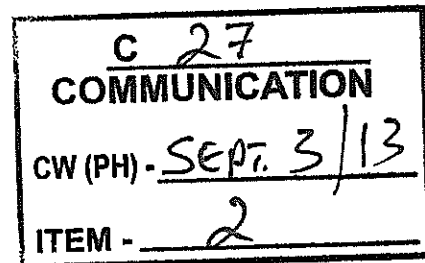


Britto, John

From: Bonsignore, Connie on behalf of Clerks@vaughan.ca
Sent: Tuesday, September 03, 2013 9:37 AM
To: Britto, John
Subject: FW: File #: OP.13.003 and Z.13.005 Property: 7476 Kipling Avenue

Communication.

From: Sergio Zeppieri [<mailto:zeppieri.sergio@gmail.com>]
Sent: Tuesday, September 03, 2013 6:50 AM
To: Bevilacqua, Maurizio; Rosati, Gino; Clerks@vaughan.ca
Cc: wwha@wwha.ca; Susy Santos
Subject: File #: OP.13.003 and Z.13.005 Property: 7476 Kipling Avenue



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 – September 3, 2013

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.

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. It's a neighbourhood that works.

The proposed 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; 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 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.

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.

I would also like to add that my decision to purchase a home and live in this particular area south of Highway 7 off of Kipling was one of many years of planning and saving. The tranquil nature and quiet community attracted me here for my future and the future of my children. It is nice to see the kids playing on the streets without worry. I see that changing as traffic becomes heavier with this type of development and safety is a major concern going forward. I just had my first child. My wife and I are really considering moving out of the area for this particular reason. It's been only 2 years we've lived in the area but the continued multiple dense residency development is becoming a concern to us in particular.

Please stop the development. We are concerned NEW residents of the neighbourhood.

Sincerely,

Sergio Zeppieri , Susy Santos & baby Matthew Zeppieri

[56 Angelina Avenue]