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To: Council@vaughan.ca; Clerks@vaughan.ca
Cc: [Adriano Volpentesta](#)
Subject: [External] Committee of the Whole March 5, 2024 - 5012526 Ontario Inc. - Official Plan Amendments
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Hello,

My name is Stefania Moro and I reside at [REDACTED] Kipling Avenue and my unit faces the proposed 5 storey rental apartment.

I oppose this proposal and list the following concerns:

1) Grandfathered Easement

I oppose the grandfathering of the narrow driveway to be utilized as a permanent entrance/exit from the proposed development. My understanding is that this easement was put in place for access to the rail lines. Since the construction of 8026 Kipling Avenue and 8032 Kipling Avenue this access has not been utilized. Therefore this easement is no longer required. The proposal to open a thruway on this site so tenants can access the proposed new development would impose safety concerns impacting both vehicular and pedestrian traffic on a permanent and ongoing basis. This is especially concerning considering the vulnerable population that makes up the majority of the residents of 8026 and 8032 Kipling Avenue. Opening a thruway will especially inhibit pedestrian traffic in a dangerous way. There is currently no sidewalk in place and the laneway is far too narrow for construction of a pedestrian pathway. Further narrowing the proposed thruway makes it nearly impossible for emergency vehicles to safely enter and exit the area (wide turns, firetrucks, ambulances, etc.). Additionally, opening the roadway as a thruway will encourage unauthorized parking on existing properties as the proposed developer's plans currently do not allow for each unit to have at least one parking spot. This lack of designated parking for the proposed site will also not accommodate visitor traffic to the proposed buildings, encouraging unauthorized parking in our adjacent lot. This is especially concerning considering the unauthorized parking issues that exist due to the current rental property at 8010 Kipling Avenue that is built and managed by the proposed builder.

2) Increased Traffic

The scale of the proposed buildings will add to the vehicle traffic at the two intersections of Woodbridge Avenue and Kipling Avenue, as well as Kipling Avenue and Highway 7. Both intersections are small and cannot safely handle the proposed traffic. Especially when consideration is given to the developments in and around both intersections already approved.

3) Blocking of Sunlight

The buildings, in particular the proposed 5 storey building will cast a shadow on our building.

This developer has already blocked the sunlight on many of the units facing the south side, and now will block the sunlight on the west side.

4) Woodbridge Avenue Driveway

A proposed driveway onto Woodbridge Avenue will be dangerous to navigate as Woodbridge Avenue at that point is a winding road and the view is obstructed.

In conclusion, I request Council oppose this proposed development and ask the developer to consider a lower scale development such as townhomes.

Thank you,

Stefania Moro