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**Subject:** FW: Duca's application for the redevelopment of (Marketplace)

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Item #	3
Report No.	35
Council - Sept 25/12	

-----Original Message-----

From: Carella, Tony  
Sent: Thursday, September 06, 2012 1:54 PM  
To: Mara Farina; Rosati, Gino; Di Biase, Michael; Schulte, Deb; Iafrate, Marilyn; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan; Abrams, Jeffrey  
Cc: [wwha@wwha.ca](mailto:wwha@wwha.ca)  
Subject: RE: Duca's application for the redevelopment of 5289 and 5309 Highway 7 (also known as K7 Marketplace)

Ms Farina, than kyou for your e-mail, which I am forwarding to the Clerk, to ensure your comments are part of the public record, and that you are informed of any future statutory meetings in respect of this matter.

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From: Mara Farina [[mfarina0405@gmail.com](mailto:mfarina0405@gmail.com)]  
Sent: Thursday, September 06, 2012 1:36 PM  
To: Rosati, Gino; Di Biase, Michael; Schulte, Deb; Iafrate, Marilyn; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan  
Cc: [wwha@wwha.ca](mailto:wwha@wwha.ca)  
Subject: Duca's application for the redevelopment of 5289 and 5309 Highway 7 (also known as K7 Marketplace)

Members of Council,

I am a resident of the Kipling Avenue south of Highway 7 neighbourhood and support The West Woodbridge Homeowners Association Inc. opposition to this application. I am writing to voice my strong opposition to the Official Plan Amendment and Zoning By-law Amendment by John Duca.

This proposed development does not fit into the established distinctive character of our neighbourhood. Placing of 6 stacked townhouse blocks of 3 storeys with a total of 180 units ...


- is not consistent with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
- is not consistent with the June 25, 2009 Ontario Municipal Board Decision and Order (Pine Grove on Seven Inc. site);
- is not compatible with the surrounding land use context i.e. existing scale, height, lot patterns and building types;
- does not create a vibrant and safe public realm; and
- on lands that are not deemed appropriate or suitable.

... will create instability and destroy the fabric, character and integrity of our established stable neighbourhood and in doing so, would encourage future growth and development where it has explicitly been determined to be inappropriate as per the Ontario Municipal Board Decision and Order PL080857 and Minutes of Settlement between The West Woodbridge Homeowners Association Inc., the City of Vaughan and Pine Grove on Seven Inc. of 2009.

The applicant has sought out our community involvement through The West Woodbridge Homeowners Association Inc. and after one community meeting agreed to continue working with the community on their development proposal however, they never contacted us again prior to submission of the application. Please listen to the residents of Kipling Avenue south of Highway 7 neighbourhood and the representatives of the West Woodbridge Homeowners Association who we empower to speak on our behalf. Our

neighbourhood cannot support anymore development and your commitment is needed to preserve the unique nature of our neighbourhood.

Yours very truly,

 Ira Farina  
147 Veneto Drive  
Woodbridge, ON

