

Subject: FW: File Numbers OP.14.004, Z.14.025, 19T-14V006 Pebble Creek Developme

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Item #	3
Report No.	8 (PH)
Council - Feb. 17 / 15	

From: Douglas Peng [mailto:dougpeng@rogers.com]

Sent: Tuesday, February 03, 2015 10:43 PM

To: Caputo, Mary; DevelopmentPlanning@vaughan.ca

Subject: File Numbers OP.14.004, Z.14.025, 19T-14V006 Pebble Creek Developments Inc

Dear Ms. Caputo:

I attended the public hearing pertaining to the redevelopment of 4650 Hwy 7 this evening from the current Cosmetic Surgery Clinic to the proposed 64 townhouse development by Pebble Creek Developments Inc. I was also one of the speakers at tonight's event.

I would like to reiterate and elaborate my stated concerns regarding this development for your records:

1. I believe the proposed development will create traffic chaos on Hwy 7 just east of Wigwoss Drive where this proposed development is situated.
2. This proposed development will have 64 townhouses with a single entrance way on Hwy 7 that is to be shared with a new 122 unit condominium development immediately adjacent to it (Vista Parc).
3. Considering that there is no traffic light at this single entrance way and it is only 200 meters from the Hwy 7 and Wigwoss intersection where there is a traffic light, I cannot see how so many new residences in this development could safely make a left hand turn (going eastbound onto Hwy 7) from this entranceway. The median on Hwy 7 is also not wide enough to accommodate a standing vehicle making such a turn
4. The Ward Funeral Home, which is directly across the street on the south side of Hwy 7 from this development, has 150 parking spaces. During a funeral service and when their lot is full, they need to hire police officers to direct traffic as making left hand in and out of their property is next to impossible. No imagine experiencing this traffic flow on a daily basis without a police officer.
5. The developer Pebble Creek Development had paid for a traffic study, but that was not revealed at the Public Hearing. In addition, a study that is paid by the developer can be construed as biased.
6. I believe the developer should be forced to extend their private roadway onto Ravine Court such that the new residences could exit onto Pine Valley Blvd (by the way of Royal Garden Blvd) which would relieve the need to make a left hand turn onto Hwy 7 through the single entranceway as stated above. This is particular concerning as most residences would want to make that left hand turn onto Hwy 7 as that is the direction to reach the 400 series highways.
7. The director of the Vaughanwood Ratepayer Association spoke at this Public Hearing and said she endorses this development on behalf of the ratepayers in our neighbourhood as she has sent notification to every ratepayers in our neighborhood. As a ratepayer in our neighborhood, I object that this director represent myself interest and that of my fellow neighbours. I did not receive any notification from the Vaughanwood Ratepayers Association nor did my mother-in-law who also lives in the same neighborhood regarding this development. In addition, I would like to state that it is highly unusual that a Ratepayers Association would support a large development project in a neighborhood that would alter the characteristics of that neighborhood.
8. I also believe this director is the spouse of Michael Di Biase, who chaired the Public Hearing meeting. When Michael Di Biase asked if anyone in the room had a potential conflict of interest, this director did not raise her hand or indicated such a possibility.

Yours sincerely,

Douglas Peng
10 Tayok Drive
Woodbridge ON
L4L 2M9
416-885-4828