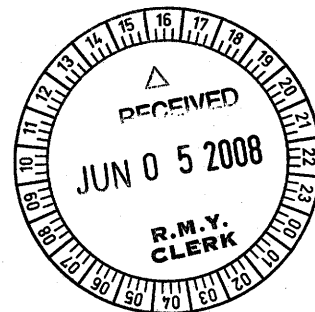


VIA E-MAIL

June 5, 2008

Regional Planning and Economic
Development Committee
Regional Municipality of York
17250 Yonge Street,
Newmarket, ON L3Y 6Z1
Attention: Karin Price



Dear Ms. Price:

Re: Planning and Economic Development Committee Meeting – June 11, 2008

City of Vaughan Official Plan Amendment #661 (“OPA #661”)

Hello, my name is Ann Grech and I reside at 14 Tasha Court in Woodbridge in the Kipling and Regional Road 7 community. I am not opposed to intensification and I like the fact that the government of Ontario “Places to Grow Act” looks at ways to curb urban sprawl. I like to see reasonable and planned intensification that is in keeping with the surrounding areas. For example, the Helen and Regional Road 7 area has recently seen 4 storey town homes developed and they are very much in accordance with the low-density homes in immediate proximity. Another example is the 10 storey units planned at Woodstream and Regional Road 7. Those units are in line with the commercial properties in the area and DO NOT impact the residential areas across the street.

I agree with the amendments Vaughan Council made in regards to OPA 661 as it impacts our special area. The OPA 661 fairly represents the area to the north of the intersection, as intensification is limited to 4 stories. The same approach needs to be considered for the south side for the reasons set out below:

- Kipling / Regional Road 7 is an irregularly shaped intersection
- Intensification poses difficulty for emergency vehicles to enter or exit and therefore it is dangerous for the 450 houses in the area south of the intersection that are landlocked
- Traffic congestion is already an issue, especially when the social clubs have functions. Any high density building driveways on the only access road out will only exasperate the issue.
- Kipling is a dead end to the south and there are no east/west roads to create a corridor parallel to Regional Road 7

I urge the Region to support the City of Vaughan's amended OPA 661 as the intent of the Provincial mandate and Vaughan's interpretation of that policy is to intensify and yet not disrupt stable low-density communities. I ask you to take it one step further and limit all development to less than 10 stories in the Kipling/Regional Road 7 area, more in keeping with the residential properties abutting the intensification area.

In closing, I am not saying "not in my backyard". To the contrary, I am saying please design well planned intensified development in my backyard. Provide opportunities for development that ensures local infrastructure is able to handle the additional people and the safety and wellbeing of all residents is maintained. Thus enhancing an already unique neighbourhood. Please amend the OPA 661 to facilitate more appropriate intensification in our area consistent with all the other residential areas in Woodbridge.

Sincerely,

Ann Grech