as a cul-de-sac. Subsequently we were informed that the C.P. lands were sold, despite C.P. having advised us the lands were not for sale and now as a result the development proposal Whisper Lane is to be opened up. The new development should be solely responsible to satisfy the City of Vaughan access requirements, rather than relying on the opening of Whisper Lane and impacting the existing residents and community.

I also did not receive notification of this proposal from the City of Vaughan nor were the notification signs installed in the required time period, in accordance to the Planning Act, The notification signs were not installed until Oct 30th, whereas the signs state that they were installed on Oct 20th, which was not the case. Therefore insufficient time has been provided for the residents of Whisper Lane and the other adjacent landowners to be informed of the development proposal and submit their comments.

Regards,

Carlo Baldassarra

Please respond with an email when received.