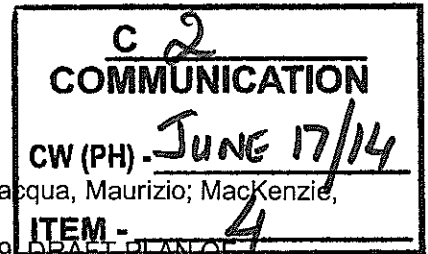


**From:** Limor Benmor-Mizrahi [mailto:benmormizrahi@gmail.com]

**Sent:** Wednesday, June 11, 2014 1:58 PM

**To:** Racco, Sandra; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca); Di Biase, Michael; Bevilacqua, Maurizio; MacKenzie, John; Antoine, Mark

**Subject:** PETITION TO ZONING BY LAW AMENDMENT APPLICATION Z.14.009, DRAFT PLAN OF CONDOMINIUM APPLICATION 19CDM-14V003



Dear Hon. Mayor, Councillors and Committee members,

Please find attached a formal petition to the the above mentioned applications in response to a letter sent to me and my fellow neighbours re a notice of a public meeting on June 17th.

This is of the utmost urgency to us as we are simply astonished that such an absurd plan is even brought forth to the committee.

We urge you to kindly review the proposed plan and the implications it would have on our neighbourhood and respond accordingly.

We intend on attending the meeting on June 17th but would greatly appreciate your support in this matter.

Please contact me if you have any questions.

Respectfully,

Limor Benmor-Mizrahi

146 Lady Fenytrose Ave  
Maple, ON L6A 0E1  
Tel. 416-414-7349

DATE: JUNE 9 2014

TO: COUNCILOR, PLANNING DEPARTMENT/COMMISSIONER AND COMMITTEE MEMBERS

RE: ZONING BY-LAW AMENDMENT APPLICATION Z.14.009,  
DRAFT PLAN OF CONDOMINIUM APPLICATION 19CDM-14V003

Dear Councilor, Committee Members and Planning Department,

We are the residents of Upper Thornhill Estates and live within approximately 200 metre radius of Block 1157 zoned RVM2(H), and hereby petition the City of Vaughan Planning Committee to refuse both the proposed application to facilitate 12 lots for single family detached dwellings (Z.14.009), in addition to a Common Elements draft plan of Condominium application (19CDM-14V003).

The following outlines our concerns and reasons for the petition:

1. **The Draft Plan of Condominium** servicing 12 lots is a concern. The Common Elements servicing the 12 units include a common road and 5 visitor parking spaces with little room for landscaping. The proposed private condominium street will need to terminate with a sufficient turnaround radius to ensure that waste management, fire trucks and snow plowing vehicles are not required to back-up within the development. Moreover, the location of the 5 proposed visitor parking spaces are topographically positioned high above, and directly in front of, the rear elevations of the houses on LADY FENYROSE AVENUE – completely unacceptable after dark and the creation of light pollution in the area. In addition, a Common Element road is virtually non-existent in low-rise residential areas where 100% of the homes are serviced from the municipality, and is of special concern when servicing only 12 units. Furthermore, the entrance via JANESEA COURT to these units is long and cumbersome and is void of any “good” planning design. The proposed road is unsafe and is not conducive to servicing of any kind. This entrance should be designated as an entrance to the MAPLE NATURE RESERVE and LADY FENYROSE POND alone.
2. **The visual and topographical makeup of the community** is of great concern. Although the current RVM2(H) zone allows for 13 units, sufficient consideration was not given to the proper allocation of driveways and setbacks which have lead to a proposed design of 12 small lots in comparison to the larger minimum of 50’ wide lots in the neighbouring vicinity. If one was to take an example of any of the courts/cul-de-sacs in the area, a maximum number of 9 units exist, with a minimum of 50’ wide lots with no encroachment unto any nearby open spaces or decreased setbacks. The proposed 12 units with variances for a decrease in interior side yard setbacks from 1.2 metres to 0.6 metres and encroachments of decks to the adjacent open spaces and natural reserves of only 2.5 metres, results in homes of much less value than the existing surrounding homes. The intentional clustering of the proposed houses would clearly change the visual and topographical makeup of the neighbourhood, which will result in a decrease in the value of the adjacent properties. It goes without saying

that the proposed common elements road results in an additional de-valuation of the homes on JANESEA COURT.

It should be noted, that many purchasers of homes in the area were not even notified at the time of purchase, that any homes were designated to be in the area beyond LADY FENYROSE POND, and that the lands beyond it were part of the MAPLE NATURE RESERVE only. This includes homes along LADY FENYROSE who back unto the pond and whose existing views are unobstructed and include only trees, water, wildlife and the sunset. The proposed houses are at a higher elevation than the surrounding pond and homes and will destroy any views that the owners on LADY FENYROSE currently enjoy.

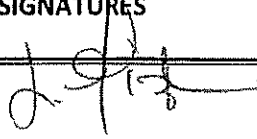
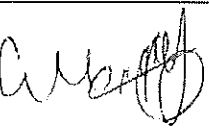

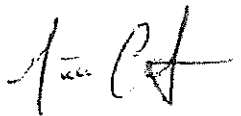
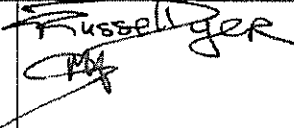

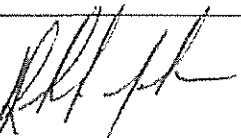




3. **The increase in traffic** during morning and afternoon rush hour periods on JANESEA COURT with the addition of 12 units from this proposed development is both dangerous and unacceptable to this quiet court. In addition, with the limited amount of parking spaces available to the 12 proposed units, there will inevitably be overflow of vehicular parking along the road leading to the proposed development as well as to JANESEA COURT, resulting in unacceptable congestion and public safety issues to the residences on JANESEA COURT.
4. **The impact of light pollution on the night sky and noise** in the area is of great concern. The existing quality of life will be affected by the increase in noise and light pollution created by the inappropriate location of a cluster of homes in a currently quiet forested area. The existing pond and nature reserve are full of wildlife and countless flora and fauna. The proposed cluster of homes situated in the middle between LADY FENYROSE POND and the MAPLE NATURE RESERVE will seriously impact the night sky and cause irreplaceable damage to the environment and wildlife in the area.

Given all of the above concerns and issues and the extent of the impact to our community, the residents of Upper Thornhill Estates, signed below, request a restudy of the proposal in question and its implications. Furthermore, we request that the holding symbol (H), not be lifted from the ZONING designation RVM2 (H) until a site plan and condominium plan is brought forth that is more in keeping with the community's character and makeup. As part of this planning process, we request that a designated member of our community, **Mrs. Limor Benmor-Mizrahi**, a senior architect and planner, be given the opportunity to represent our views and participate in the review of any revised proposal brought forth.


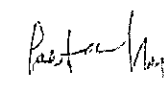
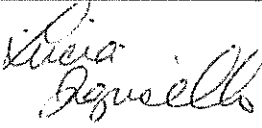

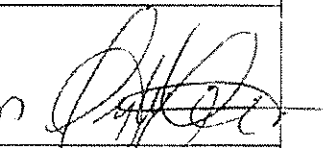
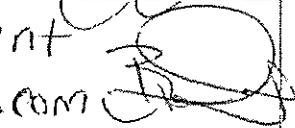
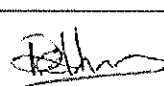
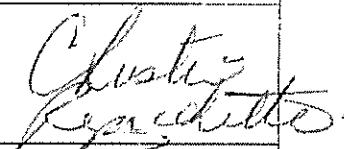

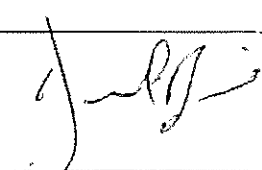
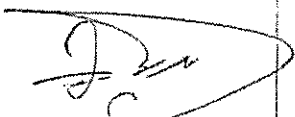
We thank you for your cooperation.

Please find our signed petition below:

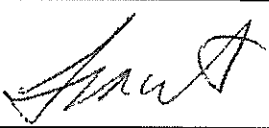

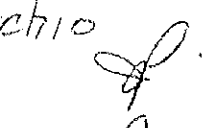
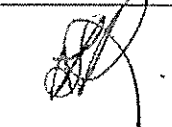

PETITION TO PROPOSAL TO APPLICATION Z.14.009 AND APPLICATION 19CDM-14V003

NAME	ADDRESS	PHONE	EMAIL	SIGNATURES
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Rakesh Vijay Mihir Vijay	172 Lady Fenyrose Ave.	289-955 3442	rkvijay2@yahoo.com	
GIANNI & CARMELA CRETA	180 LADY FENYROSE	905-553-8499	gianni@cretafamily.com	
RUSSELL + MAURINE DYER	186 LADY FENYROSE AVENUE	905-303-9037	RUSSELL.DYER@RBC.COM	
Amega Pooja Prabhu	1 JANESSA COURT	905-417-9510	aprabhu1@gmail.com pbdhume@gmail.com	
RIKK <del>LISS</del> SOLOMON	7 JANESSA CRT	905-585-0680	eric.solomon@rogers.com	
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RAJ BARBER	58 JANESSA CRT	416-271-9096	RAJ.BARBER@MCOOL.COM	
John Frangella	19 JANESSA CRT	416-587-2329	john@PROTO3000.COM	

PETITION TO PROPOSAL TO APPLICATION Z.14.009 AND APPLICATION 19CDM-14V003

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BORIS PUTMAN <del>SPR</del>	47 JANESSA CRT	905-553-1290	B.Putman@ Rogers com	
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WAJIDA ATTA	58 JANESSA CRT	905-553 23-93	WAJIDA wajida.atta@ hot mail.com	
Dan & Teresa Borani	190 Lady Fenyrose Ave.	905-832 8361	teresa.borania@ rogers.com	
Bijan Yarkhani	8 Janessa Court	905- 553-9211	Bijan Yarkhani @Yahoo.com	

PETITION TO PROPOSAL TO APPLICATION Z.14.009 AND APPLICATION 19CDM-14V003

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JEANNIE POLICICCHIO	59 JANESEA CRT	905- 885-1814	jeanniepol-cicchio @gmail.com	
SABRIWA RamKisson	16 Janessa CRT	905- 832-0184	SramKisson Cundrain.com	
SUE BERGER	158 Lady Fenynose Ave	905- 303- 6263	SusanBerger@ rogers.com	
Irving Berger	158 Lady Fenynose Ave	905 303 6263		