

C4
Communication
CW (PM) – June 1, 2021
Item# - 6

From: Clerks@vaughan.ca
To: [Bellisario, Adelina](#)
Subject: FW: Public Meeting 1 June 2021 Item OP.09.003 and Z.09.26 10951 Kipling Avenue
Date: May-28-21 8:47:14 AM

From: Coles, Todd <Todd.Coles@vaughan.ca>
Sent: Thursday, May 27, 2021 3:54 PM
To: Clerks@vaughan.ca
Subject: FW: Public Meeting 1 June 2021 Item OP.09.003 and Z.09.26 10951 Kipling Avenue

From: Kathryn Angus <[REDACTED]>
Sent: Thursday, May 27, 2021 3:36 PM
To: Council@vaughan.ca; Coles, Todd <Todd.Coles@vaughan.ca>;
dvelopmentplanning@vaughan.ca; Fera, Eugene <EUGENE.FERA@vaughan.ca>
Cc: Ciampa, Gina <Gina.Ciampa@vaughan.ca>
Subject: [External] Public Meeting 1 June 2021 Item OP.09.003 and Z.09.26 10951 Kipling Avenue

To: Mayor Bevilacqua, Regional Councilors, Councilors and City Staff

Re: **10951 Kipling Avenue**

As residents of Teston Road we are writing regarding our concerns for the above-noted proposed development.

This proposal is on legislated Greenbelt land and the proposal outlines a massive building to be built as well as much of the land being paved over for parking lots. Amongst other things, this proposal will negatively impact the wildlife.

In addition and of great concern to us, it will directly impact the front of and sole access to our property, as storm water that normally is absorbed into the ground will be diverted from the hard surface paved areas into the existing creek, causing it to handle significantly more water than it currently does; and, as that same creek subsequently flows through the front of our property, it will cause extra deterioration of the concrete bridge on our property, as that bridge was not designed to handle the extra flow of creek water. We express this concern, whether or not the developer of the property would intend to mitigate the flow through storm water management systems, as we note the city has no current means of handling the storm water once it has exited the subject land, other than the existing natural creek.

With the parking lots, playing fields, and the building itself that is being proposed, the site

would require extensive hi-mount outdoor lighting to support the outdoor activities. This land is designated greenbelt, and the lighting pollution associated with this proposal will have significant negative impact on the area surrounding the subject property and the property itself which we note is incompatible with the existing designation of the property. We could, should you desire, produce the required documentation from the established professional lighting organizations to support this point.

This proposal would cause more traffic volume into the area and heightened traffic peaks – bringing traffic through Kleinburg and also on the secondary roads in the area which are not currently equipped to handle the increased volume and peaks. Teston Rd. in particular is proposed, in the future, to have two lanes with one cyclist lane. Kipling Ave was asked by the community to remain a rural road and this would place an enormous impact on the roadway, particularly as the traffic would come in surges (high peaks) associated with the start of and end of games. We believe it is reasonable to ask the question: do you, as councilors, wish to bear the increased risk of potential accidents occurring when high speed vehicular traffic on narrow rural roads meets with children who may be attempting to go to and from this proposed massive sports development by foot or by bicycle?

Garbage thrown from vehicles is an issue along Teston Rd. and Kipling Ave. already. Will the city commit, in writing, to the increased cost of vigilance and enforcement of its bylaws to minimize the increased load? Will it commit, in writing, to committing extra funds to clean up the increased garbage strewn onto the two roads? We suspect not: so who would bear this extra cost?

We hope our concerns will be given due consideration.

Yours truly,

Harry and Kathryn Angus, [REDACTED] Teston Road