

Britto, John

From: Amanda Torchetti <ptorchetti@sympatico.ca>
Sent: Friday, August 30, 2013 9:44 AM
To: Racco, Sandra; Shefman, Alan; Clerks@vaughan.ca
Cc: wwha@wwha.ca
Subject: FW: 7476 Kipling Ave.

C <u>19</u>
COMMUNICATION
CW (PH) - <u>SEPT. 3/13</u>
ITEM - <u>2</u>

Special Note to the City Clerk

:
Please add my correspondence below to the Committee
of Whole Public Meeting (September 3, 2013) Communications. Thank you.
Dear Honourable Mayor and Members of Council,
RE

:
OFFICIAL PLAN AND ZONING BY
-
LAW AMENDMENT APPLICATIONS
File #: OP.13.003 and
Z.
13.005

Property: 7476 Kipling Avenue
Applicant: Portside Developments (Kipling) Inc.
Committee of Whole Public Meeting

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September 3, 2013

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I am a resident of the Kipling Avenue south of Highway 7 neighbourhood and a member of The West Woodbridge Homeowners Association Inc. With respect I must express my strong opposition to Portside Developments (Kipling) Inc. Official Plan and Zoning By-Law Amendment Applications for a proposed development at 7476 Kipling Avenue that will knock down one of our neighborhood homes.

Since its creation, our neighbourhood is blessed with a strong defined sense of community identity and is a magnet to the wonderful people I have chosen to live with and raise my children with. Its a neighbourhood that works.

The proposed development:

1. Will create instability and destroy the neighborhood's fabric, character and integrity;
2. Does not conform to the Official Plan #240 (Woodbridge Community Plan);
3. Does not respect and/or reinforce the existing surrounding physical character which is predominantly low-rise residential (single family homes) neighbourhood;
4. Is not within an intensification area; and
5. Is not consistent with Provincial Policies.

Like many of my neighbours I see this development as setting a very worrying precedent for the city if it goes ahead. This intrusive, tall condo sitting within our established neighbourhood will bring this development behaviour into other vulnerable residential neighbourhoods in Vaughan.

You were elected and appointed to be the keepers, guardians and defenders of our neighbourhood and the planning documents that were put in place to protect our community's character and identity. I urge you stand up for our neighbourhood and its residents and review the proposal before you with a critical eye.

If the Mayor and Council members decision is to approve this application it is also the beginning of the end of any kind of sensible and good planning in west Woodbridge, and perhaps even Vaughan as a whole. If existing planning documents can be overturned without blinking an eye.

In addition, I respectfully ask that city councilors and city staff continue working with the West Woodbridge Homeowners Association Inc., and Portside Developments (Kipling) Inc. to ensure that this site retains the scale and character of our neighborhood. 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 neighborhood cannot support anymore development and your commitment is needed to preserve the unique nature of our neighborhood.

Sincerely,

Paolo Torchetti
62 Abell Ave.
Woodbridge, ON
L4L 1B8