



Thursday, March 8, 2018

To: City of Vaughan-Mayor/All Councillors/Planning Department

Re: ZONING BY-LAW AMENDMENT FILE Z.17.020, SUNFIELD HOMES (HWY 27) LTD., WARD 2 - VICINITY OF REGIONAL ROAD 27 AND MARTIN GROVE ROAD

I have reviewed the updated submission for this property which includes the removal of the two semi-detached buildings (four units) and the addition of another single family dwelling totaling 9 single family homes.

The thought that proposal still includes a request to rezone the lands from the current R3 to R5 is totally unacceptable. All of Andy Crescent is R3 as are 95% of the neighbouring streets and much thought was put into planning this community following the guidelines as outlined for R3 properties. All of the current residents made conscious buying decisions for their homes based on the eventual outcome that this set of lots would be developed to complete the street with four family homes.

Jamming more homes in this space will most certainly not match the current neighbourhood and will most definitely create significant challenges as outlined in excerpts from my initial submission as outlined below.

I urge the Planning Department and all Members of Council to view this proposal out of the eyes of those that it will affect-The Residents of Andy Crescent. In doing so you will find only one palatable solution and that is to keep the current lands as originally planned.

Sincerely,

Jay Branton

Keeping in mind that the lot sizes in the same larger area are all 40 and 50 ft. lots the suggestion to change the previously approved site to add additional lots again is not consistent with what was originally designed for Andy Crescent and the larger area. There are numerous local examples of larger premium sized lots similar to those already approved for the site that can be viewed on "Attachment 2 Location Map" of the file. I would draw your attention to those lots on Gaetano, Filomena, and Antonia Courts as well as how the lots have been designed on nearby Iona and Lanterna Crescents. The proposal is clearly an example of a developer trying to maximize profits by squeezing as many lots into the space available and expecting council to approve. Removing the notion that the two semi-detached lots be allowed the expectation that the current four lots on plan be increased to six again is not in keeping with the Andy Crescent and surrounding area plan.

The approximate 164 ft frontage is well suited to the four lots currently approved. Currently each lot would have approximately 40ft frontage which is consistent with the 40 and 50 ft lots in the larger

geographic area. Increasing this number would only add additional vehicles to already cramped driveways. As we all know, living in the suburbs most families have two vehicles and they would take up the current driveway space in these homes. That means that when visitors to these new homes arrive they will be parking further down the street in front of the existing neighbouring homes which will add considerable congestion. In addition to a suggested change from R3 to R5 the proposal is asking for amendments to the regulated R5 minimum frontages which means that these new lots would be extremely tight and below the R5 requirements which should not be allowed. There are no other such exceptions as suggested in the larger area I have described before nor should these be introduced.

Narrowing current lots sizes would also create a serious challenge as to where snow would be put in the winter. With driveways on top of one another future residents would have no place to shovel snow and it could end up in the street creating a very dangerous corner.

I would suggest that someone from the Planning Dept and/or members of Council spend some time on Andy Crescent during the busy morning and end of work day times to see just how busy it is right in front of this site. Adding to the on street parking will further congest this corner creating a very unsafe roadway which in my opinion will certainly result in vehicle and pedestrian accidents. The local Catholic School, St. Angela Merici, is located just a short walking distance from Andy Crescent and these children can be seen in the morning and the end of the school day walking this corner. Limiting the number of homes to the approved four would keep the on street parking to a minimum and create a safer environment for the residents and children of Andy Crescent.

Andy Crescent was significant affected by the ice storm in 2013 and we lost many trees that had been planted after the original development of the lands in the early 1990's. This property contains numerous mature trees that should be considered as untouchable in order maintain the tree canopy in the area.

The current zoning R3 was planned and should stay that way with adherence to all of the guidelines that have been determined appropriate with this designation.

The subject lands are zoned R3 Residential Zone by City of Vaughan Zoning By-law 1-88, as shown on Attachment #2, which permits detached dwellings on a lot with a minimum frontage of 12 m, a minimum lot area of 360 m² and a maximum lot coverage of 40%. A semi-detached dwelling is not a permitted use in the R3 Zone.