

Britto, John

From: Bonsignore, Connie on behalf of Clerks@vaughan.ca
Sent: Tuesday, September 03, 2013 9:39 AM
To: Britto, John
Subject: FW: OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS _ 7476 Kipling Avenue

C 25
COMMUNICATION

CW (PH) - SEPT. 3/13

ITEM - 2

Importance: High

Communication.

From: Tina Catalano [mailto:tina.catalano@sympatico.ca]
Sent: Monday, September 02, 2013 2:26 PM
To: Bevilacqua, Maurizio; Schulte, Deb; Carella, Tony; DeFrancesca, Rosanna; gino.rosati@vaughan.ca; michael.dibiase@vaughan.ca; Iafrate, Marilyn; sandra.racco@vaughan.ca; alan.shefman@vaughan.ca; Clerks@vaughan.ca; Uyeyama, Grant; Woolfson, Daniel; Jalilli, Farhad; Jalilli, Farhad
Cc: Inc. The WWHHA; Tina Catalano
Subject: OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS _ 7476 Kipling Avenue
Importance: High

Dear Honourable Mayor and Members of Council, and City staff,

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 neighbourhood homes. I specifically am writing to you regarding: 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 – September 3, 2013

Many of you may have had the opportunity to have come through our areas especially Honourable Mayor Bevilacqua, years back during the annual Canada Day BBQ and Bike ride, and Tony Carella our elect local councillor and will know/should know why this development is truly wrong for this neighbourhood. For those of you who have not had the opportunity to come into our small unique community it is important to realize that since its creation, our neighbourhood has been blessed with a strong defined sense of community identity. It's a neighbourhood that works and one that is quite diverse than many of the other local neighbourhoods and the reason that my family has chosen to call this home. More specifically, we are in a diverse and unique pocket of Woodbridge close to all amenities of city life while being blessed with the beauty of nature at our footsteps with wild life living side by side with us. For example, we have deer living in our back yards (literally, as below is a picture taken about 1 month or so ago in my back yard), fox, rabbits, ducks, turtles, frogs, etc.....along with a variety of unique bird species in what many

call the city's bird sanctuary. Wild turkey have even been spotted within our serene picturesque surroundings – surroundings that have provided the residents of this area with a true sense of serenity and balance- a place close but away from our day to day busy city life.



I and many of my neighbours strongly oppose this proposed development for numerous reasons including simple facts that this development:

1. Will create instability and destroy the neighbourhood'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;
5. Is not consistent with Provincial Policies.

These simple facts clearly indicated that we should not even be wasting our time and tax payers money in even listening and entertaining such a proposal that goes completely against Vaughan Tomorrow – it goes against Criteria set forth for intensification guidelines for the city of Vaughan, against the principals of sustainability first and even against key elements within the City Design Guidelines. We need to show developers that they can not walk into vulnerable communities to make a quick buck with disregard to City Guidelines and Provincial policies and complete disregard and disrespect to the members of the community. 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. I trust and sincerely hope that this is not the case and this is the opportunity to further show to the community and City of Vaughan as a whole your strong sense of integrity and honesty in doing what is right in accordance to the guidelines and policies that exist and in doing what is right for the people of your community and city.

In addition, I respectfully ask that city councillors 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 neighbourhood- **single detached homes**. 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.

Sincerely,

Tina Catalano
20 Dalmato Crt
Woodbride,ON