

C 9	
COMMUNICATION	
CW (PH) -	JAN 15/13
ITEM -	2

From: Karen Malabre [mailto:malabre@gmail.com]

Sent: Tuesday, January 15, 2013 11:56 AM

To: Iafrate, Marilyn

Cc: Tarantini, Maria; Caputo, Mary

Subject: OFFICIAL PLAN AMENDMENT FILE OP.11.009 ZONING BY-LAW AMENDMENT FILE Z.11.034
1850220 ONTARIO INC. WARD 1 – VICINITY OF TESTON ROAD AND DUFFERIN STREET

Dear Councilor Iafrate,

RE: OFFICIAL PLAN AMENDMENT FILE OP.11.009 ZONING BY-LAW AMENDMENT FILE Z.11.034 1850220
ONTARIO INC. WARD 1 – VICINITY OF TESTON ROAD AND DUFFERIN STREET

We have reviewed the applications and have the following comments and concerns:

1. This amendment is not compatible with its surrounding neighbourhoods.
2. These higher density forms of development will negatively affect our quality of life by:
 - a. looming over the existing homes at the south end of Germana as the proposed townhouses are tall and the site is at the top of an incline;
 - b. creating traffic chaos on Dufferin Street where there is a proposed inlet to the new development; and
 - c. decreasing the value of our Single Executive style homes.
3. Our public elementary school, Herbert H Carnegie is already closed to new students in Grades 1-8. Any children living in this new development who are in those grades would need to be bussed to an out of area school.
4. The proposed 8 visitor parking spots will not be adequate for the 32 units since parallel parking in the present plan is limited to non-existent.

In summary, we oppose these applications, however, would support a more suitable development that respects the above noted concerns.

Sincerely,

Ed and Karen Malabre

Mackenzie Ridge