

From: Annette Cacorovski
Sent: October-31-12 11:24 AM
To: Mayor & Councillors
Cc: Huycke, Stephen; Bavington, Kitty
Subject: Rezoning Application of 6330 16th Avenue

Please except my deputation regarding Complete Rezoning Application of 6330 16th Avenue.

November 6, 2012 I am unable to attend as this was scheuled during the day?I

I was a speaker at the "Public Meeting" on October 11, 2011 re: Complete Rezoning Application of 6330 16th Avenue

On October 11th 2011, I asked the City to conduct a EIS study, I understand a study was conducted by Beacon Environmental who was hired by Green Park to give their assessment of the property.

The date the report was submitted on is January 2012, however please note on page 4 that the onsite evaluation was done in September 2011.

Why was a complete study not done by the City of Markham?

To compare the natural outcome combined by both studies?

It should not be acceptable that one EIS study done by the applicants consultant, is indeed acceptable? I would believe this to be bias.

I am concerned for the unsafe traffic conditions that would result from the proposed access points on 16'h Avenue and Williamson Road. I can attest to the already congested traffic conditions on these roads, especially on 16h Avenue during rush hours.

With the proposed subject property consisting of 160 townhouse units, there is also concern surrounding the community's ability to accommodate the increased population. There are only 2 local parks in the immediate area, the closest situated at the corner of Williamson Road and Swan Park Road. This particular park, which has been designed for younger children, is already overpopulated during peak hours. The addition of 160 family households would certainly place greater demand on this park and walking trails.

The local schools would likely be unable to accommodate the increased student registration; my understanding is both the local schools have a full registration yearly to date.

How will our elderly community will be impacted by the subject property? The Swan Lake community is home to many elderly individuals residing within the neighbouring retirement homes.

The increased noise ,traffic and shadows resulting from the subject property would surely contribute to ongoing and persistent aggravation of the elderly and general public.

Regards,

Annette Cacorovski

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From: Annette Cacorovski
Sent: October-31-12 12:18 PM
To: Annette Cacorovski; Mayor & Councillors
Cc: Huycke, Stephen; Bavington, Kitty
Subject: Re: Rezoning Application of 6330 16th Avenue

Gord,

Thank you for your quick response on the parking which you and I have been communicating recently about. I look forward to this being completed by year end.

I am sending this deputation to you early to consider my other comments in my deputation particularly the independent EIS study.

Even though this portion of land is designated Urban Residential, it is also designated an Open Space - Environmentally Significant Area. One Hundred and Sixty-two (162) back to back and freehold town homes is over kill for this site.

My neighbourhood was built on 16.39 acres with 182 homes and a variety of homes that are detached, townhouses, semis. I believe the Secondary plan is flawed and respectfully request that you advocate for a significant lowering of the density and variety of homes or simply vote no to this project.

best,

Annette

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From: Annette Cacorovski
To: "mayor&councillors@markham.ca" <mayor&councillors@markham.ca>
Cc: Stephen Huycke <shuycke@markham.ca>; Kitty Bavington <kbavington@markham.ca>
Sent: Wednesday, October 31, 2012 11:23:41 AM
Subject: Rezoning Application of 6330 16th Avenue

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From: DINALLO, BRENDA
Sent: November-01-12 12:42 AM
To: Mayor & Councillors
Cc: Huycke, Stephen; Bavington, Kitty
Subject: Rezoning & Site Plan Application of 6330 16th Avenue

To Mayor Scarpitti and Councillors:

Please accept my attached deputation regarding the rezoning application and site plan approval that is being brought forward on Tuesday November 6th during the daytime meeting.

Stargrande Custom Homes is the builder and wants to have the property @ 6330 16th Avenue (Corner of 16th Avenue and Williamson) rezoned and their plans approved to build over 160 Townhomes on that location.

I cannot attend this meeting to present my deputation in person as I have to work and cannot afford to take the time off to attend. I am asking you to read and consider what I am sending you as I am a resident who will be greatly affected by the decisions that will be made over this property.

I am asking you all to vote it down and say NO to rezoning as well not even consider their proposal to build this much too high density of homes. Because of where it is situated it will have a huge impact not only to residents that live in the area but also to the environment as well as the traffic. I am sending this well in advance to you all so you can read and understand and take into consideration all I have to say and report.

This property should not even be considered for any kind of changes while the land directly across from it, yards away, is still pending and on hold.

Note: I will have to send you the pdf files that are stated in my deputation as well as the pictures that were a part of it as well in separate e-mails as it will not send out as is.

Thank you for your time and consideration,
Brenda Di Nallo

November 1, 2012

Re: Stargrande Custom Homes Rezoning and Site Plan to build 160 + Townhomes at 6330 16th Avenue (northeast corner of Williamson and 16th Avenue)

File # ZA 11 119446 & # SC 11 119 447

Mayor Scarpitti and Councillors,

I am writing to you all regarding the area that I chose to live in.

This letter is about your plans to rezone the property on 16th Avenue and Williamson to allow a site plan for 160+ condo-style town homes.

Once again, this area is being subject to overdevelopment with little concern for the effects it will have on the local ambience, environment, traffic and our daily lives.

Let me begin by first addressing the issue of rezoning:

The proposal to rezone the property at Williamson & 16th Avenue from what is now in most parts zoned as an "Environmental Protection Area" land and "Open Space" (which includes conservation and outdoor recreation uses, pedestrian walkways and links) as stated in the report to Development Services Committee dated October 9, 2012 is what I am asking you all to say NO to, and leave the land designated as mainly protected space.

(<http://www2markham.ca/markham/ccbs/indexfile/Agendas/2012/Development%20Services/pl121009/Stargrande%20Report.PDF>)

I moved here in 2006 specifically because I was told by my neighbours and many others who bought directly from the builder of our homes that the lands across from us, the proposed lands, were classified as "protected land". I was also told that the actual land owner who lived there, then a senior lady, wanted to keep it that way as well. So much of the wildlife in the area depends on that land and that it keeps the ponds and lake stable.

The land is attached to Swan Lake and is home to thousands of migratory birds and animals. To rezone this land and then to put in this new proposed site plan will not only destroy the area but also cause chaos with excessive traffic and overcrowding. The plan density is cramming far too many houses onto a property of this size! It will forever change the ambience that this neighbourhood currently enjoys.

Right now, Greensborough has its own unique design which combines town homes mixed with semi's and singles. The current "proposed" site plan will destroy the look of this neighbourhood and will have a terrible impact on the whole area surrounding it. It will forever change Swan Lake, the community of Swan Lake, Greensborough and Markham Village – and NOT for the better!

I was very saddened to see the proposed plans and how many houses have been designated to be back to back and squashed together in one small area. An area I might add is close to ½ the size, 10.3 acres, to the streets that will be affected by this: Maple Ridge, Willow Trail, Autumn Glen, and Forrest Valley which are on 16.39 acres. These 4 streets which have a mixture of homes and are close in number to the 160+ Townhomes proposed have 5 entrance/exits to their streets combined. While this new proposal across from these streets, on a much small parcel of land, will have a higher density of overcrowding of homes and only ONE main entrance/exit on Williamson and one limited right turn in with island right turn out on 16th Avenue. This is going to mean that close to 300 cars will be accessing that particular entrance/exit throughout the day on Williamson (if you take 2 cars per household which the majority of families have). These houses have no backyards either, that is how much they will be crammed together. That means even less greenery after taking away so much to begin with. There is only going to be 41 visitor parking spaces available for this new proposed site. 41 spaces for 160+ homes is very alarming to say the least. What will surely happen is that over flow parking will occur! It will take place on Williamson, as there are no "NO PARKING" signs on Williamson to date. It will take place on 16th Avenue as well and it WILL occur on our residential streets right across from this site.

I want to thank Mr. Landon as I hear that he has made it known of the need to put these signs on 16th Avenue and this will happen by the end of 2012. That is good news, but the parking will shift even more so on Williamson as it now allows parking. Not only is there a new bus route on Williamson since last year, it is only 2 lanes. NO PARKING signs should be put up on Williamson from 16th Avenue to at least the children's park area @ Swan Park. It is already very difficult to make a left run from Williamson onto 16th Avenue as it is now. A traffic light is already in need on that corner!

About the houses that are proposed to be built. The design is for condo style townhomes, not freehold. There is already a development on Bur Oak / Swan Park that is condo style, but stacked, townhomes built by the Daniel's group. Why is this area even being considered for more condo crammed together kind of homes? This is not right and it is not fair! I would hope and expect the City to designate and approve for these kinds of homes by spreading them in various areas in all Ward's. This is far too much for this tight corner to already handle. To have this proposed development built right there, will add to the already heavy traffic load. The traffic survey that I saw take place late May 2012 was not even watching the traffic flow anywhere near 16th Avenue.

I saw the car sitting on my road, Maple Ridge, 2 houses into my street just facing Williamson. Not even being able to view the corner intersection or see the daily school rush or rush hour traffic on that road itself.

The land is a habitat for so much wildlife. It should remain as such, that is what is it mainly zoned for now! I find it interesting how this end of the city is getting more and more intense with over building and developments. Are the Condo buildings not enough on Markham Road or on Markham Main Street or the upcoming proposed ones on Major Mackenzie? It is also not right to build anything that just plain doesn't suit the area and overcrowding! I don't have small children, but I cannot see how an area this tightly built together can handle children playing outside. We have kids playing basketball and hockey and riding their bikes all over our 4 streets and it's safe and there is space for them.

Another major reason this land cannot and should not be changed is because of the "controversial" land right across from it that is presently being disputed among hundreds of residents, the proposed mosque land. There is NO WAY this area and that intersection would be able to handle the traffic and parking issues and noise causing havoc to the whole area should both of these proposed sites come into effect. It should not even be considered because of this pending issue that is going on in that area!

Why is it that this area/community seems to get this kind of consideration when I see a whole new development being build on 16th Avenue between McCowan and Kennedy that have the designer homes being built starting @ the low 500,000 for townhomes. These homes that Stargrande want to build here in Greensborough, my area across from me, are nothing but low cost housing! They will be built with no space and don't even conform to the look of the neighbourhood and are so crammed together and will forever change the area including the community and Swan Lake and the environment and the wild life! They will build to make a BIG profit for the builder yet they will make the area less desirable and hurt the area as a whole.

Why does it appear that the current members of City council seem to operate in a vacuum, completely oblivious to what the residents (the taxpayers) who actually pay their salary want? Why is it that every recent motion before this council appears to be skewed towards wealthy private businessmen and builders?

Let me assure you that we, the residents of Markham, are paying extreme and close attention to the decisions this Council makes. We are the ones that live here and have to deal with the end result of the decisions you are making on our behalf. We need to see you start listening to us, and genuinely care about our concerns and take on our issues and resolve them FOR US and not AGAINST us. The builder will be long gone and care less once they are finished their goal and gain their profits, but we are the

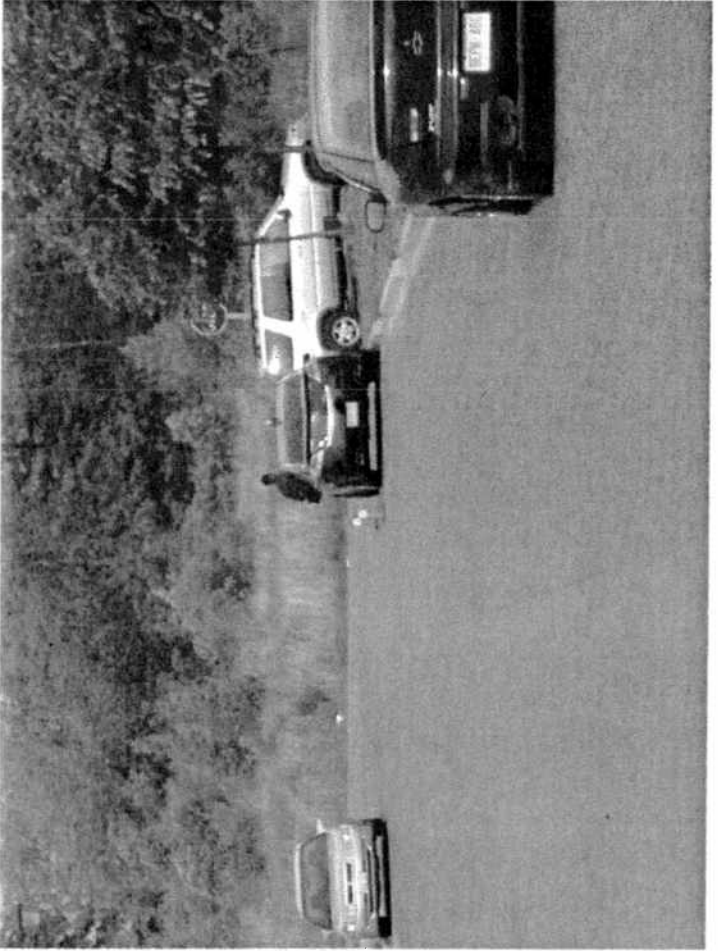
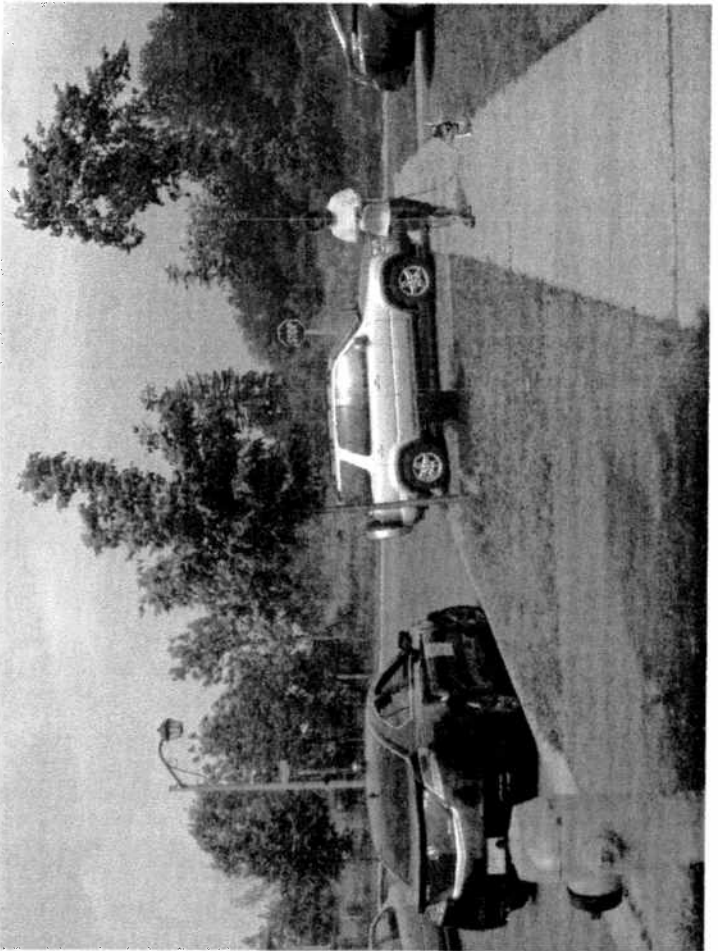
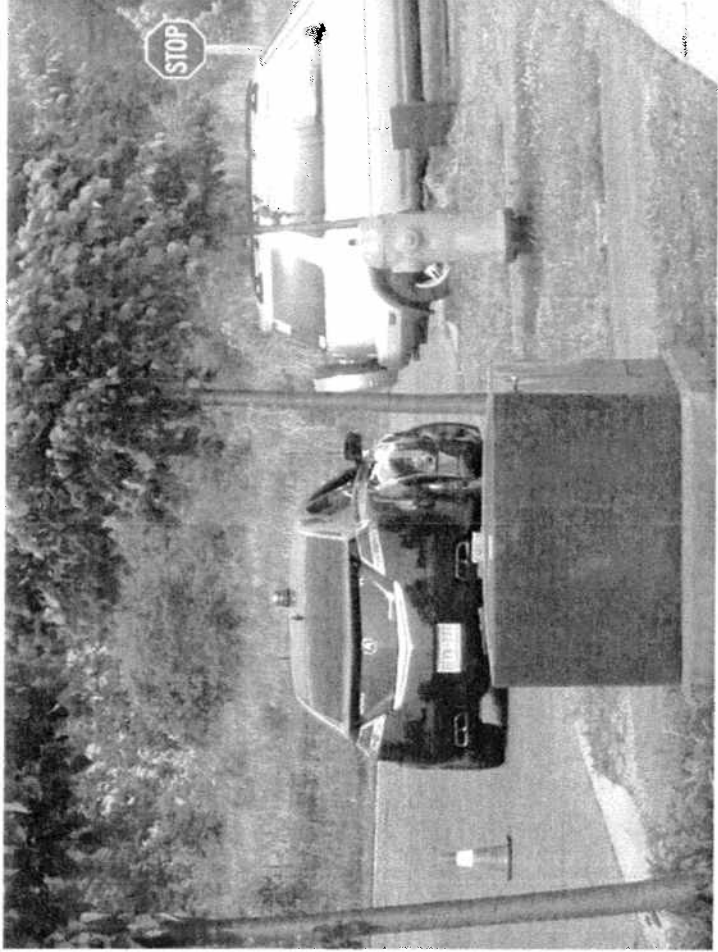
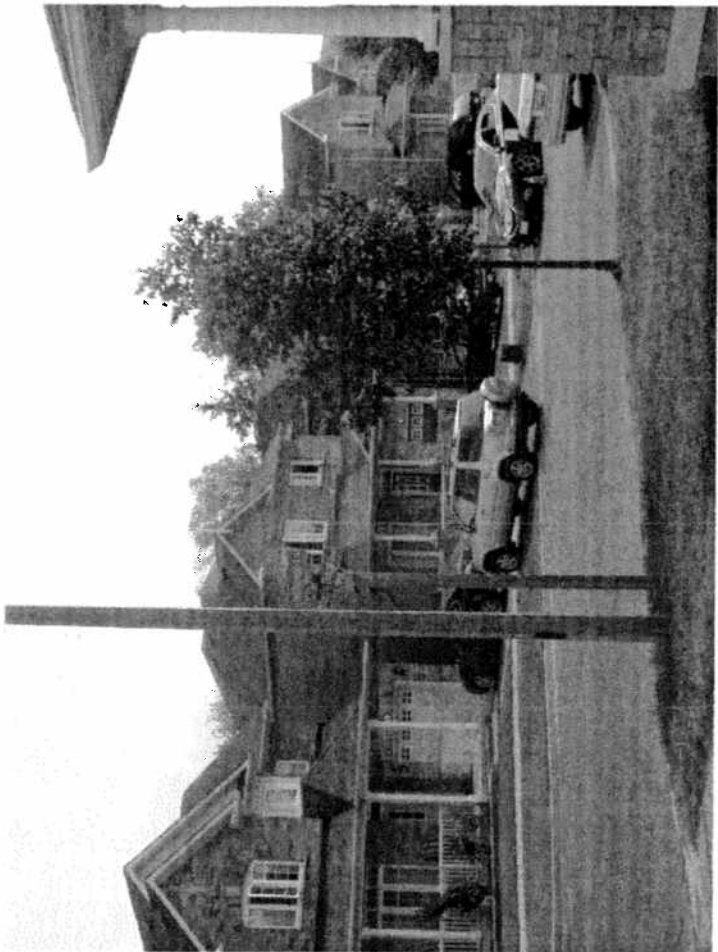
ones that have deal with what they did and how they changed our neighbourhood and our lives. You might consider us powerless and a nuisance at the worst, but believe me we are all feeling annoyed this last year on having to join forces to be heard! You can be sure our voices will be heard loud and clear when you come around looking to keep your job in less than two years time.

Please I am asking you all to turn down the rezoning request and not even consider this site plan. We need to keep Swan Lake and our neighbourhood beautiful and keep it protected and not over crowd the whole area with this kind of housing. This area, Ward 5, was the beginning of our established Town (now City). Please if you have not even come to see this area, this property as well as the one across from it that is pending, I ask that you do so. I am asking that you all vote NO to this, to both the rezoning and site plan, and preserve this beautiful area.

Below I have attached 2 site plan files. The first one is where we live and is developed for you to see and compare to the 2nd which is from the builder. I have also shown pictures below of the parking survey that was done and how it was done.

Thank you

Brenda Di Nallo



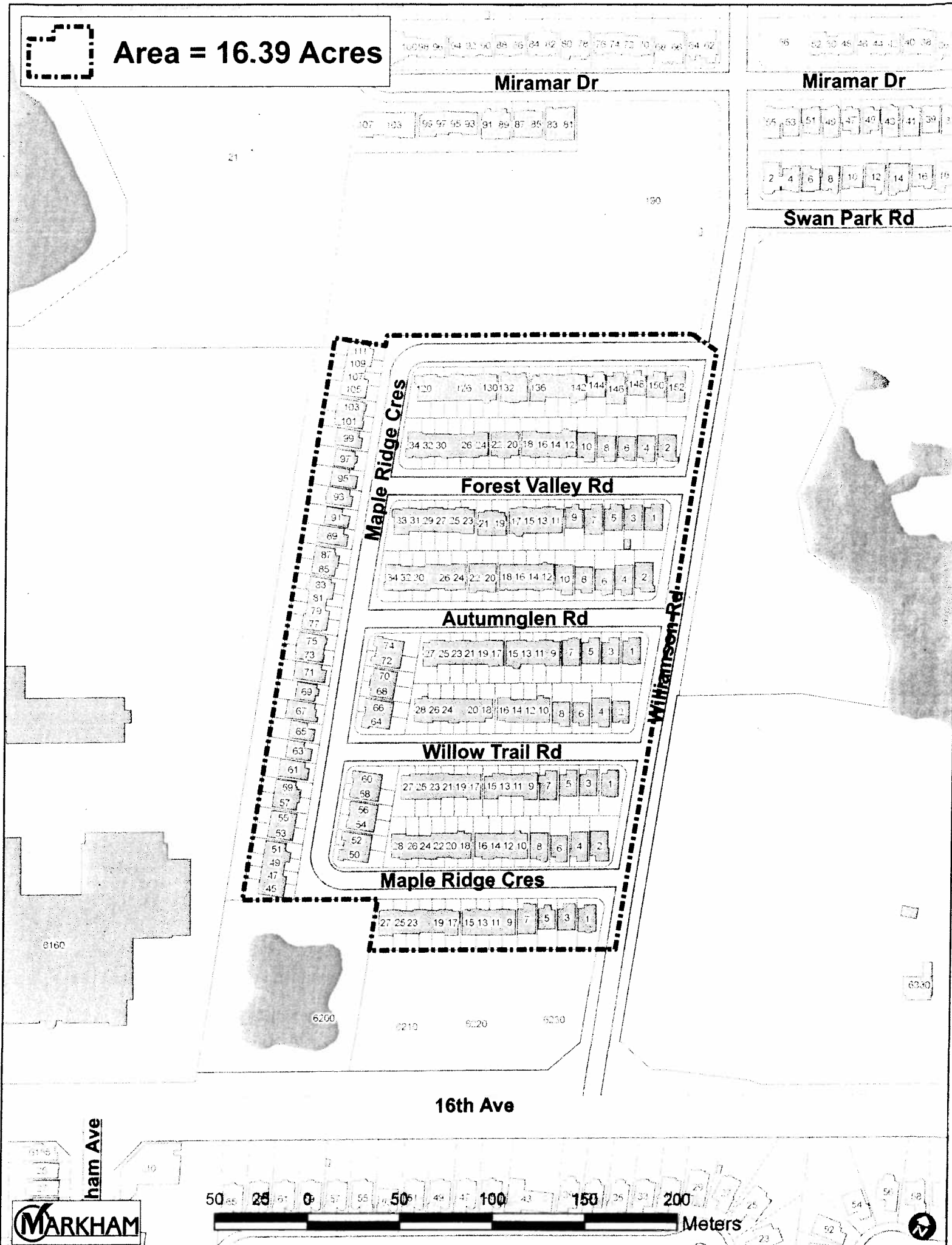
This is the city of Markham's file/plan of the area that we live in that is developed, right across from the proposed site (Maple Ridge, Willow Trail, Autumn Glen, and Forrest Valley):



Area_Calculation.pdf



Area = 16.39 Acres



MARKHAM

0 50 100 150 200 Meters