

From: peter vona [mailto:peter@bidderschoice.com]
Sent: Thursday, October 31, 2013 3:52 PM
To: Bevilacqua, Maurizio
Subject: 4908 & 4902 Hwy 7 proposal
Importance: High

C	3
COMMUNICATION	
CW (PH) -	Nov. 5/13
ITEM -	1

Dear Maurizio Bevilacqua,

I am writing to you with respect to a proposed high density residential development at 4902 & 4908 Hwy #7. This development involves constructing a High Density condominium consisting of 152 residential units and approximately 520 square meters of commercial space.

I'm sure you will be receiving reports from the different departments regarding this development and I would like to point out that this planned development does not meet the minimum bylaw requirements nor zoning, they are asking for:

- An increase in the allowable maximum density of over 40%
- An increase in the permitted allowable height of the building by 65%
- An increase in the maximum height of a building adjacent to "low residential" designation
- Reduction in front yard setback from 7.5m to 4m
- Reduction in west side yard set back from 4.5m to 1m
- Reduction in landscape strip fronting Hwy #7 from 6m to 4m
- Zoning change from to a RA3 commercial with a sundry of additional uses

All the while with their requests they plan on doing this with 30% (200 vs. 298) less parking spaces than the minimum required.

I don't know how familiar you are with the Hwy #7 and Islington area you are, what other developments have been approved or pending but I believe there is somewhere between 2000-2500 additional residential units approved, also I don't know how familiar you are of the current traffic congestion in this area, ever travel on Hwy 7 on morning or evenings, I encourage you to try it, you won't be getting anywhere fast.

This brings me to another point, I am a resident of the immediate area I live in Seneca Heights which is directly behind this development. Current traffic conditions on Hwy 7 from Pinevalley to Islington has created hi-volume of flow thru traffic in our development, I often joke and call it the "Wigwoss Expressway". This is normally a quiet mature development with many seniors and young children, there is NO safety of sidewalks, this flow thru traffic is a high risk, most often the drivers are speeding and not stopping at stop signs, even the installation of speed bumps has not discouraged this abuse.

I feel this will certainly increase as the current proposed developments are built, I'm not a civil engineer but do live in this area, given the difficulty of entering and exiting Hwy 7 especially on a busy downhill grade is dangerous to both pedestrians and motorists. I also feel that allowing this particular development will impact our development the most, I think that it will be very difficult to exit left onto Hwy 7 from their proposed driveway and I feel that residents leaving this development will turn right on Hwy 7, travel to Islington, turn right and then right again to Monsheen Dr. up to the "Wigwoss Expressway", I believe this to become a reality if this development is approved, I'm normally pro development, developments that improve areas without causing significant impact, developments that are a "good fit", this is NOT a "good fit" and should be turned down.

Sincerely,

Peter Vona