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Aug.28, 2013

Committee of Whole Public Meeting
Vaughan City Hall, Council Chambers
2141 Major Mackenzie Drive,
Vaughan, Ontario

C	20
COMMUNICATION	
CW (PH) -	SEPT. 3 / 13
ITEM -	2

re OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS

- file # OP.13.003 and Z.13.005

-Property: 7476 Kipling Ave., Woodbridge, Ontario

-Applicant: Portside Developments (Kipling) Inc.

-Committee of Whole Public Meeting – Sept.3, 2013

Dear Honourable Mayor and Members of Council,

I am a resident of the Kipling Ave, south of HWY 7 neighbourhood. With respect, I wish to express my deep concern and opposition to the proposed development by Portside at 7476 Kipling Ave.

My chief concerns include:

- a) **increased vehicular traffic** and associated issues (noise; safety issues re children; congestion; strain on infrastructure)
- b) **increased population density** which is not in keeping with the character of this primarily single family housing neighbourhood; undue strain will be put on already minimal amenities; we have one small park/playground that serves this area. The infrastructure and access via Kipling is not designed to support an 8 storey, 162 unit which may generate well over 200 cars which is a conservative estimate.
- c) **the size, scale and design** of this proposed development (i.e too high, too many units, way too heavy-handed and aesthetically completely out of place with the surrounding residential tone of this community)
- d) **negative impact on flora and fauna** - we have all sorts of birds including hawks, goldfinches, cedar waxwing, chickadees, nuthatch, kinglet, woodpeckers, Baltimore orioles, flickers; other animals include deer, fox, red squirrel, chipmunks; many native trees including white pine; pond life (frogs, ducks) This flourishing habitat is worthy of protection.
- e) **decimation of the natural habitat and wildlife corridor** which currently provides much needed green space, vegetation, and a buffer from the noise of the nearby HWY. 407
- f) **the vulnerability of official plan and zoning** decisions if precedent-setting proposed changes like this one are approved.

My question to you, Honourable Mayor , and Members of Council is:

Once this 162 unit plan is approved, then who is next in line to develop the rest of the lands south of Veneto?

When we purchased our home here 3 years ago, I inquired about future development potential directly south of us and was reassured that the lands were protected and designated as a green belt. If I had been

aware that the lands south of Veneto Drive were so vulnerable to this kind of development, we would never have purchased a home here.

As a taxpayer and resident, I feel that it is important that I be able to trust and believe that our urban and regional planners and politicians are providing accurate information and that as residents we can feel confident that the municipality will make informed decisions with long term vision in the building of its communities.

Progress and development are inevitable realities in cities and communities. However without intelligent, informed and thoughtful vision there would be no High Park in Toronto, no Central Park in New York City and no Balboa Park in San Diego. The land value and potential tax revenue from developing those large scale parks would be enormous. Because value was placed on people, their needs in an urban setting and on nature, those parklands exist today and positively impact residents' quality of life and add value to their neighbourhoods.

I urge you to halt this proposed development and turn down the request to amend the zoning and change the official plan.

Sincerely,

Julia Pal