

Letter to the Township of King Planning Department relating to the Zoning By-Law amendment for the Plan of Subdivision application concerning 12805 Highway 27, Nobleton.

This statement pertains specifically to the section of the plan designated as housing lots 394-416 which is a continuation of an existing street and separated from the main section of the development by Buffer Block 424 & Natural Heritage System Block 431. This section directly impacts the existing neighbourhood made up of 3 dead end streets, namely Parkview Drive, Crestview Road and Janet Ave consisting of only 32 single family dwellings.

I spoke at the last meeting for the residents of this pocket to bring attention to our concerns on several aspects of the proposed plan. We expressed our approval of the changes referring to the Storm Water Management Block 421 & 423 and Open Space Block 433 as it leaves the area directly South and West of current Crestview Road, open with no houses to block the street view in that direction. It goes a long way in keeping the character and integrity of our neighbourhood. We were also relieved to hear that they will not use the existing streets for heavy machinery during construction and will instead use a temporary service road. We argued that the new development should abide by the same by-laws as Crestview, which is R1A, to keep with the feel of the neighbourhood. If that will not be the case, perhaps a compromise can be reached in such a way that it will have the least negative impact. Basically, nobody wants huge monster homes looming over them and changing the character of the neighbourhood for the worse.

Upon reviewing the new changes being requested, there are still several concerns:

Lot 394 & 395 have been granted their own exception being listed as Section 6.5.4.16 in response to our previous request however the minor concessions are not sufficient to safeguard the negative effects to the neighbourhood. The remaining houses in our pocket are listed as Section 6.5.4.17. There are only a few differences from one to the other so the concerns pertain to both sections. The minimum rear yard set back already matches and the minimum exterior side yard for lot 394 was increased to match Crestview which is the only lot of concern in this regard. The minimum front yard setback although 1 meter less has very little effect since the road bends. Where Crestview has 30% lot coverage, this plan calls for 50%. That seems excessive and creates a huge difference from one area of the street to the other. Even R1C only allows for 35% so a middle ground of 40% seems more fitting and provides a more reasonable transition. Crestview has a minimum lot frontage of 18m and they want a reduction to 15m, however, ALL of the lots on plan in this pocket are showing as over 18m so there should be no problem amending that to be 18m on the by-law.

The greatest concerns are the height of the houses and the space between houses. Crestview has a height restriction of 9m. While about 50% of our houses are bungalows (even several new builds), of all the new and old 2 story houses none have exceeded 9m which is sufficient as you can see by the pictures I've attached below. I believe that the 2 lots on the corner (lot 394 & 395 but especially #394) should be even lower (a single story) so our street will not have a brick wall at that end. The previous application was amended in this pocket by asking for 10.5m on the corner houses (NOT low enough) and 11m on all the others. Also, as the height is to be measured from the highest level of grade 11m will effectively appear much higher as the grade increases substantially in this area (see pic 1). Also with the minimum side yard being only 1.5m (as opposed to our 3.6m) these

houses will be so close together that they will by no means appear as part of our neighbourhood. They will be looming over the existing houses and be seen over all our roofs and create the appearance of a wall. Please review the pictures attached.

As you can see with the view from Janet (pics 11-15), 11m high houses would be seen over the existing residents. The community centre and park which are enjoyed by everyone in Nobleton, are on the opposite side of Janet. The pictures below show the current view from the park, which, as you can imagine, would be significantly altered with a high brick wall as the background. The heights on any lots that can be seen or are abutting an existing property need to be restricted to 9m. Looking at the site plan, there are several lots at the back that probably would not impact us very much so perhaps bigger houses would be more acceptable there. I am speaking of lots 406 & 407 and possibly #408-414 as they don't back onto any existing properties, can't be seen from Crestview and since they are on the opposite side of the street they are probably far enough away that they would not overshadow anyone. Regardless, 11m seems excessively tall even there and 9m is still far more appropriate. Lots 394-405 back onto existing houses and would be seen above existing dwellings and lots #394 & 395 plus lots #416 & 417 would be in view from Crestview. Therefore they should absolutely be restricted to a max of 9m. Ideally, at least #394 & #416 should be single story dwellings (extremely desirable) to provide a more subtle jump. Lot #394 is on the corner with its back is facing Crestview (as previously stated) and lot #416 has open green space beside it so a tall house wouldn't look good there.



Pic 1: Shows incline of grading for proposed houses.



Pic 2: View from the end of Crestview that will be blocked.



Pic 3: View of the end of the Street.



Pic 4: View of the end of Crestview from farther away.



Pic 5: last 2 houses on Crestview in front of lot 400. Left is a new construction (high ceiling) single story, the right one is original (restricted to 9m if rebuilt) and will have 4 new lots along its side.



Pic 6 & 7: both new construction 2 stories, both under 9m on Crestview.



Pic 8 & 9: left is a new construction single story. Right is the original single beside new construction of a story and half, on Crestview.



Pic 10: both new construction on Crestview, 2 story and story and half, both less than 9m.



Pic 11: In Park standing in front of the tennis court looking south on Janet.



Pic 12: In Park standing in front of baseball diamond 1 looking south on Janet. These 2 stories are no more than 9m and have lots of space around them.



Pic 13: In Park standing in between baseball diamonds looking south.



Pic 14: In Park standing in front of lower diamond looking south on Janet.



Pic 15: Standing in Park South facing, 2 stories (less than 9m) and lots of open space around it.

As you can see from these Janet pictures, 11m high houses very close together would be clearly seen from the street and the community park making for an ugly backdrop to this picturesque neighbourhood.

In conclusion, appreciating the fact that the street bends and part of the view is left open, the new structures need to conform more than presented in this application so they don't negatively impact the existing neighbourhood. We are a quiet, quaint and diverse little pocket that does NOT want obtrusive homes to diminish its character. With so many proposed new lots, there is already a big concern about the increase in traffic on our small, sidewalkless streets. That is already a huge negative consequence of this project that we have to accept. With council's support and better compromises I'm sure the developers can build homes they can be proud of, profitable and leave the neighbourhood intact enough that the current residents can continue to enjoy living in their properties well into the future.

Thank you for your consideration.

Dated June 15, 2025

Gina and Albert Strano

