

December 15, 2008

Mayor Frank Scarpitti
Town of Markham
101 Town Centre Blvd.
Markham, Ontario

Dear Mr. Scarpitti:

We are long time residents of 46 years on 14th Ave. in the Hamlet of Box Grove and have witnessed many changes around us in that period of time. The changes in the last five years have been the most pronounced and we have accepted these changes with the understanding that it was inevitable for a fast growing Town like Markham. However the speed of the development around us has not been without problems for the existing residents of this Hamlet.

We would like to commend the Town and the various departments involved for their diligence and caring attitude in minimizing any problems that have effected the existing residents and their properties during all this development.

We are writing to you as a last resort regarding the approval of the application by Box Grove Hill Developments Inc. to develop a parcel of land with a small portion fronting on 14th Ave. Our concerns and objections to this application and the approval are extremely minor and were made in the best interest of the Hamlet and the residents on 14th Ave. and their properties.

We feel that our concerns were not seriously considered during the final approval of this application even though we were assured on numerous occasions prior to the approval and commencement of any development around us that the existing character of the Hamlet would not be compromised.

Enclosed is a copy of our response to the original application and our response to the final approval. We ask that you please read this information personally in its entirety so you will understand our concerns and intervene on our behalf.

This letter has been written on behalf of all the residents on 14th Ave. who are in close proximity to this development.

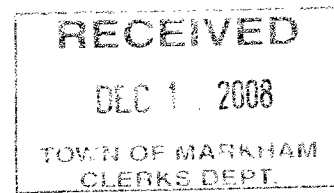
We would welcome a call from you at your convenience with your thoughts on this matter.

Yours Sincerely

James and Flora Bajari
6795 14th Avenue,
Markham, Ontario

Tel. 905-294-1122
Cell. 416-706-3826

December 16, 2008



To: The Mayor and Members of Council
Development Services Committee
Town of Markham

Regarding the approval of the draft plan of subdivision by Box Grove Hill Developments Inc. #19TM-05018 including zoning by-law amendments File #ZA 05 023032, ZA 05 023033.

The above approved draft plan does not precisely reflect the original application of Box Grove Hill Developments Inc. which stated that 22 single-detached dwellings would be built and the lands fronting on 14th Avenue to be considered for future development.

It appears that the above original application has been changed to include 4 additional lots fronting on 14th Avenue. This action was taken without any prior consultation with the existing surrounding residents as we had requested.

I draw your attention to the letter sent to the Development Services Committee dated January 16, 2006 stating our concerns regarding the original application submitted by Box Grove Hill Developments Inc. This letter also stated our concerns about the zoning changes proposed at that time. Enclosed is a copy of that letter for your information and ask that you view it as part of this letter. Our concerns have not changed from that time to the present.

We had no issues with the original application for the 22 single detached lots and we have none at the present time. What we have issue with at this time is the 4 additional lots fronting on 14th Avenue that were not included in the original application plus the zoning change that will permit them.

14th Avenue has always been a residential street of single detached homes on large lots. We would like it to remain that way.

In the past prior to any development taking place in the areas surrounding us the Town of Markham and Regional representatives on numerous occasions consistently assured us that the existing character of the hamlet would not be compromised. The approval of the 4 small lots fronting on 14th avenue in the draft plan is a betrayal of those assurances.

To install four large single detached homes together on comparatively small lots compared to the existing surrounding large lots with single detached homes is not in keeping with the existing. For the committee to even consider this after all the assurances from the various Town and Regional officials is extremely disappointing. The original zoning was the only protection the long time residents of this Hamlet had against this kind of encroachment. It appears that the concerns of the long time neighboring residents has fallen on deaf ears.

The Town of Markham has completely abdicated its responsibility to the existing residents by approving this spot zoning change and then allowing the developer to dictate what will transpire because of this change.

To force us to appeal this decision after we clearly made it known in our letter of Jan. 16, 2006 our opposition to this change plus the Town assurances that this type of action would not take place makes us wonder where the Town of Markham's priorities lie. Does the Town of Markham council and the various departments under its control represent the interests of the residents or the developers.

We are at the end of our rope on this issue as we have neither the expertise or the resources to proceed with any challenge to this decision and considering the fact that we expected our representatives of the Town to consider our concerns but failed to do so prior to any final decision. I have yet to receive even a brief telephone call from anyone explaining why and how you came to this decision.

Up to this point in time with all the development and construction taking place, the officials of the various municipal departments have been extremely sympathetic and helpful when we have concerns. We commend them for this. We hope that this attitude will continue with this current situation.

We would like to emphasize that we the residents who live on 14th Avenue and in close proximity to this property are not against any development of it. We just want whatever is decided to be comparable and more equal to the existing.

We ask that the Committee re-consider the final approval of this portion of the draft plan (namely the 4 lots fronting on 14th avenue) including the zoning changes pertaining to them until the Developer and or the Town can come up with a plan that is more comparable with the neighboring properties on 14th Avenue and is acceptable to the residents who live there.

Thank you for the opportunity to respond to this application and to voice our concerns and hope that serious consideration is given to them.

We would also like to reiterate that we welcome all new residents to the area and hope their stay is as enjoyable for them as it has been for us.

Markham is a great place to live.

Yours sincerely

James and Flora Bajari
6795 14th Avenue,
Markham, Ontario
L6B-1A8

Tel. 905-294-1122

P.S. We would like to be informed in writing of any decision(s) with respect to this application.

January 16, 2006

Development Services Committee
Town of Markham

Regarding the application by Box Grove Hill Developments Inc. for a proposed draft plan of subdivision (19TM-050018) and zoning by-law amendments.
File #SU.05-023032 and #ZA.05-023033

As long time residents on 14th Avenue in the hamlet of Box Grove we view the developments surrounding us with a measure of apprehension while at the same time we accept it as inevitable.

This acceptance however does not mean that we agree with what is happening and that some control should not be exercised and that the effect on the existing residents be kept in mind when decisions are made.

Representatives from the the Town and Region at meetings previous to the commencement of this surrounding activity have consistently assured us that the existing character of the hamlet would not be compromised.

The above application for a proposed draft plan of subdivision to build 22 single detached homes appears to be consistent with what is already being built in the surrounding area. The storm water management block, park block and open space block are not of major concern to us.

The only part of the Proposal paragraph that is of extreme concern to us is the mention of a future development block fronting on 14th Avenue. This is extremely vague and ambiguous in that it tells us nothing and is the only part of this application that will directly affect the existing residents on 14th Avenue.

As you state in your letter, all the lands abutting 14th Avenue are zoned Single Family Rural Residential (RRH) in By-law 194-82 . There is no reason why this existing zoning should not remain on this particular block abutting 14th Avenue. This by-law is the only protection the existing residents have against future non compatible encroachments.

To change this zoning at this time would give the applicant a carte blanche to build what would certainly not be compatible with existing homes and be contrary to the assurances given to us by the Town and Region.

14th Avenue has always been a residential street of single detached homes on large lots and is the primary reason the existing residents have come to live here. We would all like it to remain that way.

We ask that the developer be required to submit a detailed plan of intent prior to any building approval, and that the existing residents on 14th Avenue be notified and allowed input prior to approval.

Other than a secondary access to the park or green space in the new adjoining development, we do strongly oppose any street connection from this or any future development entering onto 14th Avenue within the Box Grove Hamlet.

Traffic volume in the Box Grove Hamlet both on 14th Avenue and Ninth line has increased substantially in recent years due to local surrounding developments and through traffic from areas outside of the Region. This increased volume at peak times has made street access difficult for existing residents and we anticipate that it will only get worse in the future when the surrounding developments are completed.

We do not advocate denying access to anyone from anywhere to a public road. The lack of alternate routes is one probable cause of this traffic problem and we appreciate the efforts the Town and Region are making to help alleviate this anticipated problem by providing new direct alternate routes especially for the through traffic from outside the local area.

Disruption and inconvenience to the residents in close proximity to the adjoining development activity up to this present time has been minimal and we feel that this is primarily due to the close control and scrutiny provided by our municipal officials and we commend them for this.

Decisions by the representatives of the Town of Markham in the past and up to the present have reflected a concern and understanding toward the impact the surrounding major developments will have on the existing Hamlet and it's residents. We do hope that this attitude will continue to prevail in the decision making concerning this application and any in the future.

We appreciate this opportunity to voice our concerns in regard to this application and hope that serious consideration is given them.

We welcome all the new residents to these new developments and hope their stay will be as enjoyable as it has been for us. Markham is a great place to live.

Yours Sincerely

James and Flora Bajari
6795 14th Avenue,
Markham Ontario
L6B-1A8 Tel. 905-294-1122

P. S. We wish to be notified in writing of any decision (s) of the Town of Markham in respect of this proposed plan of subdivision and or zoning by-law amendment.