

**Subject:** FW: Files OP.13.005 and Z.13.008 (Celebration Estates Inc.)

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Item #	4
Report No.	25 (PH)
Council - June 4/2013	

**From:** Moro, Ronald [mailto:ronald.moro@td.com]

**Sent:** Friday, May 24, 2013 1:49 PM

**To:** Messere, Clement

**Cc:** Clerks@vaughan.ca; Carella, Tony; Di Biase, Michael; Schulte, Deb; Rosati, Gino; Bevilacqua, Maurizio; 'Drazen Bulat'

**Subject:** Files OP.13.005 and Z.13.008 (Celebration Estates Inc.)

Hi Clement,

Unfortunately, I had a previous commitment and could not attend the Public Hearing on May 21, 2013 for the Application brought by Celebration Estates Inc. for Files OP.13..005 and Z.13.008.

I am in opposition to the proposed amendments to OPA #240 and the Zoning by-laws by this Application.

- 1) Increasing the density (from "low density residential" to "high density residential") will forever change the established stable single detached neighbourhood.
- 2) The proposed development does not comply with the existing OPA #240 or OPA #661 or the Vaughan Official Plan 2010, all of which indicate that the City intends for this property to be developed as low density residential.
- 3) Vehicle traffic created by this proposed "High Density" application will inevitably travel through a "Low Density" residential area surrounding this development.
- 4) Traffic will go in and out Burwick Avenue, which puts elementary school children attending Woodbridge Public School in potential harm's way.
- 5) Sufficient land has to be set aside for future road widening of HWY #7.
- 6) The entrance of Lansdowne Avenue at HWY #7 is on the edge of a hill which will create a potentially dangerous situation for eastbound traffic on HWY #7 turning left to go north on Lansdowne Ave. The same holds true for southbound traffic on Lansdowne Ave. turning left on to eastbound HWY #7.
- 7) As a result of #6, the traffic will inevitably go to the already congested intersection of Kipling & HWY #7. In addition, further traffic will be created at the intersection of Kipling & Burwick Avenue.
- 8) As a result of #7, the land locked residents of the Kipling south of HWY #7 community will be subjected to undue further hardship entering and exiting from their community, as Kipling & HWY #7 is our only entrance/exit.
- 9) Emergency vehicles will have more difficulty in attending on a timely basis any of the area residents/businesses because of the increased traffic congestion.
- 10) No east-west and north-south transportation node.

In conclusion, this application does not fit the neighbourhood and I feel it is not in the spirit of The Places To Grow Act.

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