

**Tchisler, Gerry**

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**From:** Cazes, Dave (MTO) <Dave.Cazes@ontario.ca>  
**Sent:** February-04-16 9:51 AM  
**To:** Tchisler, Gerry  
**Cc:** 'davecazes@rogers.com'; barbara.buretic@scm.ca; Lynn Cazes (E-mail) (LCAZES@bur.boehringer-ingenelheim.com)  
**Subject:** 2750 King Street East - File ZAC-15-060

Gerry, further to the letter dated January 14, 2016 pertaining to file ZAC-15-060, I am writing this email to express my concerns going forward with the proposed zoning change and structure regarding 2750 King Street East.

I would like to start by stating that I am not disagreeing or complaining about the fact that a multiple dwelling structure will be at this location but for mainly privacy and future house value issues I have the following concerns/comments:

Currently on King Street from the Redhill Valley parkway to Greenhill Ave there are 13 buildings/apartments that range in size as follows:

- 2 – 2 storey
- 6 – 3 storey
- 1 – 4 storey
- 4 – 5 storey

Our neighbourhood (Cherryridge Close) has been established over 25 years with all the ravine lots paying a premium for the view and privacy at the time of purchase from Losani Homes.

That said, residents on the upper floors of the proposed 8 storey building will have a clear view of my back yard and house and because we live on a ravine we spend most evenings and weekends in our back yard. I feel a more suitable size would be around 4 stories which is consistent with the existing structures along King Street. Also, there is potential for increased foot traffic behind our homes coming from this building with the addition of 300 to 400 people that it will likely accommodate. As you are aware, there is only a chain link fence separating our property and the ravine.

The next point I would like to state is the potential for increased noise from the propose parking lot. With 2 bedrooms on the back of my house and 1 on the side, car horns from locking/starting will be heard potentially all hours of the night. Both the noise and the foot traffic can be reduced by a suitable fence as well as by planting large trees which I assume will be discussed at the Public meeting or at our neighborhood meeting with Mr. DeSantis.

In closing with the short turnaround time and the upcoming meeting with Mr. DeSantis, I will prepare a more comprehensive package for the upcoming public meeting.

Thank you for attending our neighbourhood meeting and look forward to speaking with you in the future.

**Dave Cazes** | Business Advisor  
Strategic HR, MTO