

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](#)
Subject: FW: [External] Comments for File OP. 20. 010, Z. 20.031
Date: Monday, December 5, 2022 9:25:18 AM

**Communication: C21
Committee of the Whole (PM)
December 6, 2022
Item #2**

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

From: Deanna Ventura <[REDACTED]>
Sent: Saturday, December 03, 2022 9:11 PM
To: Clerks@vaughan.ca
Cc: Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>
Subject: [External] Comments for File OP. 20. 010, Z. 20.031

Good evening,

We are writing to strongly oppose the official plan File OP. 20. 010, Z. 20.031.

The continuous changes over the last two years, from towns and semis, to now not one but two, 5-7 storey apartment building, proposed by the developer clearly indicate their maximum profit mentality rather than respect for the area, residents and Vaughan bylaws, by asking for major amendments.

An increase in over 200 units will overwhelm the area with respects to traffic, population density and destroying our natural and historical landscape.

Single lane roads area the only entry point to the location and surrounding neighborhood for many current residents. An increase in traffic results in a increase in pollution to the area. Furthermore, there is a lack of well-planned development when the developer is relying on another private condo driveway to link to their development.

Woodbridge Avenue and surrounding areas are home to many historic structures in which this development could compromise, specifically, "the development is located adjacent to the former Toronto Grey and Bruce Railroad station which should be preserved and restored as a historical landmark." (Comment received from original development proposal.)

The specific amendments requested to zoning requirements are not slight adjustments, the developer is asking for over 50% in changes in major areas, including maximum lot area, minimum parking requirements, minimum front and rear yard standards. Overloading a space will continue to affect the neighbourhood in traffic and parking and less green space available.

Allowing a development like this to proceed when so many zoning amendments require significiations changes, would be reckless and we are in direct opposition of this proposal.

We thank council for taking the time to hear and read comments from concerned residents.

Kind regards,

D. Ventura & F. Calabrese
[REDACTED] Sedan Court