

**From:** Kin Babber [mailto:kbabber@gmail.com]

**Sent:** Thursday, June 12, 2014 11:23 AM

**To:** [planningdepartment@vaughan.ca](mailto:planningdepartment@vaughan.ca); Antoine, Mark

**Subject:** JANESEA COURT RESIDENT - CONCERN WITH TOWNHOME DEVELOPMENT

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COMMUNICATION
CW (PH) - JUNE 17/14
ITEM - 4

Good morning Mark,

My husband and I own a property at 58 Janessa Court, Maple, ON (Rajesh & Kulvinder Babber).

We are extremely concerned about the development of townhomes off Janessa Court.

We are in the process of selling our home and we've had significant negative feedback regarding the development and we believe it will have a detrimental effect on potential sales for the street and area in general.

I'm attaching a letter from my real estate agent which highlights feedback he has received from potential buyers pertaining to the proposed development.

I look forward to your feedback.

Regards,

Kin Babber

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Kulvinder K. Babber

58 Janessa Court

Maple, ON

L6A 0C8

416-527-2821

Rakesh Babber  
Cityscape Real Estate Ltd., Brokerage  
25 Watline Ave,  
Mississauga, ON L4Z 2Z1  
June 12, 2014

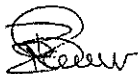
**TO WHOM IT MAY CONCERN**

I am the Real Estate Salesperson who has listed the property at 58 Janessa Court, Vaughan. The property has been on the market since May 23<sup>rd</sup> 2014. During this time I have conducted several open houses and agent showings. After each showing or open house I update the Sellers with feedback from any visitors. The Sellers have requested me to advise you of the input and negative feedback regarding the proposed development (directly off Janessa court) of the 12 detached dwellings (File No. Z.14.009 and 19CDM-14V003) that I have received from prospective buyers and agents who have visited or seen the property.

- The planned development has been one of the major talking points with potential buyers during the open houses. Several of the prospective buyers have expressed their concerns over what impact any development will have over their rights to "quiet enjoyment of their property", should they decide to move into the area.
- Some have completely ruled out the option of moving into the area while others have said it would not be desirable to move to a place where there is a potential for construction lasting several months.
- Another talking point has been the impact that construction traffic would have on the safety of their children who undoubtedly will play on the "kid friendly" court.
- Finally a couple of Buyers have also expressed a concern over the negative impact that the higher density condominium type dwellings will have on the value of properties in that court over the longer term.

While I obviously can't say for certain that the proposed development is the only factor in the property not moving, it has definitely been one point that stands out from my conversations with any possible buyers and agents.

Sincerely,



Rakesh Babber  
Salesperson