

Britto, John

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COMMUNICATION

From: Bo Sun <bolesun1@hotmail.com>
Sent: Wednesday, January 15, 2014 11:56 AM
To: Britto, John
Cc: mdo_ilu@hotmail.com
Subject: Fwd: RE: Question Regarding Future Land Development Application_OP.13.013 and Z.13.036
Attachments: image001.jpg

CW (PH) - FEB 4/14
ITEM - 2

Dear Mr. Britto,

My name is Bo Sun, home owner of 138 Ner Israel Drive. Per my correspondence with Ms. Birch below, I would like to address my concerns regarding this proposed new land development application.

Our major concern is the the distance of the proposed townhome units to our back yards. Currently there is a thick layer of plantation outside our backyard fence for a nice ravine view of the property. According to Carol's reply below, the propsed plan is to have 11 meters setback with 4 meters planting strip from the new townhome units. We want to make sure the number does not go below that (further is better) and we will have the same level of privacy and original view for the backyard ravine when we purchased our property. Back to back home units will reduce our property value and we do not like that to happen.

Thanks for your time documenting our concerns as we will not be able to show up on the public hearing session. We will keep close eyes on this proposed land development on our backyards in the meantime.

Best Regards,
Bo Sun

From: "Birch, Carol" <Carol.Birch@vaughan.ca>
Sent: Wed Jan 15 10:48:00 EST 2014
To: "'bolesun1@hotmail.com'" <bolesun1@hotmail.com>
Subject: RE: Question Regarding Future Land Development Application_OP.13.013 and Z.13.036

Hello Bo,

Official Plan Amendment Application and Zoning By-law Amendment Application OP.13.013 and Z.13.036 are currently scheduled for Public Hearing on February 4, 2014. Another Public Hearing is not scheduled for these applications. A future technical report will be presented to Committee of the Whole which will include a recommendation on these applications.

You can submit your concerns in writing to John Britto at the Vaughan Clerk's Department, John.Britto@vaughan.ca, referencing the application numbers above.

The current land use designation on the subject site is "Low Density Residential" in the in-effect OPA #600 and "Low Rise Residential" in VOP 2010. The "Low Rise Residential" designation would permit townhomes but not apartment residential uses.

As stated the current applications are for an Official Plan Amendment to redesignate the property from a 'Low Density Residential' designation to a "High Density Residential" designation and a Zoning By-law Amendment to rezone the

subject lands from A Agricultural to RA3 Residential Apartment Zone. The concept plan proposes townhouses along the west and part of the south property line. The proposed set back is approximately 11 m to the building with a 4 m planting strip proposed along the property line to incorporate some of the existing vegetation. Should the Official Plan and Zoning By-law Amendment applications be approved the Owner would be required to submit a Site Development Application for the approval of the townhouse development which would detail the building set backs and proposed planting strip.

If you have additional questions please do not hesitate to contact me.

Regards,

*Carol Birch, MCIP, RPP
Planner
Development Planning
City of Vaughan, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1
Phone: 905-832-8585 ext. 8485 Fax: 905-832-6080
Email: carol.birch@vaughan.ca*

From: Panaro, Doris
Sent: Tuesday, January 14, 2014 10:45 AM
To: 'Bo Sun'; DevelopmentPlanning@vaughan.ca
Cc: mdo_ilu@hotmail.com; Birch, Carol
Subject: RE: Question Regarding Future Land Development Application_OP.13.013 and Z.13.036

Bo, I have forward your request to Carol Birch.
Thank you for contacting the Development Planning Dept.

Doris Panaro
Development Planning Dept.



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F: 905.832.6080 | doris.panaro@vaughan.ca | www.cityofvaughan.ca

From: Bo Sun [<mailto:bolesun1@hotmail.com>]
Sent: Monday, January 13, 2014 8:44 PM
To: DevelopmentPlanning@vaughan.ca
Cc: mdo_ilu@hotmail.com
Subject: Question Regarding Future Land Development Application_OP.13.013 and Z.13.036
Importance: High

Dear Ms. Carol,

My name is Bo Sun. I am the home owner of 138 Ner Israel Drive, Vaughan, Ontario, L4J9K8.

I recently received the public meeting notice regarding future land development in our adjacent area, reference file number OP.13.013 and Z.13.036.

Me and my wife Xiaofei Fan would like to attend the scheduled public hearing session on Feb 4, 2014, unfortunately we have a trip scheduled in the meantime to a different country. We would like to learn more details of this new land development which will directly affect our currently owned property. Our major concern is regarding the proposed 3-storey residential townhouse units, which according to the campus master plan, are facing our backyards. Currently our property has a ravine view, however with the new land development application, we are concerned about the noise level if there will be a construction, distance to our backyard as well as the height of the proposed building. Will we lose all the ravine on our back yard or they are partially affected?

We would very much like to participate in the hearing session if there will be another one scheduled, otherwise please kindly keep us posted for all the details and updates regarding this land development application.

Thank you for your understanding and have a great day.

Home Owner of 138 Ner Israel Drive.
Bo Sun & Xiaofei Fan
416-8906203

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