
From: Drazen B <dm245@live.com>
Sent: Monday, May 27, 2013 8:01 AM
To: Messere, Clement; Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio; Carella, Tony; Di Biase, Michael; Schulte, Deb; Rosat Sandra; Shefman, Alan; wwha@wwha.ca
Subject: FW: Files OP.13.005 and Z.13.008 (Celebration Estates Inc.)

| | |
|---------------------|---------|
| C | 2 |
| Item # | 4 |
| Report No. | 25 (PH) |
| Council - June 4/13 | |

Good morning Mr. Messere,

I agree with and support the comments made by Ron Moro in his e-mail of May 24, below, in relation to the Application brought by Celebration Estates Inc., and I oppose the Application for the same reasons as articulated by Mr. Moro.

Drazen Bulat
245 Veneto Drive,
Woodbridge, ON L4L 8X7
416.595.8613

From: "Moro, Ronald" <ronald.moro@td.com>
To: "clement.messere@vaughan.ca" <clement.messere@vaughan.ca>
Cc: "clerks@vaughan.ca" <clerks@vaughan.ca>, "Carella, Tony" <Tony.Carella@vaughan.ca>, "Di Biase, Michael" <Michael.DiBiase@vaughan.ca>, "Deb.Schulte@vaughan.ca" <Deb.Schulte@vaughan.ca>, "Gino Rosati" <Gino.Rosati@vaughan.ca>, "Maurizio.Bevilacqua@vaughan.ca" <maurizio.bevilacqua@vaughan.ca>, "Drazen Bulat" <dbulat@millertthomson.com>
Date: 05/24/2013 01:48 PM
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.

Ron Moro
61 Tasha Court
Woodbridge, Ontario
L4L 8P1
(416) 358-5439

NOTICE: Confidential message which may be privileged. Unauthorized use/disclosure prohibited. If received in error, please go to www.td.com/legal for instructions.
AVIS : Message confidentiel dont le contenu peut être privilégié. Utilisation/divulgateion interdites sans permission. Si reçu par erreur, prière d'aller au www.td.com/francais/avis_juridique pour des instructions.

CONFIDENTIALITY: This e-mail message (including attachments, if any) is confidential and is intended only for the addressee. Any unauthorized use or disclosure is strictly prohibited. Disclosure of this e-mail to anyone other than the intended addressee does not constitute waiver of privilege. If you have received this communication in error, please notify us immediately and delete this. Thank you for your cooperation. This message has not been encrypted. Special arrangements can be made for encryption upon request.

Visit our website at www.millerthomson.com for information about our firm and the services we provide.

CONFIDENTIALITÉ: Ce message courriel (y compris les pièces jointes, le cas échéant) est confidentiel et destiné uniquement à la personne ou à l'entité à qui il est adressé. Toute utilisation ou divulgation non permise est strictement interdite. L'obligation de confidentialité et de secret professionnel demeure malgré toute divulgation. Si vous avez reçu le présent courriel et ses annexes par erreur, veuillez nous en informer immédiatement et le détruire. Nous vous remercions de votre collaboration. Le présent message n'a pas été crypté. Le cryptage est possible sur demande spéciale.

Pour tout renseignement au sujet des services offerts par notre cabinet, visitez notre site Web à www.millerthomson.com