

Robicheau, Vanessa

To: Ribaric, Robert
Subject: RE: Proposed Paramount Subdivision
Categories: Staff

From: Ron Raftis
Sent: Friday, June 08, 2012 06:56 PM
To: Muto, Joe
Cc: Clark, Brad
Subject: Proposed Paramount Subdivision

Thanks for providing me with a copy of the staff report regarding the Applications for an Official Plan Amendment, Zoning By-Law Amendment and Approval of a Draft Plan for "Paramount Subdivision". After reading it I am still opposed to the proposed plan for building Block Townhouses opposite Single Family Homes.

My initial reaction in reading the document is our By Laws and Official Plans must be simply seen as recommendations or guidelines as City Staff seem to quite easily support Developers asking for amendments or variances from the By Laws and Official Plans. It would be more appropriate to change the By Laws and Official Plans saving Staff time and energy evaluating requests for amendments.

My initial concern regarding building 3 storey townhouses on the East Side of Felkers Creek opposite Single Family Homes has not changed. The response from Staff in the report basically sloughs off the concerns of the homeowners who live on the West Side of the Creek. The fact that the number of units being built in the proposed survey has been reduced is not relevant to our concern that we will have to look at these townhouses from our back yards. The suggestion that trees on the west side of the Creek and proposed trees to be planted on the east side will for the most part eliminate the view of the townhouses is not true. I don't believe for a moment the proposed trees to be planted will in any way shape or form do anything to reduce significantly the view of the townhouses for a number of years to come. The trees will have no effect from October to April. The comment by Staff regarding the 90 metres distance means very little as it would be the same as looking at a townhouse development six houses up the street (6 x 50ft lots). The other comment regarding the Secondary Plan requiring block townhouses to be located closer to the periphery of the development does not require them to be on the periphery. I don't understand how approval can be given to build the only block townhouses being proposed directly across from Single Family Homes. There is a lot of periphery to this development.

The response to the devaluing of the properties does not appear to be backed up by any data. I still believe we will see our houses devalued as a result of the proposed block of townhouses.

My last comment is to the overall development going on in this area. The Road Infrastructure cannot handle the number of homes built south of Rymal Road between Fletchers and Trinity Church Roads, the proposed development on the east side of Felkers Creek and the huge development currently underway on the south side of Mud Street West just west of Centennial Parkway.

Ron Raftis
Stoney Creek