

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](#)  
**Subject:** FW: [External] File Official Plan Amendment File OP.20.010 Zoning By-law Amendment File Z.20.031  
**Date:** Monday, December 5, 2022 9:34:14 AM

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**From:** grace ariemma <[REDACTED]>  
**Sent:** Sunday, December 04, 2022 7:37 PM  
**To:** Clerks@vaughan.ca  
**Cc:** Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>  
**Subject:** [External] File Official Plan Amendment File OP.20.010 Zoning By-law Amendment File Z.20.031

To Whom It May Concern,

I am writing to express my opposition to the plan amendment and zoning by-law in the Woodbridge/Kipling Avenue area.

I am writing as a concerned, long-time resident and community member. I live on Dunstan Cres. and would be directly impacted by the proposed changes and the construction of the new apartments. My concerns are numerous.

The construction of these apartments will increase traffic, particularly given the single lane nature of the roads in the area. These roads are not equipped to deal with the current traffic volumes, let alone the additional traffic these apartments will bring. This congestion directly impacts the neighbourhood, our ability to move easily around our community and presents a safety concern to small children living in the area. We have already faced multiple years of construction/road improvements on Woodbridge Ave. which have affected the residents and businesses of Market Lane and surrounding area. Many of these residents have not even been informed or made aware of these proposed changes as only a handful of homes were advised, yet many of the residents and businesses in the vicinity will be negatively affected.

For the past several years, I have raised concerns over the maintenance of the ravine area directly behind the proposed site. I have been advised by the City of Vaughan that the ravine is being preserved to maintain the integrity of the green space and must remain in its natural state for the protection of local wildlife. The construction of these apartments is in direct conflict with that principle and would result in additional noise, compromising the very thing the city has maintained it is trying to accomplish by preserving the ravine.

The construction of these apartments would also compromise the integrity of the 'small-town' community feel of the town. We have lived here for over 38 years and do not want additional apartment buildings as we have already seen a significant proliferation of apartments/condos.

We have already felt a change to our community and do not want to see this continue and further destroy the fabric of this community. This is made even more significant when you consider that the plans include amendments to the by-law to allow for 5 and 7 story residential buildings that would equate to 219 units. This area is zoned for towns/stacked and while even that is disheartening, to have it amended to increase the number of units and residents to what is being proposed will no doubt have grave impacts to the community as a whole.

We moved to this neighbourhood nearly 40 years ago for its tranquility and the enjoyment of living in a smaller area surrounded by nature and wildlife; free from large amounts of traffic, noise and safety concerns. To see these proposed plans angers us as residents and makes us concerned we are losing the way of life we have enjoyed for many decades. We have sat by and watched the changes happen over the years and understand that this is in part what comes as time progresses and communities grow, however, the changes that these amendments will bring are unnecessary and unwanted by many in the community and we stand strongly in opposition.

Thank you for your time and consideration.

A concerned resident,  
Grace Ariemma