

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Britto, John](#)  
**Subject:** FW: RE: DUFFERIN VISTAS LTD. ZONING BY-LAW AMENDMENT FILE Z.16.016 DRAFT PLAN OF SUBDIVISION  
FILE 19T-16V001 230 GRAND TRUCK AVENUE  
**Date:** Monday, February 8, 2021 9:22:37 AM

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**Communication : C5**  
**Committee of the Whole (2)**  
**February 9, 2021**  
**Item # 5**

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**From:** Francis Chan [REDACTED]  
**Sent:** Saturday, February 06, 2021 11:00 AM  
**To:** Clerks@vaughan.ca; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>  
**Subject:** [External] RE: DUFFERIN VISTAS LTD. ZONING BY-LAW AMENDMENT FILE Z.16.016 DRAFT PLAN OF SUBDIVISION FILE 19T-16V001 230 GRAND TRUCK AVENUE

February 5, 2021

Mayor M. Bevilacqua & Council  
Vaughan City Hall  
2141 Major Mackenzie Dr.  
Vaughan, ON L6A 1T1

Mayor Bevilacqua and Members of Council,

**Re: DUFFERIN VISTAS LTD. ZONING BY-LAW AMENDMENT FILE Z.16.016 DRAFT  
PLAN OF SUBDIVISION FILE 19T-16V001 230 GRAND TRUCK AVENUE**

My Name is Francis Chan and I reside at [REDACTED] Princess Isabella Court, Maple, and my family and I have been living here for 11 years.

I write to you all today in objection to Item #5 on the Agenda for Committee of the Whole dated Tuesday, February 9 at 1 PM.

DUFFERIN VISTAS LTD. ZONING BY-LAW AMENDMENT FILE Z.16.016 DRAFT PLAN OF  
SUBDIVISION FILE 19T-16V001 230 GRAND TRUCK AVENUE VICINITY OF DUFFERIN STREET  
AND RUTHERFORD ROAD

I object to item 5 on the agenda for the following reasons:

The application for the minor variance should not be up for discussion as the modifications are not minor. This application is re zoning a residential area. This application will affect 32 homes that back onto other residential homes.

Adding 2 Meters to the height of a house, is the equivalent to adding a full storey. Changing the setbacks to allow for construction of bigger homes and garages on smaller lots is not beneficial for the community. These additions will infringe on the privacy of the abutting lots.

Has the City of Vaughan Planning Dept notified the Residents of this request of Council? These types decisions shouldn't be made without the input of Residents. These types of acts are leading the residents to believe that the City of Vaughan Planning is not being truly transparent with the planning process. These acts are suppressing public input and public engagement. Changes are being made to this application without public input.

This application has been in process for years. The residents that back onto this property have invested endless hours and are on record for correspondence requests involving this application.

The Applicant has not met the requirements as per LPAT PL160978 Decision dated October 26, 2018. There are still outstanding studies and documents that have not been produced. The developer has asked for several extensions for these studies and documents. We are going on two and a half years waiting for these studies.

Why are Variances being considered on a decision that has been made at LPAT?

I am asking that Members of Council defer this decision until the City of Vaughan Planning Dept has notified all residents on record requesting correspondence, so the residents can be included in the planning process.

Thank you,

Francis Chan

Phone: [REDACTED]

Email: [REDACTED]