

Mar 18, 2016

John Mackenzie, Deputy City Manager,
Planning & Growth Management
Jeffrey A. Abrams, City Clerk

City of Vaughan
2141 Major Mackenzie Drive,
Vaughan, ON L6A 1T1

C	1
COMMUNICATION	
CW (PH) -	April 5/16
ITEM -	5

Re: Application for a Draft Plan of Subdivision – File 19T-16V001

To Whom It May Concern:

I recently received a notice of public meeting regarding the above referenced planning application to be held on April 5, 2016 at 7:00pm

I, Francis Chan, a resident of Maple, oppose and object to the Draft Plan Submission Application (19T-16V001). This object letter is also written on behave of my wife, Winnie Chan and my son Thomas Chan, who all reside with me at 11 Princess Isabella Court and our residence is adjacent to the proposed development.

The reasons for our opposition and objection are as follows:

1. The proposed Townhouse development is not appropriate or compatible with the surrounding community that is developed with low-density residential uses. The proposed Townhouse development is directly backing to existing single family houses without buffer.
2. The development will negatively impact the quality of life of the surrounding residents and community. The existing residents in the area bought their properties for a reason – to live in suburbs with a lot of green space, quiet and low-density residential neighborhood.
3. The surrounding property values will decrease as result of this development.
4. This development does not take into consideration with another development on the south side by Nine-Ten West Limited (The Carrville District Centre Plan).

5. This development will increase the storm water runoff volume and sewage. There is no evident that the existing subdivision and Carrville District Center Storm Water management and sewage infrastructure facilities can accommodate the additional flow volumes from the new 105 townhouse units.
6. The new storm/sanitary sewers should not be allowed to pass through the environmental protection zone at the east or south side of the proposed development. The construction of the sewers will permanently damage the wildlife habitats. The noise, pollution and vibration from the construction and fill compaction will disturb the wildlife habitats in the adjacent environmental protection zones. The vibration during construction will also damage the adjacent house structures.
7. This Townhouse development will have a negative impact on the Environmental protected zones in the North side of the Carrville District Center.
8. There is no evident that the increase of traffic volume from this development is included in the Secondary Plan for Carrville District Centre or the existing subdivision.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'Francis Chan', with a stylized, flowing script.

Francis Chan

11 Princess Isabella Court,
Maple, Ontario. L6A 4b3

Subject: FW: Plan of Subdivision File# 19T-16V001
Attachments: Letter from Francis Chan - File 19T-16V001 Application for a Draft Plan of Subdivision.pdf

From: Caputo, Mary
Sent: Monday, March 21, 2016 8:40 AM
To: Francis Chan (FChan@aecon.com)
Cc: Britto, John; Clerks@vaughan.ca
Subject: FW: Plan of Subdivision File# 19T-16V001

Hi Francis,

By way of this e-mail I have copied the Clerk's Department for official record.

Thank you,

Mary Caputo Hons. B.A.
Senior Planner - OMB
905-832-8585 ext. 8215 | mary.caputo@vaughan.ca

City of Vaughan | Development Planning Department
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
vaughan.ca



From: Francis Chan [<mailto:FChan@aecon.com>]
Sent: March-20-16 2:55 PM
To: Caputo, Mary
Subject: RE: Plan of Subdivision File# 19T-16V001

Hi Mary,

I will not be able to attend the public meeting scheduled for April 5, 2016 at 7:00pm

Please find attached a copy of the letter I sent to City of Vaughan by mail.

Best Regards,

Francis Chan

11 princess Isabella Court, Vaughan
L6A 4B3

Cell: 289-221-2703