CITY OF VAUGHAN

REPORT NO. 37 OF THE

SPECIAL COMMITTEE OF THE WHOLE

For consideration by the Council of the City of Vaughan on June 22, 2021

The Special Committee of the Whole met at 10:33 a.m., on June 22, 2021.

Present:

Council Member	**In-Person**	**Electronic Participation**
Regional Councillor Mario Ferri, Chair		X
Hon. Maurizio Bevilacqua, Mayor		X
Regional Councillor Gino Rosati		X
Regional Councillor Linda Jackson		X
Councillor Marilyn Iafrate	X	
Councillor Tony Carella		X
Councillor Rosanna DeFrancesca		X
Councillor Sandra Yeung Racco		X
Councillor Alan Shefman		X

The following items were dealt with:

1. 919819 ONTARIO LTD. AND 1891445 ONTARIO LTD.
OFFICIAL PLAN AMENDMENT FILE OP.18.008
ZONING BY-LAW AMENDMENT FILE Z.18.013
5217 AND 5225 HIGHWAY 7 AND 26 AND 32 HAWMAN AVENUE
VICINITY OF HIGHWAY 7 AND KIPLING AVENUE

The Special Committee of the Whole recommends:

1) That the confidential recommendation of the Special Committee of the Whole (Closed Session) meeting of June 22, 2021, be approved;

2) That consideration of this matter be deferred until such time that staff seek further instructions from Council as part of the Ontario Land Tribunal process, and that all parties be encouraged to continue discussions towards a mutually agreeable conclusion in the meantime;

3) That comments from the following speakers and Communications be received:

1. Mr. Adam Grossi, First Avenue Properties, Highway 7, Vaughan, on behalf of the applicant;

2. Mr. Michael Horner, McKenzie Street, Woodbridge;

3. Ms. Anna Merola, Kipling Avenue, Woodbridge;

4. Mr. Marc Merola, Kipling Avenue, Woodbridge;

5. Mr. Adam Di Stefano, Nadia Avenue, Woodbridge; and C5 dated June 11, 2021;

6. Ms. Sylwia Sajdyk, Hawman Avenue, Woodbridge, on behalf of Loreto and Alicia Benacquista;

7. Ms. Vicky Spizzirri, Hawman Avenue, Woodbridge, on behalf of Maria Petrola and family;

8. Mr. Delip Matto, Coles Avenue, Woodbridge;

9. Ms. Rosina D'Alimonte, Hawman Avenue, Woodbridge, and C4, Petition dated June 14, 2021; and

10. Mr. Ron Moro, Tasha Court, Woodbridge;

4) That the following Communications be received:

C1. Loreto and Alicia Benacquista, Kipling Avenue, dated June 9, 2021;

C2. Salvatore and Rosina Petrolo, McKenzie Street, Woodbridge, dated June 8, 2021; and

C3. Pierino and Catia La Rosa, Kipling Avenue, Woodbridge, dated June 9, 2021; and

5) That the report of the City Manager dated June 22, 2021, be received.

Recommendations

Council, at its meeting on May 18, 2021, (Committee of the Whole, Report No. 26, Item 5) adopted the following recommendations:

Recommendations of Council, May 18, 2021 (set out as Attachment 9 of this report):

1. That Council reschedule the Special Committee of the Whole meeting of June 21st, 2021 to June 22nd, 2021 at 10:30 a.m.; and

2. That the following Communications be received:

C36 Memorandum from the Deputy City Manager, Administrative Services & City Solicitor, dated May 18, 2021;
C8 Dino Di Iorio, dated May 11, 2021;
C9 Harninder Singh Gill, Coles Avenue, Woodbridge, dated May 11, 2021;
C29 Giampaolo and Linda Vascotto, Angelina Avenue, Vaughan, dated May 11, 2021;
C30 Kimberly Snow and Leo Acosta, dated May 12, 2021; and
C31 Ron Moro, Tasha Court, Vaughan, dated May 12, 2021.

Recommendations of the Committee of the Whole (2) meeting of May 12, 2021:

1) That consideration of this matter be referred to a Special Committee of the Whole meeting to be convened on June 21, 2021;

2) That comments from the following speakers and Communications be received:

1. Mr. Nick Pinto, West Woodbridge Homeowners Association Inc., Mapes Avenue, Woodbridge;
2. Ms. Rosina D'Alimonte, Hawman Avenue, Woodbridge;
3. Ms. Sylwia Sajdyk, Hawman Avenue, Woodbridge;
4. Mr. David Arkell, Hawman Avenue, Woodbridge;
5. Ms. Gianna Dilorio, Graceview Court, Woodbridge;
6. Ms. Margaret LeCoche, Hawman Avenue, Woodbridge;
7. Mr. Michael Horner, McKenzie Street, Woodbridge;
8. Ms. Vicky Spizzirri, Hawman Avenue, Woodbridge;
9. Mr. Ron Moro, Tasha Court, Vaughan, and C69 dated May 5, 2021;
10. Ms. Amanda Benacquista, Kipling Avenue, Vaughan; and
11. Mr. Adam Grossi, First Avenue Properties, Highway 7, on behalf of the applicant, and C99, presentation material; and

3) That the following Communications be received:

C57. Ms. Anna Morrone, dated May 10, 2021;
C58. Saveria and Charles Tornabene, Veneto Drive, Woodbridge, dated May 10, 2021;
C59. Drazen Bulat, Veneto Drive, Woodbridge, dated May 9, 2021;
C60. Enrico, Maria, John and Matteo D'Amico, Veneto Drive, Woodbridge, dated May 8, 2021;
C61. Mr. Roy Cetlin, Woodbridge Avenue, Woodbridge, dated May 9, 2021;
C62. Ms. Cristina Morrone, dated May 9, 2021;
C63. T. Morrone, dated May 9, 2021;
C64. Mr. Arthur Pereira, Sara Street, Woodbridge, dated May 9, 2021;
C65. Mr. Tony Morrone, Engineering Manager, StackTeck Systems Ltd., Paget Road, Brampton, dated May 10, 2021;
C66. Mr. Marco Capponi, dated May 10, 2021;

C67. Mr. Enzo Spizzirri, Hawman Avenue, Woodbridge, dated May 9, 2021;
C68. Jack and Janice Cooper, Hawman Avenue, Woodbridge, dated May 9, 2021;
C70. Lynn, Amanda and Tony Di Iorio, Dalmato Court, Woodbridge, dated May 10, 2021;
C71. Ms. Ninetta Massarelli, dated May 10, 2021;
C72. Ms. Tamara Fontana, dated May 10, 2021;
C73. Frank and Luz Maria Commisso, Graceview Court, Woodbridge, dated May 10, 2021;
C74. Mr. Joe Simonetta, Angelina Avenue, Woodbridge, dated May 10, 2021;
C75. Ms. Diana Boreanaz, dated May 10, 2021;
C76. Alex and Patrizia Cianfarani, dated May 10, 2021;
C77. The Femia and Ciullo families, Nadia Drive, Woodbridge, dated May 11, 2021;
C78. Stefan Starczewski, Veneto Drive, Woodbridge, dated May 11, 2021;
C79. Ms. Tina Morra, Angelina Avenue, Woodbridge, dated May 11, 2021;
C80. Ms. Maria Akawi, dated May 11, 2021;
C81. Mr. Gordon Kirk, Sara Street, Woodbridge, dated May 11, 2021;
C82. Elisangela and Leandro Barroso, dated May 11, 2021;
C83. Mr. Joseph Tusa, Hawman Avenue, Woodbridge, dated May 11, 2021;
C84. Vasile Liviu Huma, Angelina Avenue, Woodbridge, dated May 11, 2021;
C85. Mr. Paul Cucci, Hawman Avenue, Woodbridge, dated May 11, 2021;
C86. Mr. Robert D'Angelo, Agelina Avenue, Woodbridge, dated May 11, 2021;
C87. Mr. Adam Di Stefano, Nadia Avenue, Woodbridge, dated May 11, 2021; and
C100. Mr. Dino Di Iorio, Woodbridge, dated May 11, 2021.

Recommendations of the City Manager dated May 12, 2021:

1. THAT Official Plan Amendment File OP.18.008 (919819 Ontario Ltd. and 1891445 Ontario Ltd.) BE APPROVED, to amend City of Vaughan Official Plan 2010 Volume 1, for the Subject Lands shown on Attachment 1 as follows:

    a. To redesignate the north portion of the subject lands north of the new property line from "Low-Rise Residential" to "Mid-Rise Residential" to permit a 12-storey residential apartment building with 166 residential dwelling units and a Floor Space Index of 4.1 times the area of the of the lands north of the new property line, as shown an Attachment 2;

2. THAT Zoning By-law Amendment File Z.18.013 (919819 Ontario Ltd. and 1891445 Ontario Ltd.) BE APPROVED, to amend Zoning By-law 1-88 to rezone the lands north of the new property line from "R2 Residential Zone" to "RA3(H) Apartment Residential Zone" with the Holding Symbol "(H)" in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report;

3. THAT the implementing Zoning By-law include the provision for a monetary contribution of $578,000.00 pursuant to Section 37 of the *Planning Act,* towards the following potential community benefits, which are to be finalized and implemented through a Section 37 Density Bonusing Agreement executed between the Owner and the City of Vaughan in return for an increase in the maximum permitted building height and density for the development to the satisfaction of the City:

   - Kipling Avenue Parkette - improvements to site furnishing and play court upgrades, and including a pollinator garden
   - Woodbridge Library - improvements to include new entrance addition and interior work;

4. THAT prior to the enactment of the implementing Zoning By-law the Owner shall enter into and execute a Section 37 Bonusing Agreement with the City of Vaughan to secure the contribution(s) identified in this report and pay to the City the Section 37 Agreement surcharge fee in accordance with the in-effect Tariff of Fees for Planning Applications;

5. THAT the Holding Symbol "(H)" shall not be removed from the portion of the subject lands proposed to be rezoned "RA3(H) Residential Apartment Zone" with the "(H)" Holding Symbol or any portion thereof, until the following conditions have been satisfied:

   a) That Vaughan Council has identified and allocated water and sanitary servicing capacity to the subject lands;

   b) That Vaughan Council shall approve a Site Development Application for the proposed development;

   c) The Owner shall be required to submit the necessary planning applications to permit and secure an appropriate access location from Kipling Avenue to the satisfaction of the City and York Region;

   d) The Owner shall pay a financial contribution in the amount of $178,450.00, representing the Owner's proportionate share of the required sanitary sewer improvements downstream of the subject lands, unless alternative arrangements are made, at the Owner's cost and to the satisfaction of the City; and

e) The Owner shall enter into a Servicing/Development Agreement(s) with the City to facilitate the contribution amount required for the sanitary sewer upgrades, and to satisfy all conditions, financial or otherwise for the construction of the municipal services including, but not limited to roads, water, wastewater, storm and any land conveyances, as required for the Subject Lands, to the satisfaction of the Development Engineering Department;

6. That the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law. The Owner shall also apply for a Consent application to create the lot for the development, as required, to the satisfaction of the City; and

7. THAT Council authorize the Development Engineering Department to enter into the necessary Servicing/Development Agreement(s) to the satisfaction of the Development Engineering Department.

2. CONSIDERATION OF A CORPORATE STRUCTURE REVIEW

The Special Committee of the Whole recommends approval of the recommendation contained in the report of the City Manager, dated June 22, 2021:

Recommendation

1. That the Consideration of A Corporate Structure Review report be received.

3. PRESENTATION – ALTAF STATIONWALA, PRESIDENT/CEO, MACKENZIE HEALTH, RE: UPDATE ON MACKENZIE RICHMOND HILL HOSPITAL AND CORTELLUCCI VAUGHAN HOSPITAL

The Special Committee of the Whole recommends that the presentation by Altaf Stationwala, President & CEO, Mackenzie Health, and C6, presentation materials *titled "Mackenzie Health Update"* be received.

4. OTHER MATTERS CONSIDERED BY THE COMMITTEE

4.1. RECESS INTO CLOSED SESSION

The Special Committee of the Whole recessed into Closed Session at 12:14 p.m. for the purpose of considering the following matter:

Item 1:

**919819 ONTARIO LTD. AND 1891445 ONTARIO LTD.
OFFICIAL PLAN AMENDMENT FILE OP.18.008
ZONING BY-LAW AMENDMENT FILE Z.18.013
5217 AND 5225 HIGHWAY 7 AND 26 AND 32 HAWMAN AVENUE
VICINITY OF HIGHWAY 7 AND KIPLING AVENUE**

(solicitor / client privilege)

The Committee of the Whole reconvened into open session at 1:11 p.m. with all Members present.

The meeting adjourned at 1:13 p.m.

Respectfully submitted,

Regional Councillor Mario Ferri, Chair

SPECIAL COMMITTEE OF THE WHOLE – JUNE 22, 2021

COMMUNICATIONS

Distributed June 18, 2021		**Item**
C1.	Loreto and Alicia Benacquista, Kipling Avenue, dated June 9, 2021	1
C2.	Salvatore and Rosina Petrolo, McKenzie Street, Woodbridge, dated June 8, 2021	1
C3.	Pierino and Catia La Rosa, Kipling Avenue, Woodbridge, dated June 9, 2021	1
C4.	Petition dated June 14, 2021, submitted by Ms. Rosina D'Alimonte, on behalf of residents of Hawman Avenue, McKenzie Street and Kipling Avenue	1
C5.	Mr. Michael Horner, McKenzie Street, Woodbridge, dated June 11, 2021	1
Distributed June 21, 2021		
C6.	Presentation materials titled "*Mackenzie Health Update*"	Presentation 1

Please note there may be further Communications.

Communication : C 1
Special Committee of the Whole
June 22, 2021
Item # 1

From: Todd Coles <Todd.Coles@vaughan.ca>
Sent: Wednesday, June 09, 2021 9:49 PM
To: Clerks@vaughan.ca
Subject: FW: 919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013

From: Amanda Benacquista [redacted]
Sent: Wednesday, June 9, 2021 9:48 PM
To: Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Alan Shefman <Alan.Shefman@vaughan.ca>; Todd Coles <Todd.Coles@vaughan.ca>
Cc: [redacted]
Subject: [External] 919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013

Good day City of Vaughan Council,

We hope this email finds you well. We, Loreto and Alicia Benacquista have lived at [redacted] Kipling Ave since August 1996. Our property currently adjoins the subject property and this is a major concern of ours. Being located beside and surrounded in by this proposed development, our safety concerns of our family and home property has become an issue that we are strongly concerned about.

We strongly oppose the many Official Plan Amendments and the Zoning By-law Amendments required in order for this proposed development to be approved by Council. This proposed development does not conform with the surrounding neighbourhood.

We trust that the City of Vaughan Council will advocate for our unique established, stable low-density neighbourhood and protect our residence and community.

We ask that you please keep us updated with any information regarding this proposed development for current and future changes.

We look forward to the upcoming Committee of the Whole meeting.

Yours truly,

Loreto and Alicia Benacquista
[redacted] *Kipling Ave*
[redacted]

Communication : C 2
Special Committee of the Whole
June 22, 2021
Item # 1

-----Original Message-----
From: Todd Coles <Todd.Coles@vaughan.ca>
Sent: Tuesday, June 08, 2021 1:01 PM
To: Clerks@vaughan.ca
Subject: FW: [External] Fwd: 919819 Ontario Ltd. And 1891445 Ontario Ltd. Files OP. 18.008 and Z.18.013
-----Original Message-----
From: mpetrolo mpetrolo [redacted]
Sent: Tuesday, June 8, 2021 12:53 PM
To: Todd Coles <Todd.Coles@vaughan.ca>
Subject: [External] Fwd: 919819 Ontario Ltd. And 1891445 Ontario Ltd. Files OP. 18.008 and Z.18.013

> ---------- Original Message ----------
> From: mpetrolo mpetrolo [redacted]
> To: "maurizio.bevilacqua" <maurizio.bevilacqua@vaughan.ca>, "mario.ferri"
> <mario.ferri@vaughan.ca>, "linda.jackson" <linda.jackson@vaughan.ca>,
> "gino.rosati" <gino.rosati@vaughan.ca>, "tony.carella"
> <tony.carella@vaughan.ca>, "marilyn.iafrate"
> <marilyn.iafrate@vaughan.ca>, "rosanna.defrancesca" <rosanna.defrancesca@vaughan.ca>, "sandra.racco"
> <sandra.racco@vaughan.ca>, "alan.shefman" <alan.shefman@vaughan.ca>
> Date: June 8, 2021 at 8:47 AM
> Subject: 919819 Ontario Ltd. And 1891445 Ontario Ltd. Files OP. 18.008
> and
> Z.18.013
>
Good day City of Vaughan Council, >

We, Salvatore and Rosina Petrolo have lived at [redacted] McKenzie St. Since 1978, my property adjoins the subject property. We strongly oppose the many Official Plan Amendments and the Zoning By-law Amendments required in order for this proposed development to be approved by Council.

This proposed development does not conform with the surrounding neighbourhood.

We trust that the City of Vaughan Council will advocate for our unique established, stable low density neighbourhood.

We look forward to the upcoming Committee of the Whole meeting.

Yours Truly

Mr. Salvatore and Rosina Petrolo
[redacted] McKenzie St.
Woodbridge, Ontario L4L 2E4
[redacted]

Communication : C 3
Special Committee of the Whole
June 22, 2021
Item # 1

-----Original Message-----
From: Todd Coles <Todd.Coles@vaughan.ca>
Sent: Thursday, June 10, 2021 1:44 PM
To: Clerks@vaughan.ca
Subject: FW: [External] 919819 Ontario Ltd. And 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013

-----Original Message-----
From: Pierino Larosa [redacted]
Sent: Wednesday, June 9, 2021 7:39 PM
To: Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; alan.sheman@vaughan.ca; rosanna.defrancesco@vaughan.ca; michaeltibolloCO@pc.ola.org; Nadia Porukova <Nadia.Porukova@vaughan.ca>; Samar Saadi Nejad <Samar.SaadiNejad@vaughan.ca>; Todd Coles <Todd.Coles@vaughan.ca>
Subject: [External] 919819 Ontario Ltd. And 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013

Good day City of Vaughan Council,

We Pierino and Catia La Rosa have lived at [redacted] Kipling Ave since 1979.

We strongly oppose the many Official Plan Amendments and the Zoning By-law Amendments required in order for this proposed development to be approved by Council. This proposed development does not conform with the surrounding neighbourhood.

We trust that the City of Vaughan Council will advocate for our unique established, stable low density neighbourhood.

We look forward to the upcoming Committee of the Whole meeting.

Yours Truly

Mr Pierino and Catia La Rosa
[redacted] Kipling Ave
Woodbridge, Ontario L4L 1Y7

Communication : C 4
Special Committee of the Whole
June 22, 2021
Item # 1

SPECIAL COMMITTEE OF THE WHOLE
June 22, 2021

RE: Item # 1

919819 ONTARIO LTD. AND 1891445 ONTARIO LTD.
OFFICIAL PLAN AMENDMENT FILE OP.18.008
ZONING BY-LAW AMENDMENT FILE Z.18.013
5217 AND 5225 HIGHWAY 7 AND 26 AND 32 HAWMAN AVENUE
VICINITY OF HIGHWAY 7 AND KIPLING AVENUE
(REFERRED).

The Office of the City Clerk has received a petition from Ms. Rosina D'Alimonte on behalf of residents of Hawman Avenue, McKenzie Street and Kipling Avenue.

The total number of signatures on the petition are: 53.

Wording:

> *"Opposition to the proposal for the 12-storey development (as presented at the May 12, 2021 Committee of the Whole meeting), as mid-rise developments are not compatible or harmonious with the existing low-density homes, especially when the adjacent homes are of 1 and 2 storeys."*

A copy of the entire petition document containing a total of 7 (seven) pages is on file in the Office of the City Clerk.

Communication : C 5
Special Committee of the Whole
June 22, 2021
Item # 1

From: First Avenue Properties [redacted]
Sent: Friday, June 11, 2021 12:26 PM
To: Michael Horner [redacted]
Cc: Todd Coles <Todd.Coles@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Marrio.Ferri@vaughan.ca; Gino Rosati <Gino.Rosati@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Alan Shefman <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; Eugene Fera <EUGENE.FERA@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>
Subject: [External] Re: 919819 Ontario Ltd. and 1891445 Ontario Ltd. (File OP.18.008 and Z.18.013)

Mr. Horner,

Thank you very much for your reply, we have marked you down. In response to your questions, it was always our expectation that our discussions were being held on a **without prejudice basis**, meaning that the discussions were for the benefit of **those in attendance only**. This is how we would like to proceed on Monday, and with any subsequent meetings held in advance of the Committee of the Whole meeting. Thanks.

Adam Grossi

On Fri, Jun 11, 2021 at 11:26 AM Michael Horner [redacted] wrote:

> Good morning Mr. Grossi,
>
> I will be attending the meeting on the evening of Monday June 14th, 2021 which you are hosting concerning the proposed development on the subject lands of 5217 & 5225 Highway 7 and 26 & 32 Hawman Avenue.
>
> At the previous meeting of June 7th, 2021 on Hawman Ave. in my opinion Mr. Morelli made his position **VERY CLEAR** regarding this development, below is my summary;
>
> 1. If we, the residents do not support the current build design, Mr. Morelli will build the current design regardless,
> 2. If we, the residents do not support the current build design, Mr. Morelli will change the building occupancy type,
> 3. If we, the residents do not support the current build design, Mr. Morelli will withdraw

the $600,000.00 for community improvements, which was suggested would be used to add an east turning lane for Northbound Kipling instead of improvements to the library and Kipling Parkette.

4. We the residents, want a development that is compatible and harmonious with homes in the vicinity. A 12-storey building next to single family bungalows and 2 storey homes is neither compatible nor harmonious.
5. Mr. Morelli made it very clear, that there is no further discussion to be had in regards to the current design proposal.

What if anything has changed?

There will be two attendees from this address.

Respectfully,
Michael Horner
[redacted] McKenzie Street,
Woodbridge, ON
L4L 2E4
[redacted]

Communication : C 6
Special Committee of the Whole
June 22, 2021
Presentation 1

Mackenzie Health

Mackenzie Health Update

Presentation to Vaughan Council

Altaf Stationwala
President & CEO, Mackenzie Health
Tuesday, June 22, 2021

Mackenzie Health today

We are laser focused on:

- Providing the ultimate in care at our **two hospitals and community-based locations**
- Managing through the **COVID-19 pandemic –** keeping our staff, physicians, volunteers and patients safe
- Enabling **enhanced care through smart technologies** and innovation
- Securing adequate operational **funding** and raising the local share with our capital campaign

Mackenzie Richmond Hill Hospital

Cortellucci Vaughan Hospital

Cortellucci Vaughan Hospital now open to our community

- Opened as a full-service community hospital on June 6
- Mackenzie Health is now two hospitals
- Magna Emergency open
- Woman and Child, Inpatient Mental Health and Sorbara Integrated Stroke Unit open

Double the access to care for our community

Mackenzie Health is now two hospitals:

- Core services at both hospitals
- Specialized services at each hospital
- Community-based locations

CORTELLUCCI VAUGHAN HOSPITAL

SPECIALIZED SERVICES:

Inpatient Integrated Stroke Care

Inpatient Mental Health Care

Obstetrics

Pediatrics

CORE SERVICES:

Critical Care

Emergency Care

Medicine

Surgery

MACKENZIE RICHMOND HILL HOSPITAL

SPECIALIZED SERVICES:

Chronic Kidney Disease Program

Complex Continuing Care

Outpatient Clinics

Rehabilitation

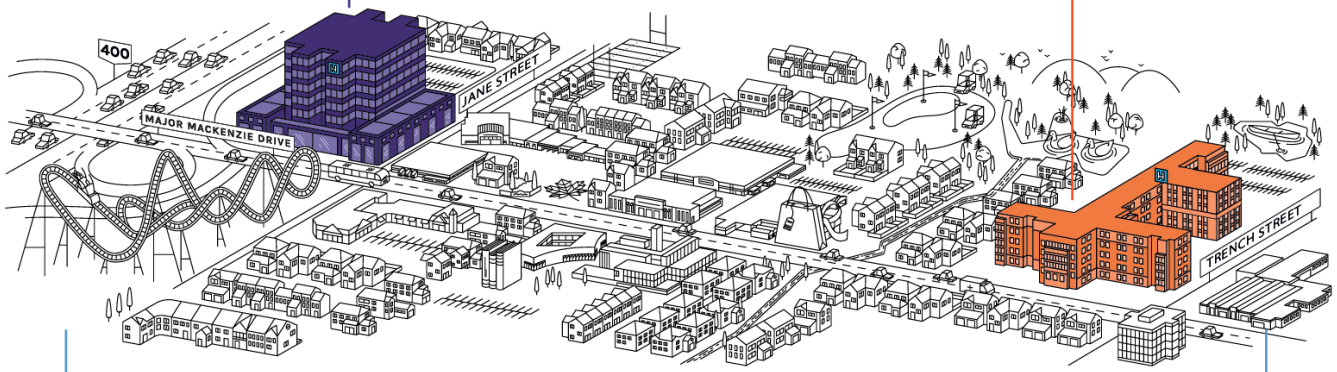
CORE SERVICES:

Critical Care

Emergency Care

Medicine

Surgery



COMMUNITY-BASED SERVICES:

Autism, Behaviour Management, Brain Injury, Cardiovascular Rehabilitation, Complex Continuing Care, Diabetes Education, Dialysis, Domestic Abuse and Sexual Assault

Mackenzie Health as a top employer

Mackenzie Health

Recruited

1,500 new staff,

85 new physicians and 350 volunteers, and trained more than 4,000 staff across both hospitals to support the opening of Cortellucci Vaughan Hospital.

PEOPLE

650
Physicians

4,000
staff

700
volunteers

COMPUGEN
Simplifying the business of technology . . . together

PHILIPS

Amico

FlexITy SOLUTIONS

- **1,000+** construction jobs between 2016 and 2020
- **20+ York Region-based companies** involved in the construction phase

Caring through the crisis

Mackenzie Health

Current status of COVID-19 in Ontario

- COVID-19 case counts and hospitalization rates in Ontario are going in the right direction
  - Accelerated vaccine rollout
  - Stay-at-home order lifted early June
  - Staged re-opening

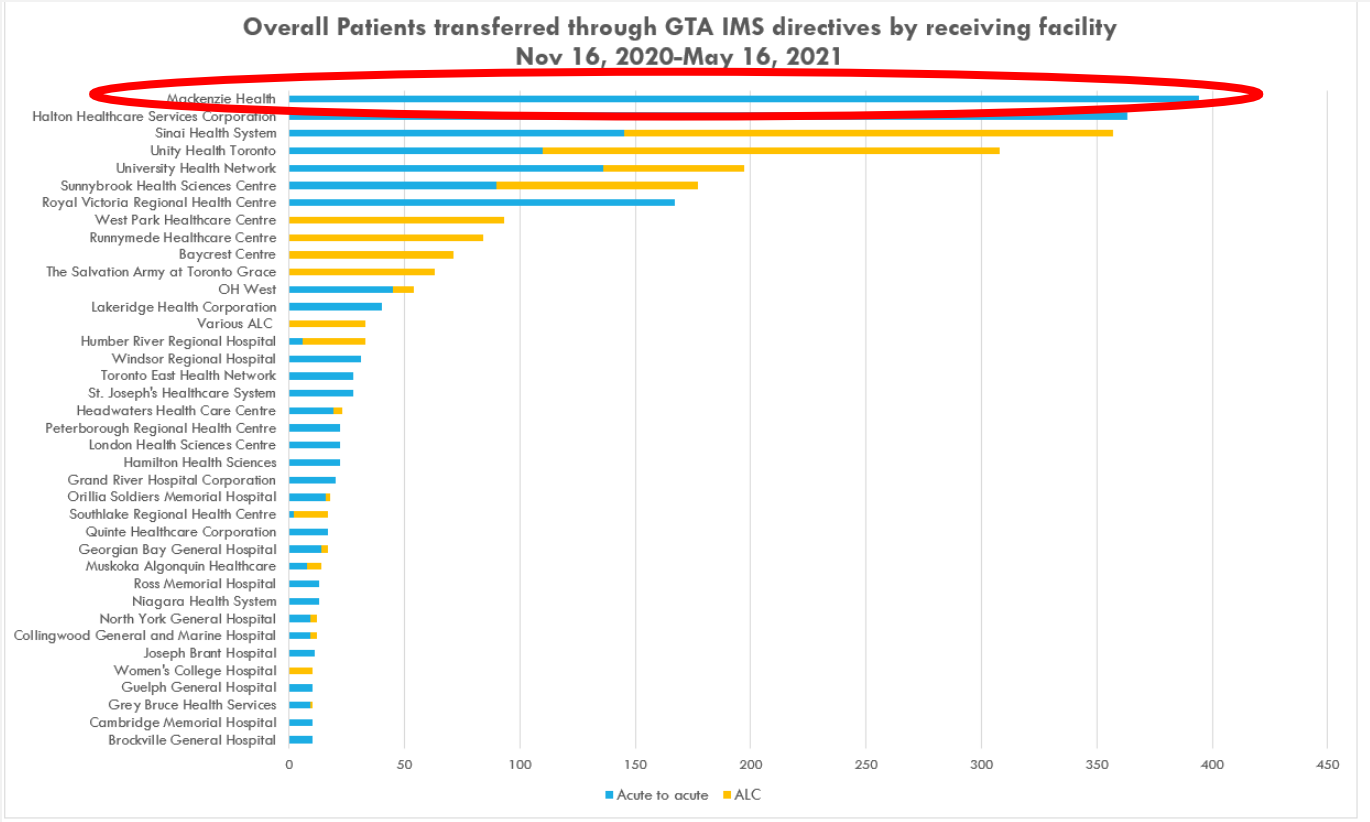
This is all welcome news after a very challenging third wave with high case counts and hospitalization rates, hospitals stretched to their limits and spreading variants of concern.

Learnings from waves of the pandemic

- Wave 1: driven by the unknown
- Wave 2: better prepared but capacity challenges returned
- Wave 3: most challenging wave yet

Cortellucci Vaughan Hospital provided pandemic relief in Wave 3

- Cared for the highest proportion of COVID-19 patients in Ontario
- 514 patients transferred between February and June – 256 from Mackenzie Richmond Hill Hospital
- Emergency Department in Vaughan remained closed, program transfers paused to ensure adequate space/health human resources



Capacity challenges at Mackenzie Richmond Hill Hospital

- Emergency Department one of the busiest in Ontario
- Patients arriving sicker and needing to be admitted
- COVID-19 magnified capacity pressures
- Cortellucci Vaughan Hospital needed now more than ever

OUR TRANSFORMATION

2011

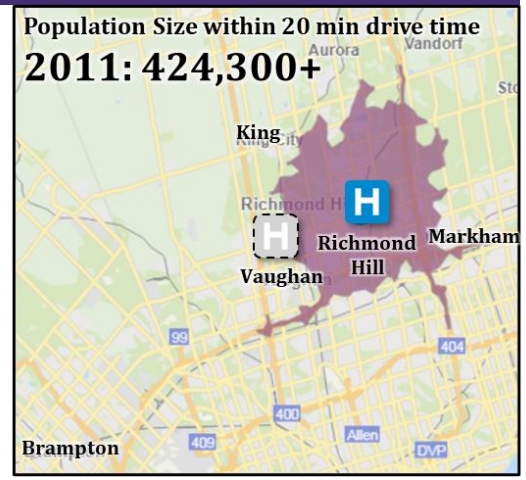
FY 11/12 **85, 853 ED Visits**

MRHH

Emergency
Inpatient Beds
Clinical Supports
Surgery
Obstetrics
Pediatrics
Intensive Care
Mental Health
Rehabilitation
LTC
448 beds

COMMUNITY BASED SERVICES

- District Stroke Centre
- Dialysis Services
- Behaviour Management
- High Intensity LTC Home, 148 beds
- Brain Injury Services
- Autism Services
- Genetics Clinic
- Domestic Abuse and Sexual Assault



500 Physicians **2,000** Staff **500** Volunteers

2021

FY 19/20 **127, 383 ED Visits**

MRHH

Rehabilitation & Complex Continuing Care
Seniors & Chronic Diseases
Chronic Kidney Disease
Emergency
Surgery
Inpatient Beds
Clinical Supports
Intensive Care
Mental Health
Pediatrics
Obstetrics
District Stroke Care
RCC
LTC
761 beds

CVH

COMMUNITY BASED SERVICES

- District Stroke Centre
- Dialysis Services
- Behaviour Management
- High Intensity LTC Home, 168 beds
- Reactivation Care Centre, 112 beds
- MackenzieHelps
- Brain Injury Services
- Autism Services
- Genetics Clinic
- Domestic Abuse and Sexual Assault
- IPAC Hub
- Community Outreach Programs

We more than doubled population served based on drive time.

OTHER PROGRAMS & ACCOMPLISHMENTS

650+ Physicians **4,500+** Staff **700** Volunteers

Full Electronic Medical Record, EMRAM 7 MyChart Virtual Care

Enhanced care through smart technology

Mackenzie Health

Our smart achievements

- Highest certification of electronic medical record adoption – 1st in Canada
- HIMSS Nicholas E. Davies Award of Excellence and CHIME Most Wired in both 2018 and 2020
- First in Ontario to have two modular data centres connecting both hospitals by a fibre-optic cable
- MyCare bedside technology and smart beds to lead to a better patient experience
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Smart technology in action

- MyCare bedside tablets allow patients to be in control of their own care
- Remote care program
- Virtual care visits
- Video connections with loved ones while visitor restrictions remain in place

The Ultimate campaign

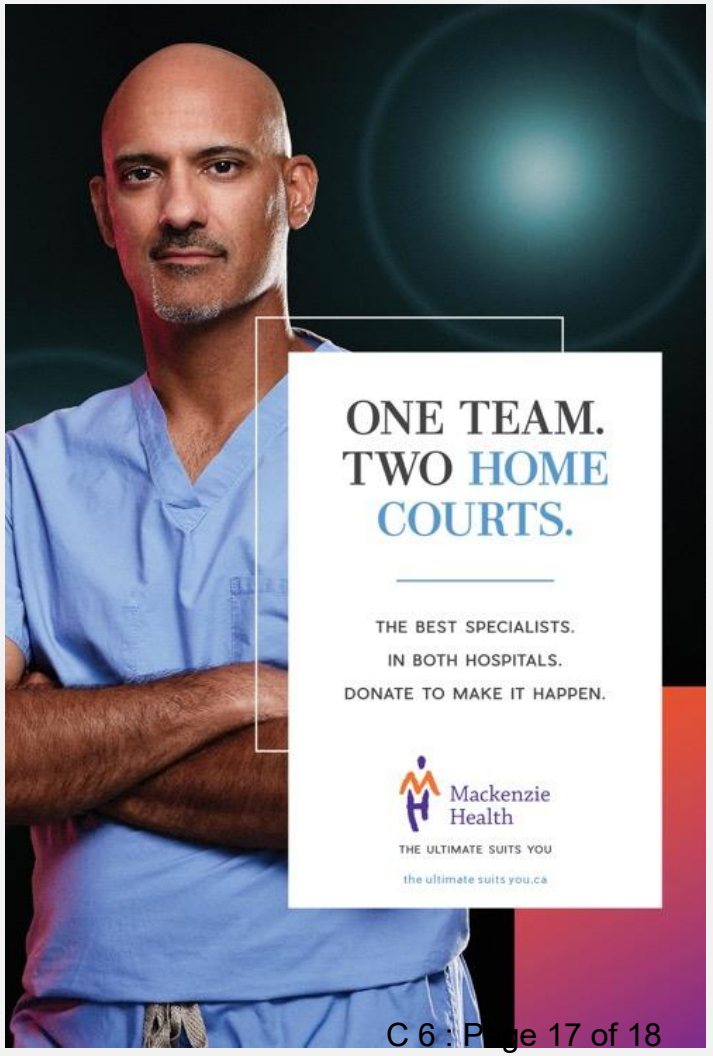
Mackenzie Health

Hospital funding

- $1.7 billion project – made possible by support and investments from the City of Vaughan, Regional Municipality of York and the Province of Ontario

- Requires both government and community support to build and equip Cortellucci Vaughan Hospital and enhance care at Mackenzie Richmond Hill Hospital

- Local share through the Ultimate campaign:
  - $250 million goal
  - More than **$200 million** raised to date!



Mackenzie Health

Questions?

Communication : C 6
Special Committee of the Whole
June 22, 2021
Presentation 1

Mackenzie Health

Mackenzie Health Update

Presentation to Vaughan Council

Altaf Stationwala
President & CEO, Mackenzie Health
Tuesday, June 22, 2021

Mackenzie Health today

We are laser focused on:

- Providing the ultimate in care at our **two hospitals and community-based locations**
- Managing through the **COVID-19 pandemic –** keeping our staff, physicians, volunteers and patients safe
- Enabling **enhanced care through smart technologies** and innovation
- Securing adequate operational **funding** and raising the local share with our capital campaign

Mackenzie Richmond Hill Hospital

Cortellucci Vaughan Hospital

Cortellucci Vaughan Hospital now open to our community

- Opened as a full-service community hospital on June 6
- Mackenzie Health is now two hospitals
- Magna Emergency open
- Woman and Child, Inpatient Mental Health and Sorbara Integrated Stroke Unit open

Double the access to care for our community

Mackenzie Health is now two hospitals:

- Core services at both hospitals
- Specialized services at each hospital
- Community-based locations

CORTELLUCCI VAUGHAN HOSPITAL

SPECIALIZED SERVICES:

Inpatient Integrated Stroke Care

Inpatient Mental Health Care

Obstetrics

Pediatrics

CORE SERVICES:

Critical Care

Emergency Care

Medicine

Surgery

MACKENZIE RICHMOND HILL HOSPITAL

SPECIALIZED SERVICES:

Chronic Kidney Disease Program

Complex Continuing Care

Outpatient Clinics

Rehabilitation

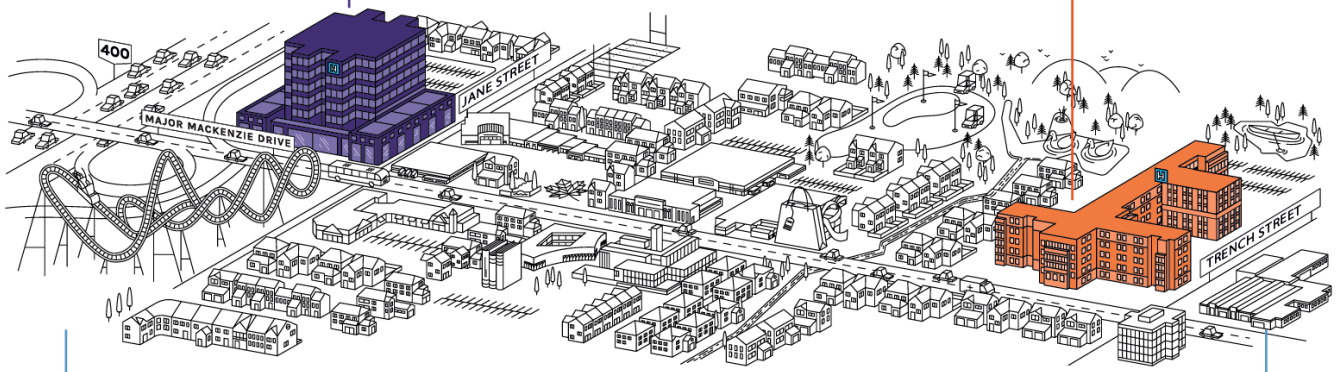
CORE SERVICES:

Critical Care

Emergency Care

Medicine

Surgery



COMMUNITY-BASED SERVICES:

Autism, Behaviour Management, Brain Injury, Cardiovascular Rehabilitation, Complex Continuing Care, Diabetes Education, Dialysis, Domestic Abuse and Sexual Assault

Mackenzie Health as a top employer

Mackenzie Health

Recruited

1,500 new staff,

85 new physicians and 350 volunteers, and trained more than 4,000 staff across both hospitals to support the opening of Cortellucci Vaughan Hospital.

PEOPLE

650
Physicians

4,000
staff

700
volunteers

COMPUGEN
Simplifying the business of technology . . . together

PHILIPS

Amico

FlexITy SOLUTIONS

- **1,000+** construction jobs between 2016 and 2020
- **20+ York Region-based companies** involved in the construction phase

Caring through the crisis

Mackenzie Health

Current status of COVID-19 in Ontario

- COVID-19 case counts and hospitalization rates in Ontario are going in the right direction
  - Accelerated vaccine rollout
  - Stay-at-home order lifted early June
  - Staged re-opening

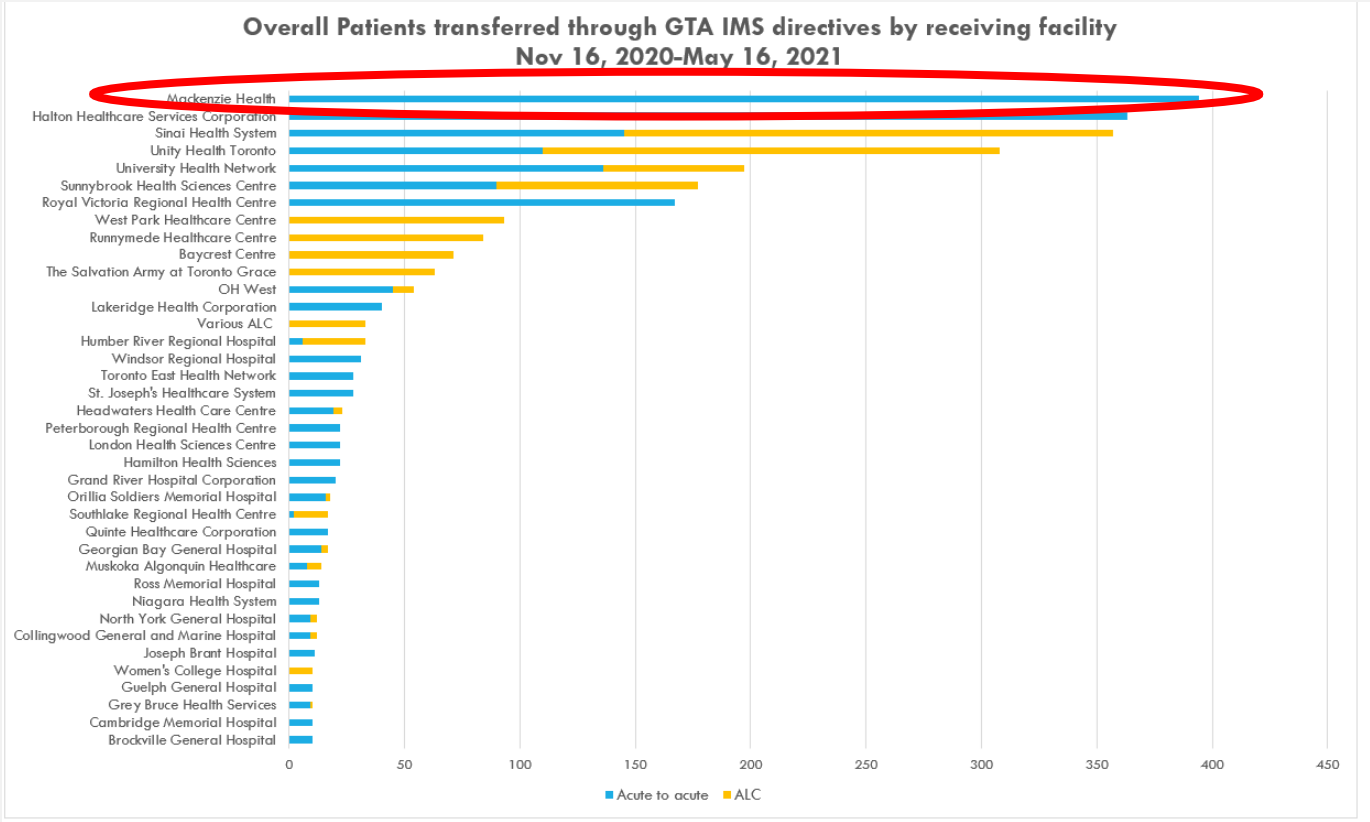
This is all welcome news after a very challenging third wave with high case counts and hospitalization rates, hospitals stretched to their limits and spreading variants of concern.

Learnings from waves of the pandemic

- Wave 1: driven by the unknown
- Wave 2: better prepared but capacity challenges returned
- Wave 3: most challenging wave yet

Cortellucci Vaughan Hospital provided pandemic relief in Wave 3

- Cared for the highest proportion of COVID-19 patients in Ontario
- 514 patients transferred between February and June – 256 from Mackenzie Richmond Hill Hospital
- Emergency Department in Vaughan remained closed, program transfers paused to ensure adequate space/health human resources



Capacity challenges at Mackenzie Richmond Hill Hospital

- Emergency Department one of the busiest in Ontario
- Patients arriving sicker and needing to be admitted
- COVID-19 magnified capacity pressures
- Cortellucci Vaughan Hospital needed now more than ever

OUR TRANSFORMATION

2011

FY 11/12 **85, 853 ED Visits**

MRHH

Emergency
Inpatient Beds
Clinical Supports
Surgery
Obstetrics
Pediatrics
Intensive Care
Mental Health
Rehabilitation
LTC
448 beds

COMMUNITY BASED SERVICES

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- Dialysis Services
- Behaviour Management
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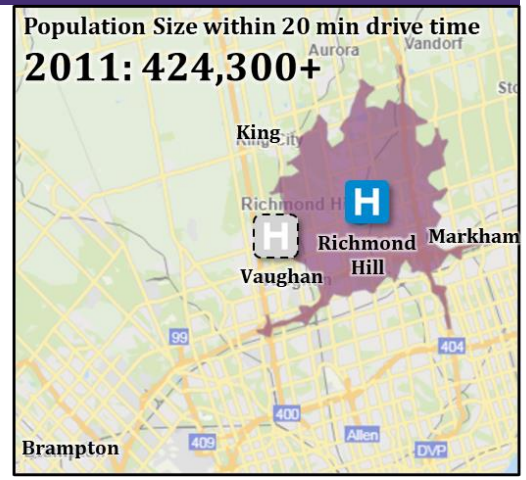

500 Physicians **2,000** Staff **500** Volunteers

2021

FY 19/20 **127, 383 ED Visits**

MRHH

Rehabilitation & Complex Continuing Care
Seniors & Chronic Diseases
Chronic Kidney Disease
Emergency
Surgery
Inpatient Beds
Clinical Supports
Intensive Care
Mental Health
Pediatrics
Obstetrics
District Stroke Care
RCC
LTC
761 beds

CVH

COMMUNITY BASED SERVICES

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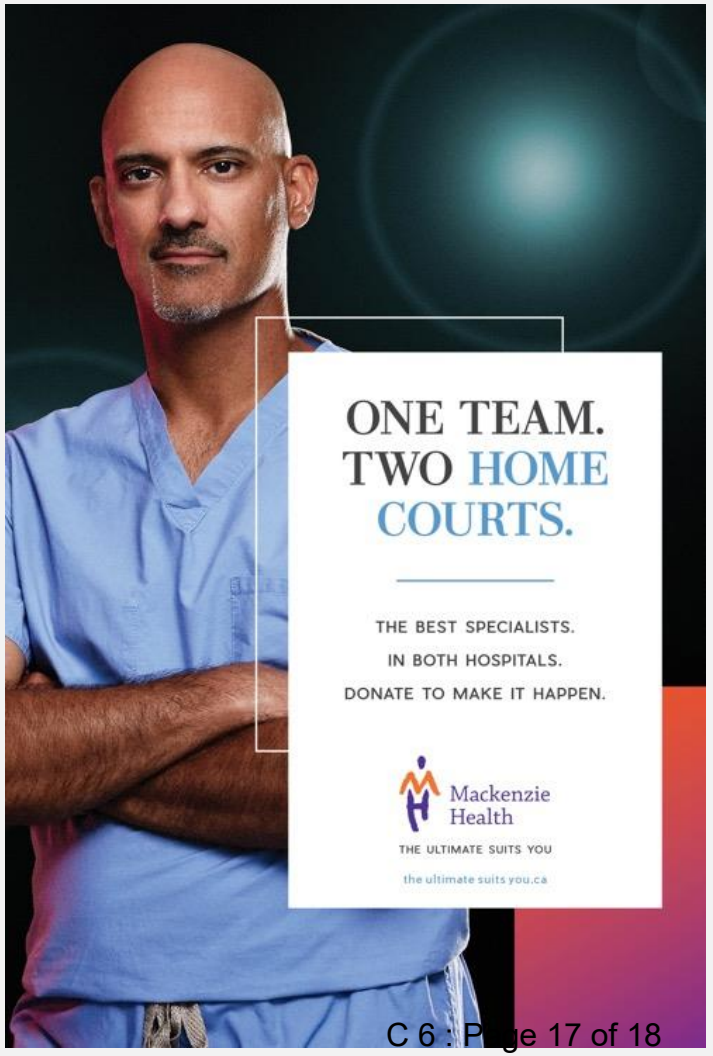

Mackenzie Health

Questions?

Special Committee of the Whole Report

DATE: Tuesday, June 22, 2021 **WARD:** 2

TITLE: 919819 ONTARIO LTD. AND 1891445 ONTARIO LTD.
OFFICIAL PLAN AMENDMENT FILE OP.18.008
ZONING BY-LAW AMENDMENT FILE Z.18.013
5217 AND 5225 HIGHWAY 7 AND 26 AND 32 HAWMAN AVENUE
VICINITY OF HIGHWAY 7 AND KIPLING AVENUE
(REFERRED)

FROM:
Jim Harnum, City Manager

ACTION: DECISION

Purpose

To receive comments from the public and the Special Committee of the Whole on Official Plan and Zoning By-law Amendment applications for the subject lands shown on Attachment 1.

The Owner proposes to redesignate and rezone the north portion of the subject lands (lands north of the new property line) from “Low-Rise Residential” to “Mid-Rise Residential” and from “R2 Residential Zone” to “RA3 Apartment Residential Zone” with the Holding Symbol “(H)” respectively, to permit a 12-storey apartment building containing 166 residential dwelling units having a Floor Space Index of 4.1, as shown on Attachments 2 to 5.

This matter was referred from the Council meeting of May 18, 2021, to a Special Committee of the Whole meeting on June 21, 2021, which was rescheduled to June 22, 2021.

Report Highlights

- The Owner is proposing to amend the Official Plan and Zoning By-law for the north portion of the subject lands north of the new property line to permit a 12-storey apartment building containing 166 residential dwelling units having a Floor Space Index of 4.1 times the area of the subject lands, as shown on Attachment 2 to 5.
- The Owner proposes to increase the permitted building height and density in return for a monetary contribution of $578,000.00 to secure community benefits as determined by the City pursuant to Section 37 of the *Planning Act*, the policies of Vaughan Official Plan 2010 and the City's Guidelines for the implementation of Section 37.
- The Development Planning Department supports the approval of the applications as they are consistent with the Provincial Policy Statement 2020, conform to a Place to Grow: the Growth Plan for the Greater Golden Horseshoe 2019, as amended, the York Region Official Plan 2010, and is compatible with the existing and planned land uses in the surrounding area along this portion of Highway 7.

Recommendations

Council, at its meeting on May 18, 2021, (Committee of the Whole, Report No. 26, Item 5) adopted the following recommendations:

Recommendations of Council, May 18, 2021 (set out as Attachment 9 of this report):

1. That Council reschedule the Special Committee of the Whole meeting of June 21st, 2021 to June 22nd, 2021 at 10:30 a.m.; and

2. That the following Communications be received:
   - C36 Memorandum from the Deputy City Manager, Administrative Services & City Solicitor, dated May 18, 2021;
   - C8 Dino Di Iorio, dated May 11, 2021;
   - C9 Harninder Singh Gill, Coles Avenue, Woodbridge, dated May 11, 2021;
   - C29 Giampaolo and Linda Vascotto, Angelina Avenue, Vaughan, dated May 11, 2021;
   - C30 Kimberly Snow and Leo Acosta, dated May 12, 2021; and
   - C31 Ron Moro, Tasha Court, Vaughan, dated May 12, 2021.

Recommendations of the Committee of the Whole (2) meeting of May 12, 2021:

1) That consideration of this matter be referred to a Special Committee of the Whole meeting to be convened on June 21, 2021;

2) That comments from the following speakers, and Communications be received:
   1. Mr. Nick Pinto, West Woodbridge Homeowners Association Inc., Mapes Avenue, Woodbridge;
   2. Ms. Rosina D'Alimonte, Hawman Avenue, Woodbridge;
   3. Ms. Sylwia Sajdyk, Hawman Avenue, Woodbridge;
   4. Mr. David Arkell, Hawman Avenue, Woodbridge;
   5. Ms. Gianna Dilorio, Graceview Court, Woodbridge;
   6. Ms. Margaret LeCoche, Hawman Avenue, Woodbridge;
   7. Mr. Michael Horner, McKenzie Street, Woodbridge;
   8. Ms. Vicky Spizzirri, Hawman Avenue, Woodbrige;
   9. Mr. Ron Moro, Tasha Court, Vaughan, and C69 dated May 5, 2021;
   10. Ms. Amanda Benacquista, Kipling Avenue, Vaughan; and
   11. Mr. Adam Grossi, First Avenue Properties, Highway 7, on behalf of the applicant, and C99, presentation material; and

3) That the following Communications be received:
   C57. Ms. Anna Morrone, dated May 10, 2021;
   C58. Saveria and Charles Tornabene, Veneto Drive, Woodbridge, dated May 10, 2021;
   C59. Drazen Bulat, Veneto Drive, Woodbridge, dated May 9, 2021;
   C60. Enrico, Maria, John and Matteo D'Amico, Veneto Drive, Woodbridge, dated May 8, 2021;
   C61. Mr. Roy Cetlin, Woodbridge Avenue, Woodbridge, dated May 9, 2021;
   C62. Ms. Cristina Morrone, dated May 9, 2021;
   C63. T. Morrone, dated May 9, 2021;
   C64. Mr. Arthur Pereira, Sara Street, Woodbridge, dated May 9, 2021;
   C65. Mr. Tony Morrone, Engineering Manager, StackTeck Systems Ltd., Paget Road, Brampton, dated May 10, 2021;
   C66. Mr. Marco Capponi, dated May 10, 2021;
   C67. Mr. Enzo Spizzirri, Hawman Avenue, Woodbridge, dated May 9, 2021;
   C68. Jack and Janice Cooper, Hawman Avenue, Woodbridge, dated May 9, 2021;
   C70. Lynn Amanda and Tony Di Iorio, Dalmato Court, Woodbridge, dated May 10, 2021;
   C71. Ms. Ninetta Massarelli, dated May 10, 2021;
   C72. Ms. Tamara Fontana, dated May 10, 2021;
   C73. Frank and Luz Maria Commisso, Graceview Court, Woodbridge, dated May 10, 2021;

C74. Mr. Joe Simonetta, Angelina Avenue, Woodbridge, dated May 10, 2021;
C75. Ms. Diana Boreanaz, dated May 10, 2021;
C76. Alex and Patrizia Cianfarani, dated May 10, 2021;
C77. The Femia and Ciullo families, Nadia Drive, Woodbridge, dated May 11, 2021;
C78. Stefan Starczewski, Veneto Drive, Woodbridge, dated May 11, 2021;
C79. Ms. Tina Morra, Angelina Avenue, Woodbridge, dated May 11, 2021;
C80. Ms. Maria Akawi, dated May 11, 2021;
C81. Mr. Gordon Kirk, Sara Street, Woodbridge, dated May 11, 2021;
C82. Elisangela and Leandro Barroso, dated May 11, 2021;
C83. Mr. Joseph Tusa, Hawman Avenue, Woodbridge, dated May 11, 2021;
C84. Vasile Liviu Huma, Angelina Avenue, Woodbridge, dated May 11, 2021;
C85. Mr. Paul Cucci, Hawman Avenue, Woodbridge, dated May 11, 2021;
C86. Mr. Robert D'Angelo, Agelina Avenue, Woodbridge, dated May 11, 2021;
C87. Mr. Adam Di Stefano, Nadia Avenue, Woodbridge, dated May 11, 2021; and
C100. Mr. Dino Di Iorio, Woodbridge, dated May 11, 2021.

Recommendations and report of the City Manager dated May 12, 2021:

Recommendations dated May 12, 2021:

1. THAT Official Plan Amendment File OP.18.008 (919819 Ontario Ltd. and 1891445 Ontario Ltd.) BE APPROVED, to amend City of Vaughan Official Plan 2010 Volume 1, for the Subject Lands shown on Attachment 1 as follows:

    a) To redesignate the north portion of the subject lands north of the new property line from "Low-Rise Residential" to "Mid-Rise Residential" to permit a 12-storey residential apartment building with 166 residential dwelling units and a Floor Space Index of 4.1 times the area of the of the lands north of the new property line, as shown an Attachment 2;

2. THAT Zoning By-law Amendment File Z.18.013 (919819 Ontario Ltd. and 1891445 Ontario Ltd.) BE APPROVED, to amend Zoning By-law 1-88 to rezone the lands north of the new property line from "R2 Residential Zone" to "RA3(H) Apartment Residential Zone" with the Holding Symbol "(H)" in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report;

3. THAT the implementing Zoning By-law include the provision for a monetary contribution of $578,000.00 pursuant to Section 37 of the *Planning Act,* towards the following potential community benefits, which are to be finalized and implemented through a Section 37 Density Bonusing Agreement executed between the Owner and the City of Vaughan in return for an increase in the maximum permitted building height and density for the development to the satisfaction of the City:

    - Kipling Avenue Parkette - improvements to site furnishing and play court upgrades, and including a pollinator garden
    - Woodbridge Library - improvements to include new entrance addition and interior work;

4. THAT prior to the enactment of the implementing Zoning By-law the Owner shall enter into and execute a Section 37 Bonusing Agreement with the City of Vaughan to secure the contribution(s) identified in this report and pay to the City the Section 37 Agreement surcharge fee in accordance with the in-effect Tariff of Fees for Planning Applications;

5. THAT the Holding Symbol "(H)" shall not be removed from the portion of the subject lands proposed to be rezoned "RA3(H) Residential Apartment Zone" with the "(H)" Holding Symbol or any portion thereof, until the following conditions have been satisfied:

    a) That Vaughan Council has identified and allocated water and sanitary servicing capacity to the subject lands;

    b) That Vaughan Council shall approve a Site Development Application for the proposed development;

    c) The Owner shall be required to submit the necessary planning applications to permit and secure an appropriate access location from Kipling Avenue to the satisfaction of the City and York Region;

    d) The Owner shall pay a financial contribution in the amount of $178,450.00, representing the Owner's proportionate share of the required sanitary sewer improvements downstream of the subject lands, unless alternative arrangements are made, at the Owner's cost and to the satisfaction of the City; and

e) The Owner shall enter into a Servicing/Development Agreement(s) with the City to facilitate the contribution amount required for the sanitary sewer upgrades, and to satisfy all conditions, financial or otherwise for the construction of the municipal services including, but not limited to roads, water, wastewater, storm and any land conveyances, as required for the Subject Lands, to the satisfaction of the Development Engineering Department;

6. That the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law. The Owner shall also apply for a Consent application to create the lot for the development, as required, to the satisfaction of the City; and

7. THAT Council authorize the Development Engineering Department to enter into the necessary Servicing/Development Agreement(s) to the satisfaction of the Development Engineering Department.

Background

The subject lands ('Subject Lands') are municipally known as 5217 and 5225 Highway 7, and 26 and 32 Hawman Avenue and are located east of Kipling Avenue. The Subject Lands and surrounding land uses are shown on Attachment 1.

The original development proposal has been revised based on comments received at the Public Meeting

919819 Ontario Ltd. and 1891445 Ontario Ltd. (the 'Owner') submitted Official Plan and Zoning By-law Amendment applications on April 6, 2018, seeking to amend Vaughan Official Plan 2010 ('VOP 2010) by redesignating the Subject Lands from "Low-Rise Residential" to "High-Rise Residential" and to amend Zoning By-law 1-88 to rezone the Subject Lands from "R2 Residential Zone" to "RA3 Residential Apartment Zone."

The Original proposal included a 16-storey apartment building oriented towards Highway 7 and a 4-storey townhouse component towards Hawman Avenue, with a total of 178 residential dwelling units, a Floor Space Index ('FSI') of 3.8 times the area of the Subject Lands, and a 636 m^2 privately owned public open space, and served by 181 parking spaces. A right-in/right-out access from Highway 7 and a full movement access from Hawman Avenue were also proposed.

The Owner on February 23, 2021, submitted a revised proposal in response to comments expressed at the Public Meeting and by the City. The revised development is for a mid-rise residential apartment building on the northerly portion of the lands with a maximum building height of 12-storeys (38 m in height) containing 166 residential dwelling units, an FSI of 4.1 times the area of the portion of the Subject Lands to be redesignated "High-Rise Residential" and 186 parking spaces, as shown on Attachment 2. The proposed apartment building is oriented towards the Highway 7 frontage, with a right-in/right-out access from Highway 7 and a temporary full movement access from Hawman Avenue until the Owner secures a future full movement access from Kipling Avenue.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol

The City on May 10, 2019, circulated a Notice of Public Meeting (the 'Notice') for the original Official Plan and Zoning By-law Amendment Applications to all property owners within an expanded notification area (see Attachment 1), to the West Woodbridge Homeowners' Association and the Village of Woodbridge Ratepayer's Association. A copy of the Notice was also posted on the City's website at www.vaughan.ca and Notice Signs were installed on the Subject Lands along Highway 7 and Hawman Avenue in accordance with the City's Notice Signs Procedures and Protocols.

A Committee of the Whole (Public Meeting) was held on June 4, 2019 to receive comments from the public and the Committee of the Whole on the original proposal. Vaughan Council on June 12, 2019, ratified the recommendations of the Committee of the Whole to receive the Public Meeting report of June 4, 2019, and to forward a comprehensive technical report to a future Committee of the Whole meeting. The following deputations and written communications were received by the Committee of the Whole at the Public Meeting:

Deputations

- Mr. Kregg Fordyce, KFA Architects & Planning, Spadina Avenue, Toronto, representing the Owner
- Ms. Teresa Pagliaroli, Hawman Avenue, Woodbridge
- Ms. Rosina D'Alimonte, Hawman Avenue, Woodbridge, and written submission, dated June 4, 2019
- Ms. Janice Cooper, Hawman Avenue, Woodbridge
- Ms. Margaret Le Coche, Hawman Avenue, Woodbridge, and written submission, dated June 4, 2019
- Mr. Joseph Tusa, Hawman Avenue, Woodbridge, and written submission, dated May 13, 2019
- Mr. Adriano Volpentesta, America Avenue, Woodbridge

- Marisa and Stefan DiCecca, Hawman Avenue, Woodbridge
- Ms. Sylvia Sajdyk, Hawman Avenue, Woodbridge
- Mr. Ron Moro, Tasha Court, Woodbridge
- Mr. D. Bulat, Veneto Drive, Woodbridge
- Mr. Nick Pinto, West Woodbridge Homeowners Association, Mapes Avenue, Woodbridge, and included a written submission
- Mr. Michael Horner, McKenzie Street, Woodbridge

Written Submissions

- Mr. Paul Cucci, Hawman Avenue, Woodbridge, dated May 22, 2019
- Ms. Audrey Black, Hawman Avenue, Woodbridge
- Rose and Steve Tersigni, Graceview Court, Woodbridge, dated June 3, 2019
- Giampaolo and Linda Vascott, Angelina Avenue, Woodbridge, dated June 4, 2019
- Ms. Ninetta Massarelli-Cucci, Hawman Avenue, Woodbridge, dated June 4, 2019
- Resident, dated June 4, 2019

The following is a summary of the comments made at the Public Meeting and provided in the written correspondence received to date. The comments have been organized by theme and responses to the comments are provided in the relevant sections of this report:

Traffic and Access

- the development will increase traffic in the area and adversely impact the Kipling Avenue intersection
- Highway 7 is already congested in this area and the traffic study should consider all new and proposed development in the area and should include a record of vehicle accidents for the Highway 7 and Kipling Avenue intersection
- the access proposed for Hawman Avenue is not appropriate and will adversely impact the stability of the neighbourhood
- Access must be confined to Highway 7

Density and Height

- the proposed 16-storey building and 4-storey townhouses are not compatible and are too high and dense for the site and the area
- the current “Low-Rise Residential” Official Plan designation should be maintained
- the development should be sympathetic to neighbouring properties
- this is not a recognized intensification area
- the sun shadow study should be reviewed by qualified staff
- do not support townhouse and a public open space on Hawman Avenue

- A high-rise development will adversely impact neighbouring properties (i.e. decrease in property value and adverse impact from noise, shadow, and wind)

Other

- the impact of noise and to the structural stability of abutting homes during construction
- there are no commercial uses to serve the area
- a noise report is required
- the impact of the proposed development on existing trees and hedges along the abutting properties
- crane air rights during construction

The Development Planning Department on April 30, 2021, mailed a non-statutory courtesy notice of this Committee of the Whole meeting to all individuals who made a deputation at the Committee of the Whole or submitted written and email correspondence to the City regarding the applications.

Revised Official Plan and Zoning By-law Amendment Applications have been submitted to permit the development

The Owner has submitted the following revised applications (the 'Applications') for the north portion of the Subject Lands, north of the new property line, to permit a 12-storey (38 m in height and excluding the mechanical level) apartment building containing 166 residential dwelling units, an FSI of 4.1 times the area of the lands to be redesignated "Mid-Rise Residential" and 186 parking spaces with a right-in/right-out access from Highway 7 and a temporary full movement access from Hawman Avenue (the 'Development'), as shown on Attachments 2 to 5:

1. Official Plan Amendment File OP.18.008 to amend VOP 2010 to redesignate the north portion of the Subject Lands (i.e. all lands located north of the proposed new property line as shown on Attachment 2) from "Low-Rise Residential" to "Mid-Rise Residential" and to permit the Development, as shown on Attachments 2 to 5.

2. Zoning By-law Amendment File Z.18.013 to amend Zoning By-law 1-88, specifically to rezone the north portion of the Subject Lands (i.e. all lands north of the proposed new property line as shown on Attachment 2) from "R2 Residential Zone" to "RA3 Residential Apartment Zone" to permit the Development, together with the site-specific zoning exceptions identified in Table 1 of this report.

Previous Reports/Authority

The following is a link to the Public Meeting report regarding the Applications:
June 4, 2019 Committee of the Whole (Public Hearing, Item 1)

Analysis and Options

The Applications are consistent with the Provincial Policy Statement, 2020

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement, 2020 (the 'PPS'). The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied province-wide and provides direction to support strong and healthy communities, enhancing the quality of life, a strong economy and a protecting public health and safety.

The PPS recognizes that local context and character is important. Policies are outcome oriented, and some policies provide flexibility in their implementation provided that Provincial interests are upheld. The *Planning Act* requires that Vaughan Council's planning decisions be consistent with the PPS. The Development is consistent with the following policies of the PPS:

- Section 1.1.3 - settlement areas being the focus of development based on densities and land uses which efficiently use land resources, and are transit supportive, where transit is planned, existing or may be developed
- 1.1.3.3 - promote opportunities for transit-supportive development accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated considering the existing area
- Section 1.4.1 and 1.4.3 - to provide for an appropriate range of housing options and densities to meet projected market-based and affordable needs of current and future residents
- Section 1.4.3 b) permitting and facilitating all housing options required to meet the social, health, economic and well-being requirements of residents including special needs requirements
- Section 1.4.3 d) promote densities for new housing which efficiently uses land resources infrastructure and public service facilities, and supports the use of active transportation and transit in areas where it exists or is to be developed
- Section 1.4.3 f) - establishing development standards for residential intensification to facilitate compact form

The Subject Lands are located within a Settlement Area on a Regional Intensification Corridor being Highway 7. The Applications propose an intensified built form at a density that is transit supportive and that would contribute to providing growth within a defined Settlement Area with appropriate standards to accommodate a compact building form. The Development would also contribute to providing an additional housing options (apartment units) into the community. On this basis, the Applications are consistent with the PPS.

The Applications conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, as amended

A Place to Grow, the Growth Plan for the Greater Golden Horseshoe 2019, as amended, (the 'Growth Plan') is intended to guide decision making on the development of land by encouraging a compact built-form, transit supportive communities, diverse land uses, and a range of mix of housing types. The Growth Plan encourages the concentration of population and employment growth within the settlement areas and promotes the development of complete communities that offer a mix of housing types, access to local amenities and connections to municipal water and wastewater systems.

Section 2.2.1 Managing Growth, directs growth to settlement areas focused in built-up areas and locations with existing or planned transit to achieve complete communities that provide a diverse range and mix of housing options, that meet people's needs for daily living throughout an entire lifetime, can accommodate the needs of all household sizes, ages and incomes, and to improve social equity and overall quality of life, including human health, for people of all ages, abilities and incomes.

Section 2.2.6.3 states to support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes and types to accommodate a diverse range of household sizes and incomes.

The Growth Plan promotes redevelopment through intensification generally throughout the built-up area and specifically recognizes the need for more efficient utilization of lands.

The Applications conform to the Growth Plan as they propose to utilize a compact building form within a built-up area, utilize the Subject Lands more efficiently, is in close proximity to existing and planned transit facilities and adds to the range and mix of housing types and unit sizes in the area, which is important in achieving a complete community.

The Applications conform to the York Region Official Plan 2010

The York Region Official Plan 2010 ('YROP') designate the Subject Lands "Urban Area" on Map 1- Regional Structure by the YROP, which permits a range of residential, industrial, commercial, and institutional uses. The YROP encourages intensification within the Urban Area and throughout York Region and encourages a mix and range of housing types, lot sizes, unit sizes, functions, tenures, and levels of affordability including rental units within each community.

Sections 5.0 Building Cities and Complete Communities states that "intensification" within the Urban Area will accommodate a significant portion of planned growth in the Region and more specifically Section 5.3 Intensification, requires that intensification occur in strategic locations in built-up areas to maximize efficiencies in infrastructure delivery, human services provision and transit ridership in accordance with York Region's intensification framework.

Section 5.4.30, states (in part) that the boundaries of the Regional Corridors be designated by the local municipality, based on reasonable and direct walking distances between the Regional Corridor street frontage and adjacent lands, contiguous parcels that are appropriate locations for intensification and compatibility with and transition to adjacent and/or adjoining lands.

The Development is located on a Regional Corridor within a built-up area and contributes to achieving the growth and intensification strategies of York Region by proposing higher density on a Regional Corridor within a built-up area that support existing and planned transit facilities. The Development is located on the Highway 7 corridor consisting of similar existing and planned built forms with direct access to the Highway 7 transit facilities. It also adds a housing option (apartment units) in the neighbourhood, which is important in achieving a complete community.

The Region of York Community Planning and Development Services ('York Region') have indicated they have no objection to the Applications, and that the details respecting, appropriate density, height, and compatibility be addressed by the municipality.

An Amendment to Vaughan Official Plan 2010 is required to permit the Development

The Subject Lands are designated "Low-Rise Residential" by VOP 2010 and are located within a Stable Community Area that fronts onto a Regional Intensification Corridor (Highway 7), as identified on Schedule 1 - Urban Structure of Volume 1 of VOP 2010.

The “Low-Rise Residential” land use designation does not permit the Development and therefore, an Official Plan Amendment is required to redesignate the north portion of the Subject Lands (i.e. lands north of the new property line as shown on Attachment 2) to “Mid-Rise Residential.”

a) Vaughan Official Plan Amendment 2010 Urban Structure

VOP 2010, Schedule 1 - Urban Structure, directs and guides the future growth in Vaughan by identifying the planned Urban Structure of the City of Vaughan, which achieves the following objectives (in part):

- maintains the stability of Community Areas for a variety of Low-Rise Residential purposes, including related parks, community, institutional and retail uses
- establishes a hierarchy of Intensification Areas that range in height and intensity including Regional Intensification Corridors

The Subject Lands represent an assembly of 4 lots located within a Stable Community Area, and front onto Highway 7 (a Regional Intensification Corridor). The Development proposal includes two distinct areas as defined by the new property line shown on Attachment 2. The north portion of the Subject Lands are proposed to be designated to “Mid-Rise Residential” to permit the Development. The south portion of the Subject Lands include the balance of the properties municipally known as 26 and 32 Hawman Avenue and will remain designated “Low Rise Residential.”

Community Areas

Community Areas are considered Stable Areas not intended to experience significant physical change; however incremental change is expected as part of the maturing neighbourhood that would not alter the general character of the established neighbourhood. Development immediately adjacent to stable Community Areas shall ensure appropriate transition in scale, intensity and use and shall mitigate adverse noise and traffic impacts.

The revised Applications seek to redesignate the north portion of the Subject Lands to “Mid-Rise Residential” at the new property line shown on Attachment 2. The remainder of the lands south of the new property line fronting onto Hawman Avenue will continue to be designated as “Low Rise Residential.”

VOP 2010 states that in order to provide appropriate privacy and day-light conditions for any adjacent buildings, Mid-Rise buildings on a lot that abut the rear yard of a lot with a detached house, semi-detached house or townhouse shall generally be setback a

minimum of 7.5 m from the property line and shall be contained within a 45-degree angular plane measured from the property line.

The proposed building has been designed to respect and lessen the impact to the residential neighbourhood to the south. The building transitions from 3-storeys abutting the residential properties to the south to 12-storeys towards Highway 7. It is also setback 23.6 m and contained within the 45-degree angular plane for the majority of the rear lot line to the south of the new property line. The exception being a small portion of the rear lot line abutting 20 Hawman Avenue, which is setback a minimum of 8.2 m from the rear lot line. This setback meets the minimum 7.5 m setback for mid-rise buildings identified in VOP 2010. However, based on the Sun/Shadow Study submitted in support of the Applications, acceptable privacy and daylight/sunlight conditions would continue to be provided.

The Development is also setback approximately 9.35 m (inclusive of a 3.35 m landscape strip with privacy fencing and a 6 m wide driveway) from the east lot line abutting an existing residential property to the east. to 9.35 m to minimize the sun/ shadow impacts to the properties to the east.

The current design accommodates the building services such as garbage, loading and amenity facilities along the west property line towards the existing Petro Canada service station, and the proposed temporary access driveway onto Hawman Avenue has been removed to lessen potential noise impact on the adjacent residential properties.

In consideration of the above, the Development conforms to the community area polices of VOP 2010. The proposed building has been designed with increased setbacks to the south and east to ensure the 45-degree angular plane is being maintained for the majority of the Development and to minimize sun/shadow and noise impact to the adjacent properties. The 12-storey portion of the building is located closer to Highway 7, away from the southern lot line and is also stepped back from the 5th-storey along the western lot line to be more in keeping with the City-wide Urban Design Guidelines.

A Consent Application is required to create the new lots

The Owner will be required to create the new lot (shown on Attachment 2) for the Development through a Consent application, as required, to the satisfaction of the City. The consent policies of VOP 2010 permit a consent to sever lands for the creation of new lots provided the remnant lot(s) comply to the Zoning By-law. The remnant lots fronting onto Hawman Avenue would be smaller in size than the current lots on Hawman Avenue, however they would comply with the minimum lot frontage and area requirements of the "R2 Residential Zone" of Zoning By-law 1-88. The remnant lots also provide potential

developable area to accommodate residential dwellings consistent with those in the immediate area. A Condition to this effect has been included as a requirement for the removal of the "(H)" Holding Symbol on the Subject Lands.

Access to the Development will be from driveways connecting to Highway 7 and Kipling Avenue

The Owner originally proposed a temporary access onto Hawman Avenue, which has been deleted from the Development. Access to the Development is now proposed from a right-in right-out driveway from Highway 7 and a full movement access driveway from Kipling Avenue. The Owner shall be required to submit the necessary planning applications to permit and secure an appropriate access location from Kipling Avenue to the satisfaction of the City and York Region. A Condition to this effect has been included as a requirement for the removal of the "(H)" Holding Symbol on the Subject Lands.

<u>Regional Intensification Corridor</u>

The north portion of the Subject Lands shown on Attachment 2 that are proposed to be designated to "Mid-Rise Residential" front onto Highway 7, which is identified as a Regional Intensification Corridor by VOP 2010 Schedule 1 Urban Structure, which together with the Vaughan Metropolitan Centre, Primary Centres, Local Centres and Primary Intensification Corridors make up Vaughan's main Intensification Areas and the primary locations for accommodating residential intensification. Intensification areas have been established to make efficient use of underutilized sites with high level of existing or planned transit and will be developed with a mix of uses and appropriate densities to support transit use and promote walking and cycling.

VOP 2010, Sections 2.2.5.9 and 2.2.5.11 state that certain streets in Vaughan, and the lands fronting onto them, have been identified as intensification corridors to link intensification areas and for accommodating transit. These streets are recognized as either Primary Intensification Corridors or Regional Intensification Corridors.

VOP 2010 states that Regional Intensification Corridors are Regional Roads which have been identified for major higher-order transit investments, such as Viva Rapid Transit on Highway 7, and that development fronting on to these roads will serve to support the transit investments. Regional Intensification Corridors are intended to link Regional Centres in Vaughan and beyond and are linear places of significant activity accommodating mixed-use intensification and transit. These corridors along with the Vaughan Metropolitan Centre will be the major focus for intensification on the lands adjacent to major transit routes at densities and in a form supportive of the adjacent higher order transit.

The Development is located on a Regional Corridor within a built-up area and contributes to achieving the growth and intensification policies of VOP 2010 by proposing a higher density and a housing option with varying unit types and sizes to support transit investments, and contributes to the diversity and mix of housing supply in the community.

The surrounding land uses along the Highway 7 Corridor are characterized by a Mid-Rise built form

This portion of the Highway 7 Corridor has been experiencing intensification in the form of a mid-rise mixed-use built form characterized with building heights ranging from 4 to 12-storeys and densities (FSI) ranging from 1.71 to 4.9 times the area of the lot. In addition to buildings that have been constructed, additional development is proposed or has been planned in proximity to the Subject Lands, as shown on Attachment 6, as follows:

- On Southwest Corner of Kipling Avenue and Highway 7: An existing 12-storey mixed-use building (38.4 m in height) with 71 residential units and ground floor commercial, and an FSI of 3 times the area of the lot. This development was approved by the former Ontario Municipal Board (OMB). Abutting this development to the west is an existing 4-storey stacked townhouse development with 170 dwelling units and an FSI of 1.71 times the area of the lot, also approved by the OMB
- On the northwest corner of Highway 7 and Lansdowne Avenue (File OP.19.007): A proposed 12-storey mixed-use apartment building (42.4 m in height) with 74 residential dwelling units and ground floor commercial uses and an FSI of approximately 4.9 times the lot area
- Northeast corner of Highway 7 and Lansdown Avenue (File OP.13.005): An approved 10-storey (32 m in height) residential building with an FSI of 3.5 times the area of the lot
- On McKenzie Street next to the Canadian Pacific Railway (File OP.20.023): A proposed 3-storey, six-unit back-to-back stacked townhouse development
- On December 11, 2017 Council adopted Official Plan Amendment OPA 20 ('OPA'20') which redesignated the properties with frontage on the north side of Highway 7, between Kipling Avenue and Landsdowne Avenue, as shown on Attachment 6, to "Mid-Rise Mixed Use" with permissions for a maximum building height of 12-storeys and an FSI of 4.0 times the area of the lot

The Development Planning Department can support the proposed Development as it is consistent and compatible with the building heights and densities of other existing and/or proposed mid-rise buildings and those planned for the northeast quadrant of Highway 7 and Kipling Avenue, across from the Subject Lands.

The Owner is required to enter into a Section 37 Bonusing Agreement for the proposed increase in building height and density in exchange for community benefits

Vaughan Council has the authority under Section 37(1) of the *Planning Act*, in a By-law enacted under Section 34 of the *Planning Act*, to authorize an increase to the building height and/or density of development above what is otherwise permitted in return for the provision of community benefit.

To determine the uplift value and the Section 37 contribution the Owner retained D. Bottero and Associates Limited to provide an appraisal report for the uplift value of the Subject Lands resulting from the increased building height and density. The Owner on March 18, 2021, submitted the appraisal report to the City for review and approval. The appraisal report identifies the uplift value of the Subject Lands as of the effective date of January 19, 2021 to be $ 2,890,000.00. The Infrastructure Development Department, Real Estate Department has reviewed and accepted the appraisal report.

Based on the policies in VOP 2010 and the City's Guidelines for the Implementation of Section 37 Benefits the Owner and the City have agreed to a monetary contribution of $578,000.00. This contribution will be included in the implementing Zoning By-law and secured through a Section 37 Density Bonusing Agreement executed between the Owner and the City prior to the enactment of the Zoning By-law, to the satisfaction of the City. The contribution will be directed towards the following community benefits to be finalized prior to the execution of the Density Bonussing Agreement:

- Kipling Avenue Parkette - improvements to site furnishing and play court upgrades, and including a pollinator garden
- Woodbridge Library- improvements to include new entrance addition and interior work

The Owner will be required to pay the Section 37 Bonusing Agreement Surcharge Fee in accordance with the "Tariff of Fees By-law for Planning Applications", in effect at the time of the execution of the Agreement to prepare the Section 37 Agreement. Conditions to this effect are included in the Recommendations of this report.

Amendments to Zoning By-law 1-88 are required to permit the Development

The Subject Lands are zoned "R2 Residential Zone" by Zoning By-law 1-88, as shown on Attachment 1, and does not permit the proposed Development. The Owner is proposing to amend Zoning By-law 1-88, specifically to rezone the north portion of the Subject Lands fronting on to Highway 7 and a portion of the lands fronting on Hawman Avenue from "R2 Residential Zone" to "RA3 Apartment Residential Zone", as shown on

Attachment 2, together with the following site-specific exceptions to the "RA3 Apartment Residential Zone" standards:

Table 1:

	Zoning By-law 1-88 Standard	RA3 Residential Zone Requirements	Proposed Exceptions to the RA3 Residential Zone Requirements
a.	Minimum Front Yard	7.5 m	0 m portion of building above grade (to Highway 7 property line) 3 m setback to ground floor
b.	Minimum Front Yard Setback to an Underground Garage	1.8 m	0 m (Highway 7)
c.	Minimum Lot Area / Unit	11,122 m^2 / 67 m^2	4,266 m^2 / 25.7 m^2
d.	Minimum Interior Side Yard Setback	19 m (half the height of the building)	0.5 m (west lot line) 9.3 m along the eastern lot line

	Zoning By-law 1-88 Standard	RA3 Residential Zone Requirements	Proposed Exceptions to the RA3 Residential Zone Requirements
e.	Minimum Amenity Area	128 units (1 Bdrm. @ 20m^2 / unit = 2,560 m^2 36 units (2 Bdrm. @ 55m^2 / unit = 1,980 m^2 2 units (3 Bdrm. @ 90m^2 / unit = 180 m^2 Total Amenity Area Required = 4,720 m^2	128 units (1 Bdrm. @ 15m^2 / unit = 1,920 m^2 36 units (2 Bdrm. @ 50m^2 / unit = 1,800 m^2 2 units (3 Bdrm. @ 74.5m^2 / unit = 149 m^2 Total Amenity Area Proposed Area Proposed = 3,869 m^2
f.	Minimum Parking Required	166 units @1.5 spaces/unit = 249 spaces + 166 units @.25 spaces/unit for visitor parking = 42 spaces Total Parking Required = 291 spaces	166 units @ .93 spaces/unit = 155 spaces + 166 units @ .185 visitor parking spaces/unit = 31 spaces Total Parking Proposed = 186 spaces
g.	Minimum Landscape Strip abutting a Street line (Highway 7)	6 m	3 m

In addition to the Zoning exceptions identified in Table 1, the implementing By-law will also include the following site-specific zoning exceptions to implement the proposed Development, should the Applications be approved:

- A maximum building height of 38 m (not including the mechanical penthouse level)
- A maximum FSI of 4.1 times the north portion of the Subject Land to be zoned RA3(H) as shown on Attachment 2
- A minimum rear yard building setback of 8 m to 20 Hawman Avenue and 23.6 m to the new property line shown on Attachment 2
- Any exceptions to ensure the compliance with Zoning By-law 1-88 for 26 and 32 Hawman Avenue, as shown on Attachment 2

The Development Planning Department can support the zoning exceptions in Table 1 as they would facilitate a Development that is consistent with the existing and planned built form along this portion of the Highway 7 and are consistent with similar developments within the surrounding area.

The proposed parking supply is supported by a Transportation Study (the Study') prepared by NexTrans Consulting Engineers dated March 9, 2021. The Development Engineering Department supports the conclusions of the Study, as discussed in the Development Engineering Section of this report.

The Planning Act enables municipalities to pass a resolution to permit the Owner to apply for a Minor Variance application, if required, within 2 years of a Zoning By-law coming into full force and effect

Section 45 (1.3) of the *Planning Act* restricts a landowner from applying for a Minor Variance Application to the Committee of Adjustment within two years of the day on which a Zoning By-law was amended. The *Planning Act* also permits Council to pass a resolution to allow an Owner to apply for a Minor Variance Application(s) to permit minor adjustments to the implementing Zoning By-law prior to the two-year moratorium.

The Development Planning Department has included a Recommendation to permit the Owner to apply for Minor Variance Application(s), if required, to address refinements to the Development that may arise through the final design and construction process. A condition to this effect is included in the Recommendations of this report.

Should the Applications be approved, a Site Development Application is required

The Owner will be required to submit a Site Development application should the Applications be approved. The Site Development application must be approved by Council prior to the removal of the Holding Symbol "(H)" on the Subject Lands.

The Owner has addressed the Vaughan Design Review Panel's comments

The Design Review Panel (the 'Panel'), considered a development proposal for the Subject Lands on March 26, 2020. The Panel commented that the development did not

prove itself to be context aware regarding massing, density, adjacencies, pedestrian and vehicular connectivity and that it would be appropriate to assemble additional lots. The Panel also made comments about the suitability of the transition to the east, west and south, and suggested that transition be demonstrated as set out in the City-wide Urban Design Guidelines. The Panel also encouraged the lobby be located on Highway 7, the ground floor units to have a softer more residential frontage and emphasized the importance of landscaping and buffers. The Owner was also asked to investigate additional open space and as a result has provided additional amenity and buffering as shown on Attachment 2.

The Owner responded to the Panel's comments by modifying the Development to increase the east building setback from to 9.35 m to minimize the sun/ shadow impacts to the properties to the east.

The Owner has also stepped the building back along the west lot line from 2 m to 6 m from the 5th-storey and above to be more in keeping with the requirements outlined in the City-Wide Urban Design Guidelines.

The south building setback has been increased to 23 m to allow the opportunity for more at grade landscaping, a passive amenity area, and an additional buffer. The building design has also been stepped down to the south to 3-storeys to ensure the 45-degree angular plane is maintained and to minimize impact to the adjacent properties. The main lobby entrance has been relocated to the Highway 7 frontage and the ground floor units have been recessed to provide a softer landscape frontage.

The Development Planning Department is satisfied the Development satisfactorily responds to the Panel's comments, subject to the Recommendations in this report. The proposed Development is consistent with the existing built form and planned land use within the immediate area along Highway 7.

The Development Engineering Department has no objection to the Applications, subject to the Recommendations of this report

The Development Engineering ('DE') Department has no objection to the Applications, subject to the conditions in the Recommendations of this report and has provided the following comments:

<u>Municipal Servicing</u>

The Owner submitted a Functional Servicing and Stormwater Management Report (FSR), prepared by Lithos Group Inc., dated February 25, 2021 in support of the Applications. The FSR identifies the proposed water, sanitary, and stormwater servicing schemes. The

DE Department has reviewed the Applications and has no objection, subject to a Holding Symbol "(H)" being placed on the Subject Lands, in order to secure the necessary contribution amount required for the sanitary sewer upgrades. The Owner is required to pay the engineering complex fee for any future development application(s) to the satisfaction of the DE Department.

The following provides a summary of municipal services for the Development:

Lot Grading and Drainage

The northern part of the Subject Lands drains towards Highway 7, while the southern part drains towards Hawman Avenue. The Owner shall provide a detailed grading plan at the site plan stage confirming that the proposed grading meets current City criteria.

Water Supply

The Subject Lands lie within Pressure District 4 (PD4) of the York Water System and are proposed to be serviced via a connection to the existing municipal watermain on Highway 7. The diameter of the existing municipal watermain is smaller than the proposed service connection which is non-standard. Accordingly, the Consultant is required to analyze the possibility of connecting to York Region's existing watermain along Highway 7, subject to York Region's approval or alternatively connect to the existing municipal watermain along Hawman Avenue.

Sanitary Servicing

The Subject Lands are proposed to be serviced via a connection to the existing municipal sanitary sewer on Highway 7 flowing west to the municipal sanitary sewer on Kipling Avenue and ultimately to the municipal sanitary sewer on Hawman Avenue. Based on the provided analysis, the proposed Development will increase the capacity of existing sanitary sewer system to a surcharge state.

The City's sanitary sewer model and City's Focus Area Core Servicing Strategy (December 2017) identify surcharging in the sanitary sewer downstream of the proposed Development. Surcharging is not permitted per the City's design criteria; however, the Development proposal may be adequately serviced in the interim with minimal surcharging. It is anticipated that local infrastructure improvements will be required in the future, therefore a financial contribution in the amount of $178,450.00 is required.

Staff recommend a Holding Symbol "(H)" be included in the implementing Zoning By-law, with the removal of the Holding Symbol from the Subject lands being contingent upon the Owner satisfying the financial contribution. A condition to this effect is included in the Recommendations of this report.

Stormwater Management

The Subject Lands are located within the Humber River watershed. Drainage from the proposed Development will be conveyed south to the existing municipal storm sewer on Hawman Avenue. A municipal easement may be required for the proposed storm sewer south of the Hawman Avenue property line. The peak flows up to and including 100 storm events will be controlled to the 5 year pre-development flows. Emergency overland flows will be conveyed via existing roads. The Owner shall provide a detailed Stormwater Management Report and a Site Servicing Plan at the site plan stage.

Road Network

A Traffic Impact and Parking Study (the 'Transportation Study') was submitted in support of the Applications, prepared by NexTrans Consulting Engineers, dated March 9, 2021. The Subject Lands are currently occupied by three detached dwellings. The proposal is to redevelop the existing lands with 166 residential dwelling units with three levels of underground parking. Access to the Subject Lands is being proposed via a right-in/right-out access (RIRO) on Highway 7 and by full movement access from Kipling Avenue once its secured by the Owner.

The area residents have made comments regarding traffic impacts and traffic activity in the neighbourhood, particularly along Hawman Avenue. However, the traffic volumes generated by the proposed Development are anticipated to be a small component of the overall total traffic navigating the area during the peak hours. Therefore, the traffic volumes generated by the Development is a minor consideration in terms of traffic impacts and the need for improvements or mitigation measures for the area.

While some comments have been made about the existing conditions at the intersection of Highway 7 and Kipling Avenue, future operations at the intersection are expected to improve as a result of recommended adjustments to the signal timing. It is York Region and industry best-practice to seek and prioritize access from lower-order roadways to avoid unsafe and higher traffic impact scenarios when accessing higher-order roadways with significantly greater traffic and pedestrian volumes and travel speeds.

In the absence of a secondary full moves access there are anticipated to be safety and traffic operation impacts to Highway 7. The second full moves access from Kipling Avenue will be required as a condition of the removal of the Holding Symbol "(H)". The Kipling Avenue access should be supported by a traffic analysis and updated transportation memorandum to the satisfaction of the City and Regional Staff.

In addition, the Development is expected to have an acceptable impact on the adjacent roadway intersections. Given the intersection of Highway 7 and Kipling Avenue is under the jurisdiction of the Region of York, improvements to the intersection and the proposed RIRO access to Highway 7 requires review and approval by Regional Staff.

Parking

The Transportation Study concludes that the proposed 186 parking spaces (155 residential and 31 visitor parking spaces), is sufficient to support the Development. The proposed parking supply exceeds the number of spaces (181) required in the "Review City of Vaughan's Parking Standard" study completed by the IBI Group and endorsed by Council. On this basis, the DE Department has no objection to the proposed parking supply.

Noise Attenuation

The Owner submitted a Noise Report, prepared by HGC Engineering, dated June 2020. The report concludes that the future traffic sound levels will exceed the Ministry of the Environment, Conservation and Parks (MECP) guidelines at all the façades of the proposed building. Accordingly, central air conditioning systems and upgraded building and window glazing are required on all building all façades. Warning clauses should be used to inform future residents of the road and rail traffic noise issues and of nearby commercial, institutional, and retail facilities. The DE Department concurs with the findings of the Noise Report. The Owner shall provide an updated Noise Report prior to site plan approval.

Environmental Site Assessment

Phase One and Two Environmental Site Assessment (ESA) reports, and a Ministry of the Environment, Conservation, and Parks (MECP) Record of Site Condition (RSC) were submitted and reviewed by the DE Department. The ESA findings did not identify any contaminants of concern in soil or groundwater and the RSC confirms that the lands are suitable for the proposed Development. The DE Department is satisfied with the submitted ESA documentation.

The Policy Planning and Environmental Sustainability Department has no objection to the Applications

The Policy Planning and Environmental Sustainability Department has no objection to the Applications; however the Owner is advised that the City of Vaughan has Species at Risk within its jurisdiction protected under the *Endangered Species Act. 2007, S.O.2007* (the "Act"). It is the responsibility of the Owner to ensure the provisions of the Act are not contravened and the Owner comply with any Ministry of Environment, Conservation and Parks ('MECP') regulations and guidelines to protect Species at Risk and their habitat.

Staff recommend a Holding Symbol "(H)" to implement the Development.

Staff recommend the implementing Zoning By-law include the addition of the Holding Symbol "(H)" on the north portion of the Subject Lands, as shown on Attachment 2, and identified in the Recommendation section of this report should the Applications be approved. The Holding Symbol "(H)" will ensure that matters including the Council approval of a Site Development Application, that the Owner submit the necessary planning applications to permit and secure a driveway access to Kipling Avenue, as well as the necessary engineering agreements and financial servicing obligations are addressed. The Holding Symbol "(H)" will not be removed and a Building Permit will not be issued, until all conditions to remove the Holding Symbol "(H)" are addressed to the satisfaction of the City and York Region.

Canadian Pacific Railway has no objection to the proposed Development

The Canadian Pacific Railway ('CP') has indicated that should the Development be approved, that it follow the recommended CP guidelines to their satisfaction. This will be further reviewed during the Site Plan Development application process.

The Development Planning Department, Urban Design and Cultural Services Staff have no Objection to the Development

Urban Design and Cultural Services Staff have no objection to the Development as the Subject Lands are not within and Heritage District Centre nor are they listed on the City's Inventory of Significant Heritage Structures.

The Transportation Services, Parks and Forestry Operations has no objection to the Development

The Transportation Services, Parks and Forestry Operations Department ('Vaughan Forestry') has no objection to the Development but will require the Owner to enter into a Tree Protection Agreement (the 'PTA') with the Development Planning Department in accordance with the City of Vaughan Tree Protection Protocol and Tree By-law 052 2018. A total of 34 replacement trees are required to be replanted on the Subject Lands to the satisfaction of Vaughan Forestry. The terms of the PTA and the number of replacement trees will be further reviewed during the Site Plan Development application process.

Cash-in-lieu of the dedication of Parkland is required for the Development

At this time a Site Development Application has not been submitted, however the infrastructure Development Department, Real Estate Department advises the Owner shall convey land/or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland at a rate of 1 ha. per 500 units or at a fixed unit rate, prior to the issuance of a

Building Permit, in accordance with the *Planning Act* and the City's Cash-in-lieu of Parkland Policy at the Site Plan Stage, should the Applications be approved.

Canada Post, Alectra Corporation, Rogers, Enbridge Distribution Inc., Bell Canada and the York Region Catholic District School and District School Boards have no objections to the Development

The above noted utilities and school boards have no objection or conditions of approval to the Development.

Financial Impact

There are no financial requirements for new funding associated with this report.

Broader Regional Impacts/Considerations

The Region of York Community Planning and Development Services ('York Region') has advised they have no objection to the Applications that propose a mid-rise development located on the Highway 7 frontage, and that the details respecting, appropriate density, height, and compatibility be addressed by the municipality.

The York Region Development Engineering Services has approved the proposed access design, subject to conditions

The York Region Development Engineering Services ('YRDE') Department has advised they are satisfied with the permanent right-in/right-out ('RIRO') access to Highway 7 and the temporary access to Hawman Avenue with the understanding that this temporary access will remain until a new access connection is secured to Kipling Avenue. The temporary access to Hawman Avenue has since been deleted from the Development and an access will be secured via Kipling Avenue to the satisfaction of the City and York Region. The YRDE Department have provided the following conditions:

- The proposed RIRO shall meet the Region's design standards
- The proposed RIRO access may be subject to modifications, including but not limited to, extension of the existing median from the Highway 7 and/Kipling Avenue intersection to the east or restriction of U-turns at this intersection, if there are major operational and safety issues in the future
- The proposed RIRO access width and radii shall be reduced to a minimum to accommodate design vehicles
- The proposed Development shall have a full moves access either to Hawman Avenue or to Kipling Avenue at all time
- The Owner shall not initiate any action, suit, or any other proceeding against York Region before any court or tribunal as a result of these restrictions of access to

and from the Subject Lands; including, but not limited to, any action for injurious affection.

Conclusion

The Development Planning Department has reviewed the Applications in consideration of the Provincial Policies, Regional and City Official Plan policies, the requirements of Zoning Bylaw 1-88, the comments received from the City Departments and external public agencies and the surrounding area context.

The Development Planning Department is satisfied the proposed amendments to VOP 2010 and Zoning By-law 1-88 to redesignate and rezone the north portion of the Subject Lands as shown on Attachment 2 to permit a mid-rise residential apartment building is consistent with the policies of the PPS, conforms to the Growth Plan and the York Region Official Plan. is considered appropriate and compatible with the existing and planned development along Highway 7. On this basis, the Development Planning Department can support the approval of the Applications, subject to the Recommendations of this report.

For more information, please contact Eugene Fera Senior Planner, Extension 8003.

Attachments

1. Context and Location Map
2. Conceptual Site Plan and Proposed Zoning
3. Conceptual Landscape Plan
4. Conceptual Building Elevations - North and South
5. Conceptual Building Elevations - East and West
6. Existing, Approved and Planned Developments along Highway 7 Corridor
7. Communications C57-C87 and C99-C100 received at the Committee of the Whole (2) meeting of May 12, 2021
8. Communications C8-C9, C29-C31, and C36 received at the Council meeting of May 18, 2021
9. Extract from Council meeting Minutes of May 18, 2021 (Item 5, Report No.26, of the Committee of the Whole).

Prepared by

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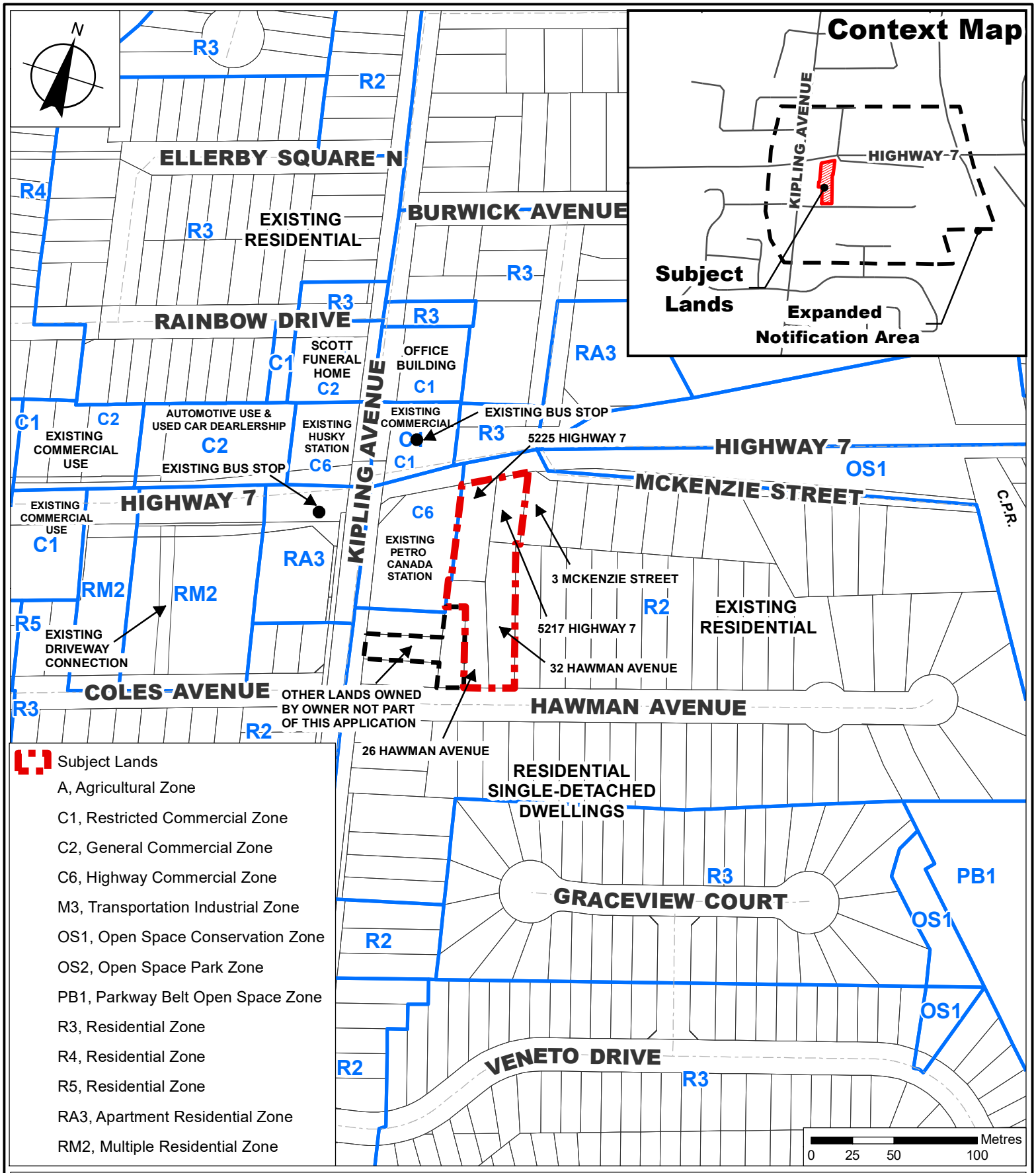


Context and Location Map

LOCATION:
Part Lot 5, Concession 7

APPLICANT:
919819 Ontario Ltd. and 1891445 Ontario Ltd.

VAUGHAN
Development Planning

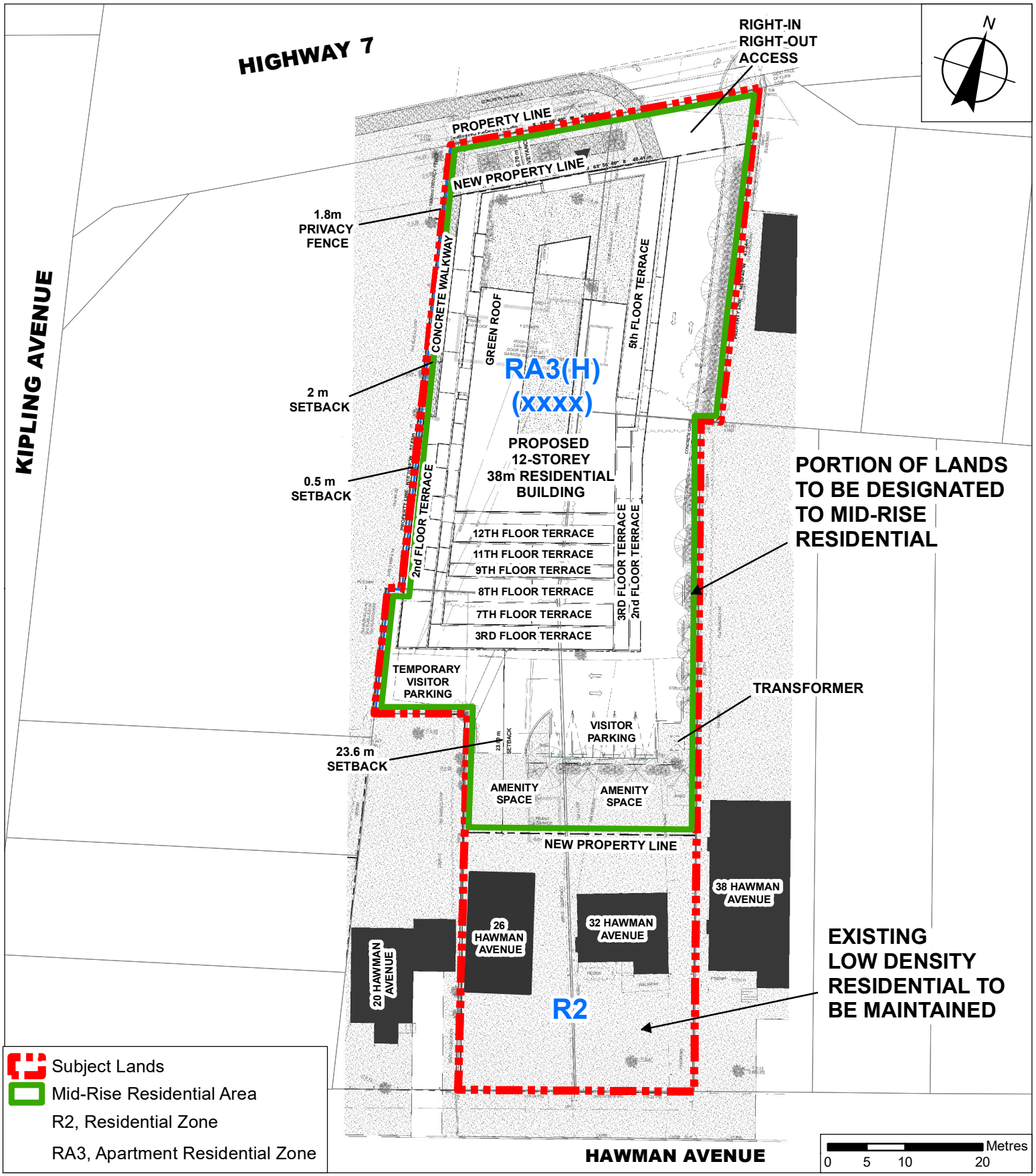
Attachment 1

FILES:
OP.18.008, Z.18.013

DATE:
May 12, 2021

Document Path: N:\GIS_Archive\Attachments\OP\2015-2019\OP.18.008\OP.18.008_C3_Context&LocationMap.mxd

Created on: 4/27/2021



Conceptual Site Plan and Proposed Zoning

LOCATION:
Part Lot 5, Concession 7

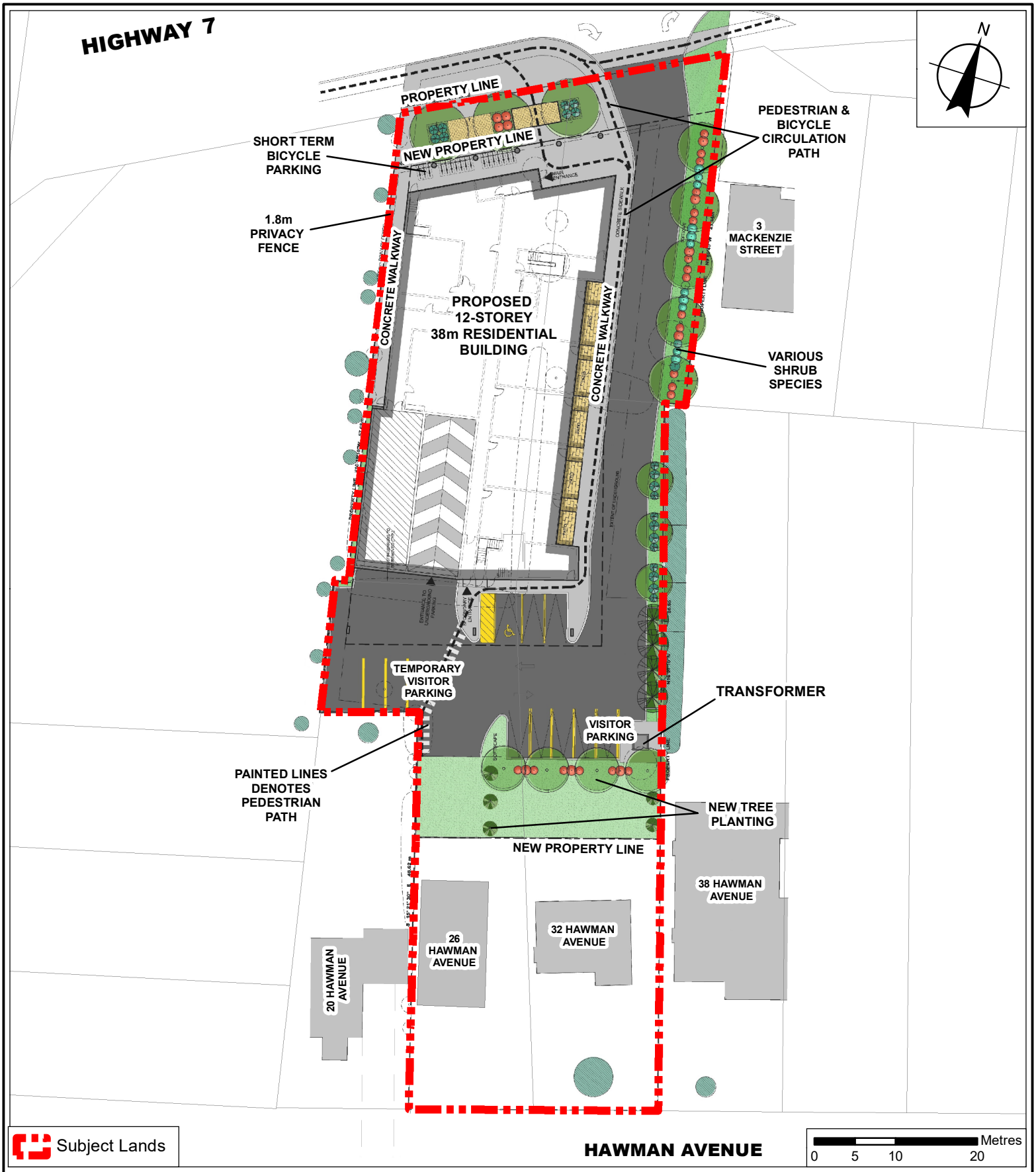
APPLICANT:
919819 Ontario Ltd. and 1891445 Ontario Ltd.

VAUGHAN
Development Planning

Attachment 2

FILES:
OP.18.008, Z.18.013

DATE:
May 12, 2021



Conceptual Landscape Plan

LOCATION:
Part Lot 5, Concession 7

APPLICANT:
919819 Ontario Ltd. and 1891445 Ontario Ltd.

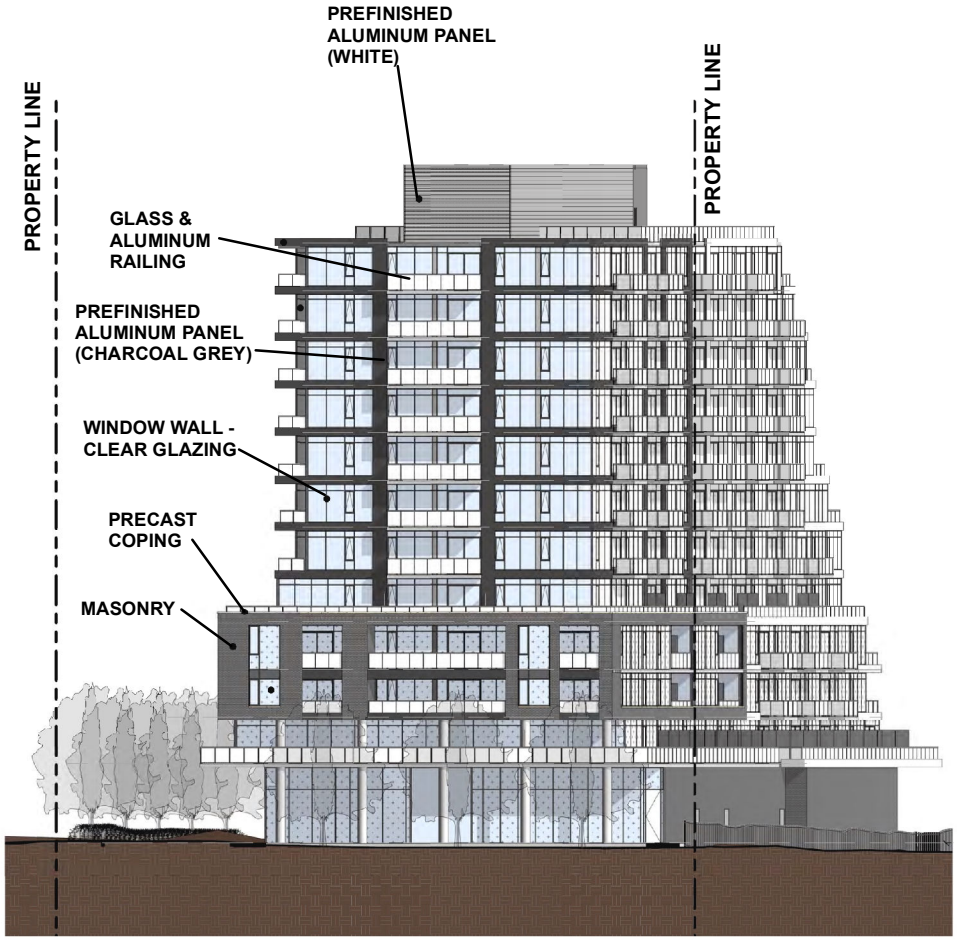
VAUGHAN
Development Planning

Attachment

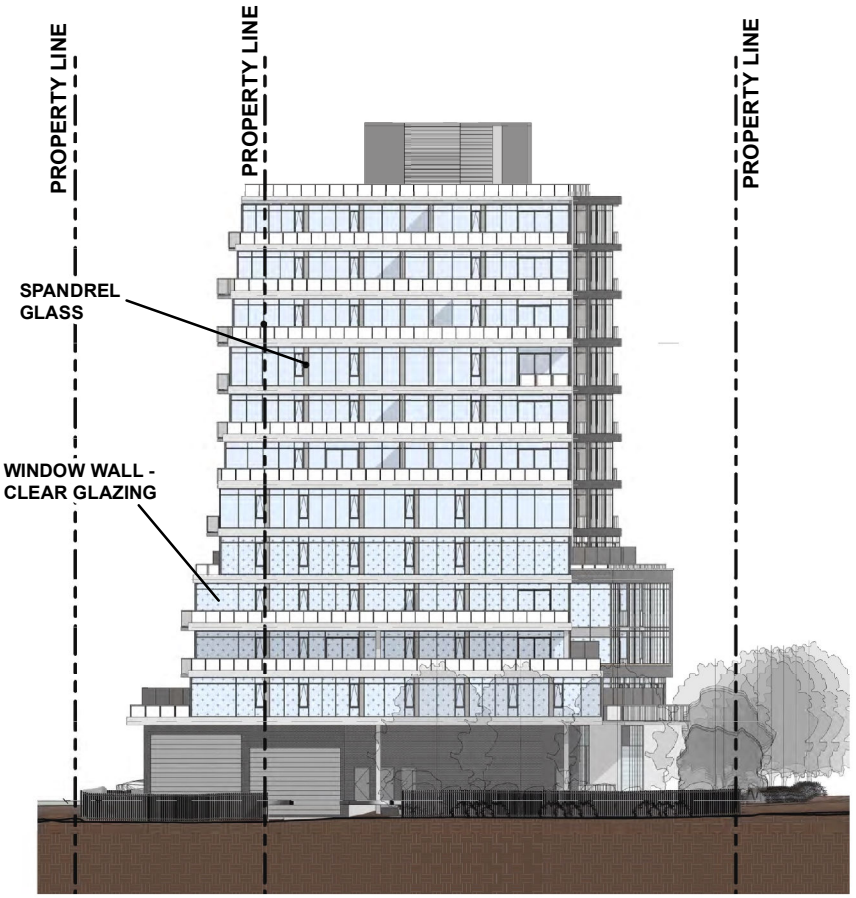
FILES:
OP.18.008, Z.18.013

DATE:
May 12, 2021

3



NORTH ELEVATION - FACING REGIONAL ROAD 7



SOUTH ELEVATION - FACING HAWMAN AVENUE

Not to Scale

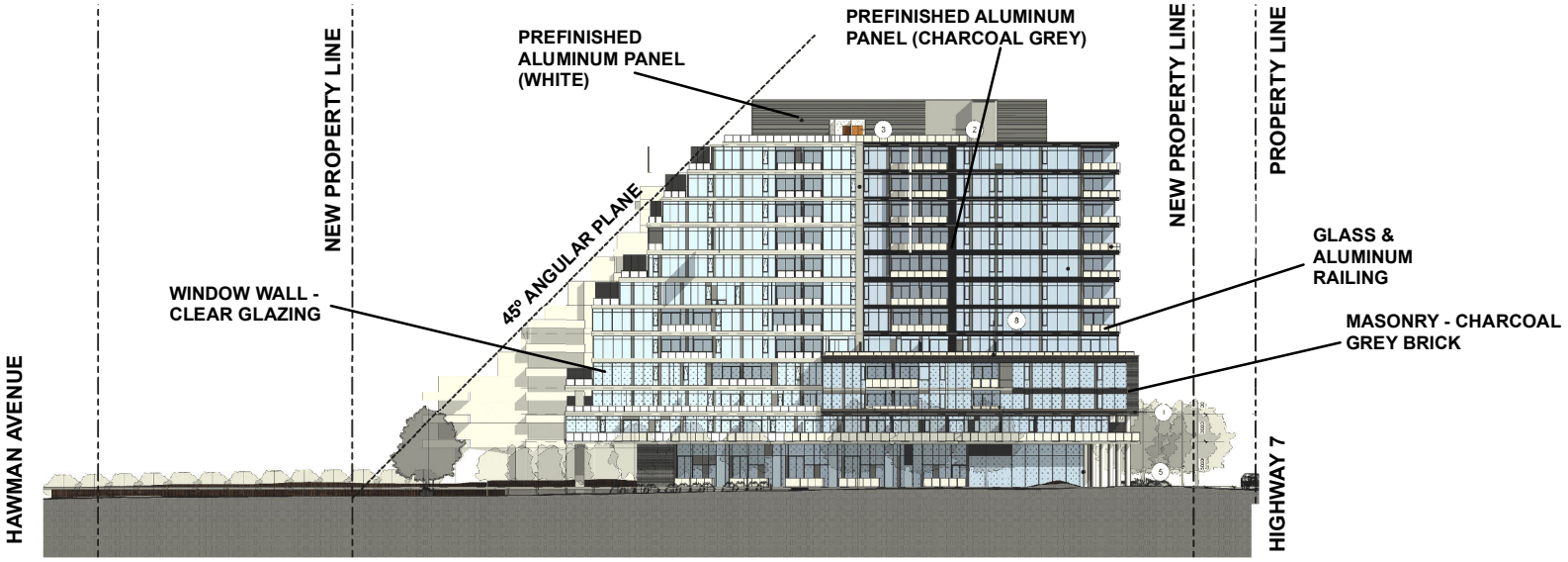
Conceptual Building Elevations - North and South

LOCATION:
Part Lot 5, Concession 7

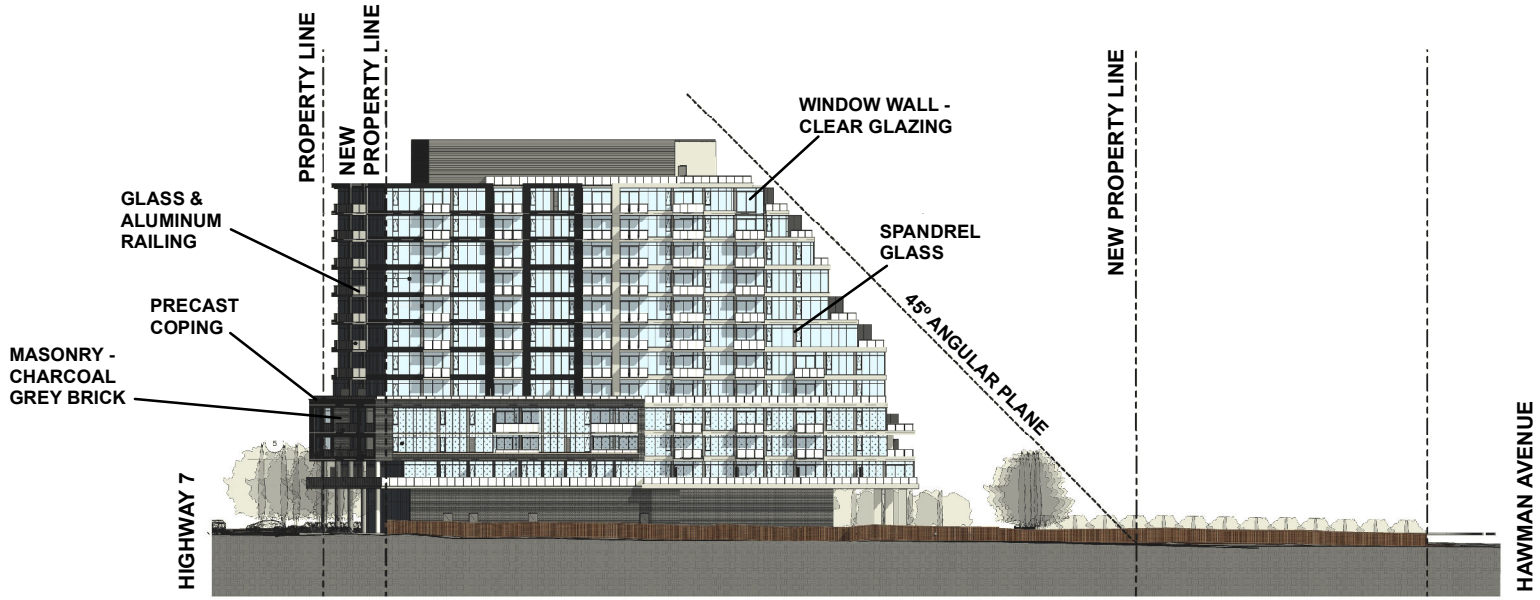
APPLICANT: 919819 Ontario Ltd. and 1891445 Ontario Ltd.

VAUGHAN
Development Planning

Attachment
FILES:
OP.18.008, Z.18.013
DATE:
May 12, 2021
4



EAST ELEVATION



WEST ELEVATION

Not to Scale

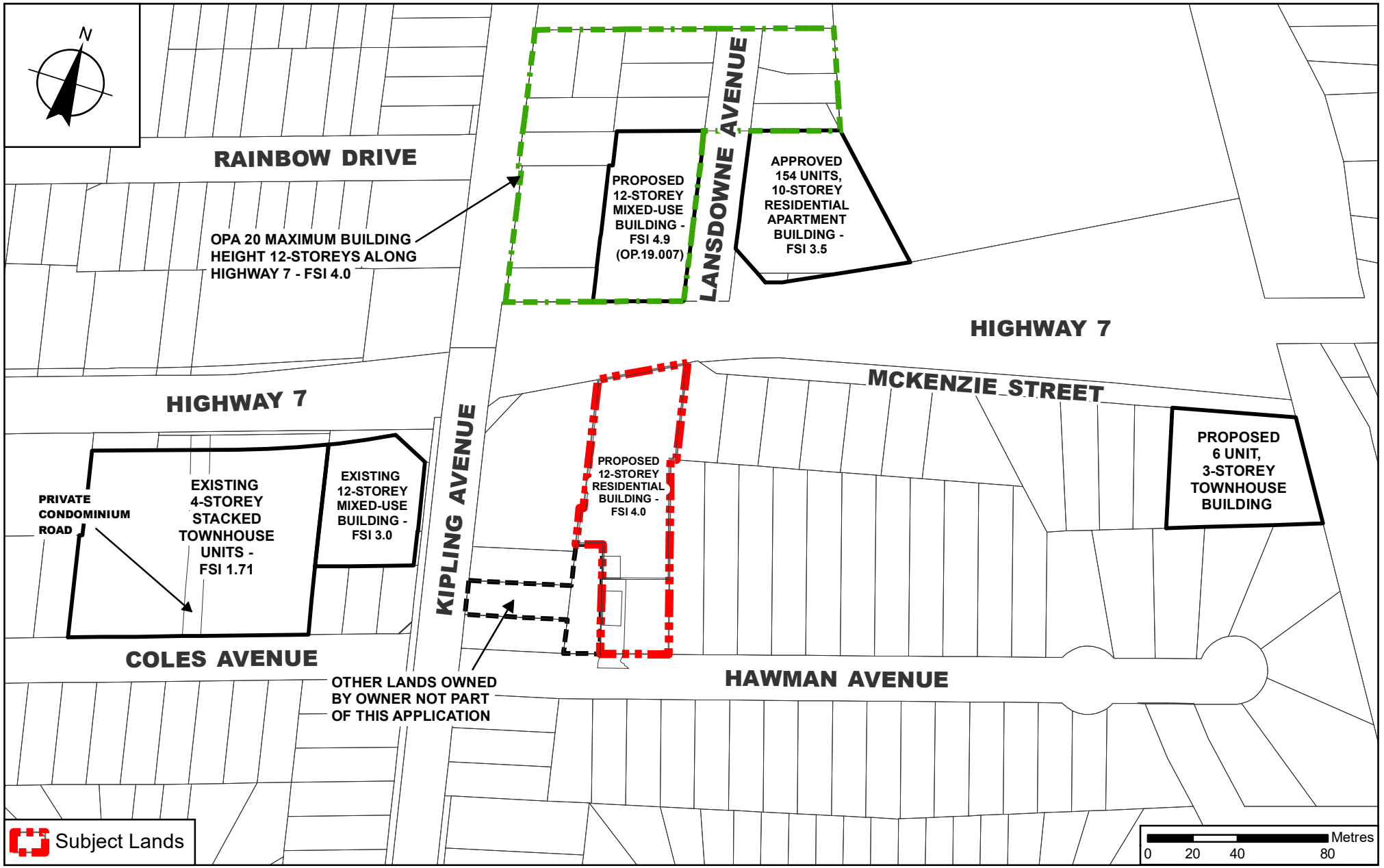
Conceptual Building Elevations - East and West

LOCATION:
Part Lot 5, Concession 7

APPLICANT: 919819 Ontario Ltd. and 1891445 Ontario Ltd.

VAUGHAN
Development Planning

Attachment
FILES:
OP.18.008, Z.18.013
DATE:
May 12, 2021
5



Existing, Approved and Planned Developments along Highway 7 Corridor

LOCATION: Part of Lot 5, Concession 7
APPLICANT:
919819 Ontario Ltd. and 1891445 Ontario Ltd.

VAUGHAN
Development Planning

Attachment 6

FILES:
OP.18.008, Z.18.013

DATE:
May 12, 2021

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Created on: 4/27/2021

Attachment 7

919819 ONTARIO LTD.
AND 1891445 ONTARIO LTD.
OFFICIAL PLAN AMENDMENT FILE OP.18.008
ZONING BY-LAW AMENDMENT FILE Z.18.013
5217 AND 5225 HIGHWAY 7
AND 26 AND 32 HAWMAN AVENUE
VICINITY OF HIGHWAY 7 AND KIPLING AVENUE

Communications C57-C87 and C99-C100
Received at the May 12, 2021,
Committee of the Whole (2) meeting

Communication : C 57
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: DeFrancesca, Rosanna <Rosanna DeFrancesca@vaughan ca>
Sent: Monday, May 10, 2021 3:25 PM
To: Clerks@vaughan ca
Subject: FW: [External] STOP INTENSIFICATION IN OUR NEIGHBOURHOOD

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna defrancesca@vaughan.ca

City of Vaughan Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

To subscribe to my E-Newsletter click here.

From: Anna Morrone <[redacted]
Sent: Monday, May 10, 2021 11:04 AM
To: Bevilacqua, Maurizio <Maurizio Bevilacqua@vaughan ca>; Ferri, Mario <Mario Ferri@vaughan ca>; Rosati, Gino <Gino Rosati@vaughan ca>; Jackson, Linda <Linda Jackson@vaughan ca>; Iafrate, Marilyn Iafrate@vaughan ca>; Carella, Tony <Tony Carella@vaughan ca>; Racco, Sandra <Sandra Racco@vaughan ca>; Shefman, Alan <Alan Shefman@vaughan ca>; DeFrancesca, Rosanna <Rosanna DeFrancesca@vaughan ca>; michaeltibollo@pc ola org; Porukova, Nadia <Nadia Porukova@vaughan ca>; Saadi Nejad, Samar <Samar SaadiNejad@vaughan ca>
Subject: [External] STOP INTENSIFICATION IN OUR NEIGHBOURHOOD

We oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by 919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following

1) First and foremost oppose re-designating the north portion of the subject lands **is not in line** with Places To Grow Act. It explicitly says "do not disrupt existing low density residential neighborhood'. The proposal should be within the existing property lines of 5217 and 5225 Hwy #7. There should be no amendments to existing property lines to accommodate this proposal.

2) Oppose height as it does not conform to the Places to Grow Act good planning of the 45-degree angular plane.

3) Oppose temporary full movement access from Hawman Ave or a full movement access from Kipling Ave.

4) Oppose that this proposal is not at an intersection but rather on the crest of a dangerous portion of HWY #7 with no north-south east-west traffic possibility.

5) Oppose this proposal as it is not on a major hub no throughway to Steeles. There is no public transit travelling south on Kipling as such this high-density development has no public transit.

6) Oppose this proposal as we do not want Hawman Ave. to become another parking lot like Coles Ave has become as a result of the development on the s/w corner of Kipling & Hwy #7 despite 2 no parking signs.

7) Oppose the City of Vaughan accepting a payment of $578 000.00 in return for an increase in the permitted building height and density. This is unacceptable. Where does the Places to Grow Act encourage municipalities to accept payments such as this that will only result in more profit to the developer?

This developer s proposal and the financial payment are an attempt to convince the City and Region that the two properties addressed on Hwy #7 which are not at an intersection justify consideration under The Places to Grow Act. This behaviour needs to stop! It needs to start somewhere. Government needs to steer developers to develop the more expensive lands that are already zoned for large development encourage them to develop commercial spaces that are already built on and expand upwards more than just one storey. There are extensive blocks of one level industrial commercial spaces across HWY 7 that should be re-evaluated for multi mid-high-rise development **not 5217 & 5225 Hwy #7**!

Our neighborhood has allowed substantial developments under The Places to Grow Act we expect the City the Region and the Province to send a strong opposition to this preposterous proposal!

ReplyReply allForward

Communication : C 58
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>
Sent: Monday, May 10, 2021 3:27 PM
To: Clerks@vaughan.ca
Subject: FW: [External] One 12 storey building with a temporary exit on Hawman Avenue and eventual exit on Kipling Avenue

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

To subscribe to my E-Newsletter click here.

From: Saveria Tornabene <[redacted]>
Sent: Monday, May 10, 2021 10:24 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; michaeltibolloCO@pc.ola.org; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>
Subject: [External] One 12 storey building with a temporary exit on Hawman Avenue and eventual exit on Kipling Avenue

Councillors and Mayor of Vaughan,

Enough is enough. Our little neighbourhood with no through street on Kipling to Steeles cannot take another 12 story condo building.
We oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by 919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following:

1. First and foremost, oppose re-designating the north portion of the subject lands **is not in line** with Places To Grow Act. It explicitly says: "do not disrupt existing low density residential neighborhood'. The proposal should be within the existing property lines of 5217 and 5225 Hwy #7. There should be no amendments to existing property lines to accommodate this proposal.

2. Oppose height as it does not conform to the Places to Grow Act good planning of the 45-degree angular plane.

3. Oppose temporary full movement access from Hawman Ave or a full movement access from Kipling Ave.

4. Oppose that this proposal is not at an intersection, but rather on the crest of a dangerous portion of HWY #7 with no north-south, east-west traffic possibility.

5. Oppose this proposal as it is not on a major hub, no throughway to Steeles. There is no public transit travelling south on Kipling, as such, this high-density development has no public transit.

6. Oppose this proposal as we do not want Hawman Ave. to become another parking lot like Coles Ave has become as a result of the development on the s/w corner of Kipling & Hwy #7 despite 2 no parking signs.

7. Oppose the City of Vaughan accepting a payment of $578,000.00 in return for an increase in the permitted building height and density. This is unacceptable. Where does the Places to Grow Act encourage municipalities to accept payments such as this that will only result in more profit to the developer?

This developer's proposal and the financial payment are an attempt, to convince the City and Region that the two properties addressed on Hwy #7, which are not at an intersection, justify consideration under The Places to Grow Act. This behaviour needs to stop! It needs to start somewhere. Government needs to steer developers to develop the more expensive lands that are already zoned for large development, encourage them to develop commercial spaces that are already built on and expand upwards more than just one storey. There are extensive blocks of one level industrial commercial spaces across HWY 7 that should be re-evaluated for multi mid-high-rise development, **not 5217 & 5225 Hwy #7**!

Our neighborhood has allowed substantial developments under The Places to Grow Act, we expect the City, the Region, and the Province to send a strong opposition to this preposterous proposal!

Let us not forget the chaos that occurred two years ago when Ford Nation had their annual BBQ at the Veneto Centre and the residents of Kipling, Veneto, Hawman, Sara, and Angelina had no way of getting to our homes due to the backlog of traffic. This development will worsen the situation and must be stopped.

Thank you.

Saveria and Charles Tornabene.

[redacted] Veneto Drive, Woodbridge, Ontario

Communication : C 59
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Drazen [redacted]
Sent: Sunday, May 09, 2021 6:27 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] City of Vaughan Committee of the Whole Meeting May 12, 2021; Agenda Item No. 5 -- Highway 7 and Kipling Avenue (and Hawman Avenue)

Good afternoon,

I am writing to oppose the applications by 919819 Ontario Ltd. and 1891445 Ontario Ltd. to amend the Official Plan and Zoning By-Law in relation to 5217 and 5225 Highway 7 and 26 and 32 Hawman Avenue.

I am disappointed that City Staff appears to support the applications, despite the strong, consistent and meaningful opposition from the Community.

I live on Veneto Drive, which is south of the subject property in this land-locked community. I have read some of the other submissions by members of the Community who oppose the development and the applications, and I agree with and support their comments and objections. I also object to the proposed development for the reasons that were expressed by a number of residents who attended the Committee of the Whole public meeting on June 4, 2019, as well as the following:

1. The re-designation of the subject lands is NOT in line with the applicable legislation or the existing low density residential neighbourhood. There should be no amendments to the existing height requirements, property lines, or density designations.
2. The height of the proposed building does not conform with the angular plane requirements.
3. The height and density of the proposed building does not fit with the existing character of the surrounding low density residential homes neighbourhood.
4. I strongly oppose any traffic access to the subject property from Hawman Avenue or Kipling Avenue, especially given there is no other way residents who live south of Highway 7 can exit the community. The fact a current traffic study found there would be little impact to traffic at Kipling Avenue and Highway 7 is not a surprise given that most of the residents are working from home due to Covid19. The situation will be much different once residents begin driving to work, and any access from the subject lands onto Kipling Avenue will create significant congestion.

The Staff Report sets out all of the various amendments that would have to be approved if the proposed development proceeds. This fact, in and of itself, is telling. The fact so many amendments are required is an indication of how unsuitable this development is for the proposed location, and it should not be permitted.

The intersection of Highway 7 and Kipling Avenue appears for some reason to be a "magnet" for developers. It is a minor intersection which leads south into a land-locked low-rise residential community with no through access to Steeles Avenue and only one exit. The City should take a stand and should stop developments, like the current proposal, which do not fit the existing character of the existing low density residential neighbourhood.

I respectfully ask that the City reject the proposed applications.

Drazen Bulat

Communication : C 60
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Monday, May 10, 2021 9:11 AM
To: Clerks@vaughan.ca
Subject: FW: [External] Stop the Inappropriate intensification at Kipling and Hwy 7 - It is Unsafe - Do Not Turn Your Backs on the Residents

Please see below

From: Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Sent: May-10-21 8:53 AM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: FW: [External] Stop the Inappropriate intensification at Kipling and Hwy 7 - It is Unsafe - Do Not Turn Your Backs on the Residents

FYI

From: Maria & Enrico D'Amico <[redacted]>
Sent: May-08-21 11:18 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; michaeltibolloCO@pc.ola.org; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>
Subject: [External] Stop the Inappropriate intensification at Kipling and Hwy 7 - It is Unsafe - Do Not Turn Your Backs on the Residents

We oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by

919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following:

1. First and foremost, oppose re-designating the north portion of the subject lands **is not in line** with Places To Grow Act. It explicitly says: "do not disrupt existing low density residential neighborhood'. The proposal should be within the existing property lines of 5217 and 5225 Hwy #7. There should be no amendments to existing property lines to accommodate this proposal.

2. Oppose height as it does not conform to the Places to Grow Act good planning of the 45-degree angular plane.

3. Oppose temporary full movement access from Hawman Ave or a full movement access from Kipling Ave.

4. Oppose that this proposal is not at an intersection, but rather on the crest of a dangerous portion of HWY #7 with no north-south, east-west traffic possibility.

5. Oppose this proposal as it is not on a major hub, no throughway to Steeles. There is no public transit travelling south on Kipling, as such, this high-density development has no public transit.

6. Oppose this proposal as we do not want Hawman Ave. to become another parking lot like Coles Ave has become as a result of the development on the s/w corner of Kipling & Hwy #7 despite 2 no parking signs.

7. Oppose the City of Vaughan accepting a payment of $578,000.00 in return for an increase in the permitted building height and density. This is unacceptable. Where does the Places to Grow Act encourage municipalities to accept payments such as this that will only result in more profit to the developer?

This developer's proposal and the financial payment are an attempt, to convince the City and Region that the two properties addressed on Hwy #7, which are not at an intersection, justify consideration under The Places to Grow Act. This behaviour needs to stop! It needs to start somewhere. Government needs to steer developers to develop the more expensive lands that are already zoned for large development, encourage them to develop commercial spaces that are already built on and expand upwards more than just one storey. There are extensive blocks of one level industrial commercial spaces across HWY 7 that should be re-evaluated for multi mid-high-rise development, **not 5217 & 5225 Hwy #7**!

Our neighborhood has allowed substantial developments under The Places to Grow Act, we expect the City, the Region, and the Province to send a strong opposition to this preposterous proposal!

Sincerely, from the 4 legal voters who reside at [redacted] Veneto Drive

Enrico D'Amico
Maria D'Amico
John D'Amico
Matteo D'Amico

Communication : C 61
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Monday, May 10, 2021 9:11 AM
To: Clerks@vaughan.ca
Subject: FW: [External] SUPPORT YOUR RESIDENTS AND NOT THE DEVELOPERS

Please see below

From: Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Sent: May-10-21 8:53 AM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: FW: [External] SUPPORT YOUR RESIDENTS AND NOT THE DEVELOPERS

fyi

From: Roy Cetlin [redacted]
Sent: May-09-21 10:55 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; michaeltibolloCO@pc.ola.org; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>
Subject: [External] SUPPORT YOUR RESIDENTS AND NOT THE DEVELOPERS

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5. Oppose this proposal as it is not on a major hub, no throughway to Steeles. There is no public transit travelling

south on Kipling, as such, this high-density development has no public transit.

6. Oppose this proposal as we do not want Hawman Ave. to become another parking lot like Coles Ave has become as a result of the development on the s/w corner of Kipling & Hwy #7 despite 2 no parking signs.

7. Oppose the City of Vaughan accepting a payment of $578,000.00 in return for an increase in the permitted building height and density. This is unacceptable. Where does the Places to Grow Act encourage municipalities to accept payments such as this that will only result in more profit to the developer?

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Our neighborhood has allowed substantial developments under The Places to Grow Act, we expect the City, the Region, and the Province to send a strong opposition to this preposterous proposal!

--

Roy Cetlin

[redacted] Woodbridge Avenue

[redacted]

Woodbridge, ON[redacted]

[redacted]

[redacted]

[redacted]

Communication : C 62
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Monday, May 10, 2021 9:12 AM
To: Clerks@vaughan.ca
Subject: FW: [External] Files OP.18.008 and Z.18.013

Please see below

From: Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Sent: May-10-21 8:52 AM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: FW: [External] Files OP.18.008 and Z.18.013

FYI

From: Cristina Morrone <[redacted]>
Sent: May-09-21 7:14 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; michaeltibolloCO@pc.ola.org; Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Subject: [External] Files OP.18.008 and Z.18.013

We oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by 919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following:

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3) Oppose temporary full movement access from Hawman Ave or a full movement access from Kipling Ave.

4) Oppose that this proposal is not at an intersection, but rather on the crest of a dangerous portion of HWY #7 with no north-south, east-west traffic possibility.

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7) Oppose the City of Vaughan accepting a payment of $578,000.00 in return for an increase in the permitted building height

and density. This is unacceptable. Where does the Places to Grow Act encourage municipalities to accept payments such as this that will only result in more profit to the developer?

This developer's proposal and the financial payment are an attempt, to convince the City and Region that the two properties addressed on Hwy #7, which are not at an intersection, justify consideration under The Places to Grow Act. This behaviour needs to stop! It needs to start somewhere. Government needs to steer developers to develop the more expensive lands that are already zoned for large development, encourage them to develop commercial spaces that are already built on and expand upwards more than just one storey. There are extensive blocks of one level industrial commercial spaces across HWY 7 that should be re-evaluated for multi mid-high-rise development, **not 5217 & 5225 Hwy #7**!

Our neighborhood has allowed substantial developments under The Places to Grow Act, we expect the City, the Region, and the Province to send a strong opposition to this preposterous proposal!

Communication : C 63
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Monday, May 10, 2021 9:14 AM
To: Clerks@vaughan.ca
Subject: FW: [External] RE: Files OP.18.008 and Z.18.013

Please see below

From: Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Sent: May-10-21 8:51 AM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: FW: [External] RE: Files OP.18.008 and Z.18.013

FYI

From: tmorrone67 [redacted]>
Sent: May-09-21 7:16 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; michaeltibolloCO@pc.ola.org; Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Subject: [External] RE: Files OP.18.008 and Z.18.013

Sent from my Bell Samsung device over Canada's largest network.

We oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by 919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following:

1) First and foremost, oppose re-designating the north portion of the subject lands **is not in line** with Places To Grow Act. It explicitly says: "do not disrupt existing low density residential neighborhood'. The proposal should be within the existing property lines of 5217 and 5225 Hwy #7. There should be no amendments to existing property lines to accommodate this proposal.

2) Oppose height as it does not conform to the Places to Grow Act good planning of the 45-degree angular plane.

3) Oppose temporary full movement access from Hawman Ave or a full movement access from Kipling Ave.

4) Oppose that this proposal is not at an intersection, but rather on the crest of a dangerous portion of HWY #7 with no north-south, east-west traffic possibility.

5) Oppose this proposal as it is not on a major hub, no throughway to Steeles. There is no public transit travelling south on Kipling, as such, this high-density development has no public transit.

6) Oppose this proposal as we do not want Hawman Ave. to become another parking lot like Coles Ave has become as a result of the development on the s/w corner of Kipling & Hwy #7 despite 2 no parking signs.

7) Oppose the City of Vaughan accepting a payment of $578,000.00 in return for an increase in the permitted building height and density. This is unacceptable. Where does the Places to Grow Act encourage municipalities to accept payments such as this that will only result in more profit to the developer?

This developer's proposal and the financial payment are an attempt, to convince the City and Region that the two properties addressed on Hwy #7, which are not at an intersection, justify consideration under The Places to Grow Act. This behaviour needs to stop! It needs to start somewhere. Government needs to steer developers to develop the more expensive lands that are already zoned for large development, encourage them to develop commercial spaces that are already built on and expand upwards more than just one storey. There are extensive blocks of one level industrial commercial spaces across HWY 7 that should be re-evaluated for multi mid-high-rise development, **not 5217 & 5225 Hwy #7**!

Our neighborhood has allowed substantial developments under The Places to Grow Act, we expect the City, the Region, and the Province to send a strong opposition to this preposterous proposal!

Communication : C 64
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Monday, May 10, 2021 9:14 AM
To: Clerks@vaughan.ca
Subject: FW: [External] The Places to Grow Act. This behaviour needs to stop!

Please see below

From: Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Sent: May-10-21 8:51 AM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: FW: [External] The Places to Grow Act. This behaviour needs to stop!

FYI

From: Arthur Pereira [redacted]
Sent: May-09-21 9:34 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; michaeltibolloCO@pc.ola.org; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>
Subject: [External] The Places to Grow Act. This behaviour needs to stop!

We oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by
919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following:

1. First and foremost, oppose re-designating the north portion of the subject lands **is not in line** with Places To Grow Act. It explicitly says: "do not

disrupt existing low density residential neighborhood'. The proposal should be within the existing property lines of 5217 and 5225 Hwy #7. There should be no amendments to existing property lines to accommodate this proposal.

2. Oppose height as it does not conform to the Places to Grow Act good planning of the 45-degree angular plane.
3. Oppose temporary full movement access from HawmanAve or a full movement access from Kipling Ave.
4. Oppose that this proposal is not at an intersection, but rather on the crest of a dangerous portion of HWY #7 with no north-south, east-west traffic possibility.
5. Oppose this proposal as it is not on a major hub, no throughway to Steeles. There is no public transit travelling south on Kipling, as such, this high-density development has no public transit.
6. Oppose this proposal as we do not want Hawman Ave. to become another parking lot like Coles Ave has become as a result of the development on the s/w corner of Kipling &Hwy #7 despite 2 no parking signs.
7. Oppose the City of Vaughan accepting a payment of $578,000.00 in return for an increase in the permitted building height and density. This is unacceptable. Where does the Places to Grow Act encourage municipalities to accept payments such as this that will only result in more profit to the developer?

This developer's proposal and the financial payment are anattempt, to convince the City and Region that the two properties addressed on Hwy #7, <u>which are not at an intersection</u>, justify consideration under The Places to Grow Act. This behaviourneeds to <u>stop</u>! It needs to start somewhere. Government needs to steer developers to develop the more expensive lands that are already zoned for large development, encourage them to develop commercial spaces that are already built on and expand upwards more than just one storey. There are extensive blocks of one level industrial commercial spaces across HWY 7 that should be re-evaluated for multi mid-high-rise development, **not 5217 & 5225 Hwy #7**!

Our neighborhood has allowed substantial developments under The Places to Grow Act, we expect the City, the Region, and the Province to send a strong opposition to this preposterous proposal!

Thank for taking the time to read this and doing the right think for our neighborhood.

Arthur Pereira
[redacted] Sara Street
Woodbridge
Sent from my iPhone

Communication : C 65
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Monday, May 10, 2021 9:14 AM
To: Clerks@vaughan.ca
Subject: FW: Disappointed with council and there Zoning

Please see below

From: Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Sent: May-10-21 8:51 AM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: FW: Disappointed with council and there Zoning

FYI

From: Tony Morrone <[redacted]>
Sent: May-10-21 7:13 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; michaeltibolloCO@pc.ola.org; Ferri, Mario <Mario.Ferri@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>
Subject: [External] RE: Disappointed with council and there Zoning

Tony Morrone | Engineering Manager | P: 416-749-1698 x.635 | M: [redacted] |

From: Tony Morrone
Sent: Monday, May 10, 2021 7:09 AM
To: maurizio.bevilacqua@vaughan.ca mario.ferri@vaughan.ca gino.rosati@vaughan.ca; linda.jackson@vaughan.ca marilyn.iafrate@vaughan.ca tony.carella@vaughan.ca; sandra.racco@vaughan.ca alan.shefman@vaughan.ca rosanna.defrancesca@vaughan.ca;

michaeltibolloCO@pc.ola.org nadia.porukova@vaughan.ca samar.saadinejad@vaughan.ca

Subject: Disappointed with council and there Zoning

We oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by 919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following:

1. First and foremost, oppose re-designating the north portion of the subject lands **is not in line** with Places To Grow Act. It explicitly says: "do not disrupt existing low density residential neighborhood'. The proposal should be within the existing property lines of 5217 and 5225 Hwy #7. There should be no amendments to existing property lines to accommodate this proposal.
2. Oppose height as it does not conform to the Places to Grow Act good planning of the 45-degree angular plane.
3. Oppose temporary full movement access from Hawman Ave or a full movement access from Kipling Ave.
4. Oppose that this proposal is not at an intersection, but rather on the crest of a dangerous portion of HWY #7 with no north-south, east-west traffic possibility.
5. Oppose this proposal as it is not on a major hub, no throughway to Steeles. There is no public transit travelling south on Kipling, as such, this high-density development has no public transit.
6. Oppose this proposal as we do not want Hawman Ave. to become another parking lot like Coles Ave has become as a result of the development on the s/w corner of Kipling & Hwy #7 despite 2 no parking signs.
7. Oppose the City of Vaughan accepting a payment of $578,000.00 in return for an increase in the permitted building height and density. This is unacceptable. Where does the Places to Grow Act encourage municipalities to accept payments such as this that will only result in more profit to the developer?

This developer's proposal and the financial payment are an attempt, to convince the City and Region that the two properties addressed on Hwy #7, which are not at an intersection, justify consideration under The Places to Grow Act. This behaviour needs to stop! It needs to start somewhere. Government needs to steer developers to develop the more expensive lands that are already zoned for large development, encourage them to develop commercial spaces that are already built on and expand upwards more than just one storey. There are extensive blocks of one level industrial commercial spaces across HWY 7 that should be re-evaluated for multi mid-high-rise development, **not 5217 & 5225 Hwy #7**!
Our neighborhood has allowed substantial developments under The Places to Grow Act, we expect the City, the Region, and the Province to send a strong opposition to this preposterous proposal!

Tony Morrone
Engineering Manager

Focused Expertise. Benchmark Performance.
StackTeck Systems Ltd.
1 Paget Road
Brampton, Ontario
L6T 5S2, Canada
Office: 416 749 1698 x. 635
Fax: 416 749 2795

Web: http://www.stackteck.com

Communication : C 66
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Monday, May 10, 2021 9:15 AM
To: Clerks@vaughan.ca
Subject: FW: INAPPROPRIATE INTENSIFICATION IN OUR DISTINCT QUIET NEIGHBOURHOOD!

Please see below

From: Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Sent: May-10-21 8:50 AM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: FW: INAPPROPRIATE INTENSIFICATION IN OUR DISTINCT QUIET NEIGHBOURHOOD!

FYI

From: [redacted]
Sent: May-10-21 8:48 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>
Cc: Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>
Subject: [External] INAPPROPRIATE INTENSIFICATION IN OUR DISTINCT QUIET NEIGHBOURHOOD!

To whom it may concern,

We oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by 919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following:

1. First and foremost, oppose re-designating the north portion of the subject lands **is not in line** with Places To Grow Act. It explicitly says: "do not disrupt existing low density residential neighborhood'. The proposal should be within the existing property lines of 5217 and 5225 Hwy #7. There should be no amendments to existing property lines to accommodate this proposal.
2. Oppose height as it does not conform to the Places to Grow Act good planning of the 45-degree angular plane.
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4. Oppose that this proposal is not at an intersection, but rather on the crest of a dangerous portion of HWY #7 with no north-south, east-west traffic possibility.
5. Oppose this proposal as it is not on a major hub, no throughway to Steeles. There is no public transit travelling south on Kipling, as such, this high-density development has no public transit.
6. Oppose this proposal as we do not want Hawman Ave. to become another parking lot like Coles Ave has become as a result of the development on the s/w corner of Kipling & Hwy #7 despite 2 no parking signs.
7. Oppose the City of Vaughan accepting a payment of $578,000.00 in return for an increase in the permitted building

height and density. This is unacceptable. Where does the Places to Grow Act encourage municipalities to accept payments such as this that will only result in more profit to the developer?

This developer's proposal and the financial payment are an attempt, to convince the City and Region that the two properties addressed on Hwy #7, which are not at an intersection, justify consideration under The Places to Grow Act. This behaviour needs to stop! It needs to start somewhere. Government needs to steer developers to develop the more expensive lands that are already zoned for large development, encourage them to develop commercial spaces that are already built on and expand upwards more than just one storey. There are extensive blocks of one level industrial commercial spaces across HWY 7 that should be re-evaluated for multi mid-high-rise development, **not 5217 & 5225 Hwy #7**!
Our neighborhood has allowed substantial developments under The Places to Grow Act, we expect the City, the Region, and the Province to send a strong opposition to this preposterous proposal!

Regards,

Marco Capponi
Sent from Mail for Windows 10

Communication : C 67
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Monday, May 10, 2021 9:15 AM
To: Clerks@vaughan.ca
Subject: FW: [External] We need you to stand up for us once again like you did on June 4, 2019

Please see below

From: [redacted]
Sent: May-09-21 3:26 PM
To: Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; michaeltibolloCO@pc.ola.org; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>; Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: [External] We need you to stand up for us once again like you did on June 4, 2019

We oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by 919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following:

1. First and foremost, oppose re-designating the north portion of the subject lands **is not in line** with Places To Grow Act. It explicitly says: "do not disrupt existing low density residential neighborhood'. The proposal should be within the existing property lines of 5217 and 5225 Hwy #7. There should be no amendments to existing property lines to accommodate this proposal.
2. Oppose height as it does not conform to the Places to Grow Act good planning of the 45-degree angular plane.
3. Oppose temporary full movement access from Hawman Ave or a full movement access from Kipling Ave.
4. Oppose that this proposal is not at an intersection, but rather on the crest of a dangerous portion of HWY #7 with no north-south, east-west traffic possibility.
5. Oppose this proposal as it is not on a major hub, no throughway to Steeles. There is no public transit travelling south on Kipling, as such, this high-density development has no public transit.
6. Oppose this proposal as we do not want Hawman Ave. to become another parking lot like Coles Ave has become as a result of the development on the s/w corner of Kipling & Hwy #7 despite 2 no parking signs.
7. Oppose the City of Vaughan accepting a payment of $578,000.00 in return for an increase in the permitted building height and density. This is unacceptable. Where does the Places to Grow Act encourage municipalities to accept payments such as this that will only result in more profit to the developer?

This developer's proposal and the financial payment are an attempt, to convince the City and Region that the two properties addressed on Hwy #7, which are not at an intersection, justify consideration under The Places to Grow Act. This behaviour needs to stop! It needs to start somewhere. Government, starting with all of you needs to steer developers to develop the more expensive lands that are already zoned for large development, encourage them to develop commercial spaces that are already built on and expand upwards more than just one storey. There are miles of blocks of one level industrial commercial spaces across HWY 7 that should be re-evaluated for multi mid-high-rise development, **not 5217 & 5225 Hwy #7**! DID YOU KNOW YOU THAT THE PROPOSED BUILDING IS RIGHT NEXT DOOR TO A RESIDENTAIL HOME?

Our neighborhood has allowed substantial developments under The Places to Grow Act, we expect the City, the Region, and the Province to send a strong opposition to this preposterous proposal!

Enzo Spizzirri

[redacted] Hawman Avenue

Communication : C 68
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Monday, May 10, 2021 9:16 AM
To: Clerks@vaughan.ca
Subject: FW: Files OP.18.008 and Z.18.013

Please see below

From: Janice Cooper [redacted]
Sent: May-09-21 12:26 PM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: [External] Files OP.18.008 and Z.18.013

Hello Eugene,

I am sending this asking that it be included and read in the meeting for May 12th, 2021 as I won't be on the zoom.

Why are you trying to continue pushing through the Hwy7/Hawman Ave/Mackenzie and when we can't have a proper in chambers meeting with you as there are a lot of us that don't know how to do things with computers. It's not an even playing field because of covid regulations. This is causing extra unnecessary pressure and stress to us. We are already dealing with being in lockdown with lots of different problems that we are forced to deal with and now this!!!!! How cruel can you be at this time!!

It was made very clear in the previous meetings that this project IS NOT suited or WANTED for this street and area. Even one of the council members stated that it was LANDLOCKED (and I think it might still be)and NOT proper for this property as it IS for RESIDENTIAL buildings and to take it somewhere else. I guess you have a SHORT MEMORY as to what you said! The number of cars that would be coming out on to Hawman from the HUGE numbers of people in this building would be horrific to our street and area that is at capacity already.

If this is to proceed the problems that would be coming are- the road that they say would only be temporary from Hwy 7 to Hawman WOULD become a permanent one as there wouldn't be a time for it to be closed (probably never). The number of equipment and vehicles that would be on the street while the building was done would make it very tight to go up and down the street safely. Our street is used for many different things because it is a dead end street. Some of the things that it's used for are- seniors walks, walking dogs, walking with little kids and strollers, wheelchairs, bikes, jogging, skateboards, and in the summer when there wasn't covid the kids would be out playing

games. Others also come down our QUIET street.

The numbers of people they want to stack on top of each other is not smart as this puts to many people in a small enclosed area. Has COVID TAUGHT YOU NOTHING about people vs space. There are more people now buying individual homes as they are trying to escape the high rises. Why don't they go with what works in a residential neighborhood and what would be more realistic.

Jack and Janice Cooper
[redacted]Hawman Avenue

Communication : C 69
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Monday, May 10, 2021 9:17 AM
To: Clerks@vaughan.ca
Subject: FW: [External] Official Plan Amendment File OP.18.008. Committee of the Whole May 12, 2021

Please see below

From: Ron Moro <[redacted]>
Sent: May-05-21 9:14 PM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; [redacted]; Jackson, Linda <Linda.Jackson@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; michaeltibolloCO@pc.ola.org
Subject: [External] Official Plan Amendment File OP.18.008. Committee of the Whole May 12, 2021

We oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by 919819 Ontario Ltd. and 1891445 Ontario Ltd. based upon;

1) Oppose re-designating the north portion of the subject lands is not consistent with Places To Grow, specifically "do not disrupt existing low density residential neighborhood'.

The proposal should be within the existing property lines of 5217 and 5225 Hwy #7, there
should be no amendments to existing property lines to accommodate this proposal.

2) Oppose the City of Vaughan accepting a payment of $578,000.00 in return for an increase in the permitted building height and density. This is outrageous.
Where does the Places to Grow Act encourage municipalities to accept a meagre payment for increased height and density resulting in great profit for the developer?

We would rather demand dedicated parkland on this property.

3) Oppose height as it does not conform to the Places to Grow Act good planning of the 45 degree angular plane.

4) Oppose temporary full movement access from Hawman Ave or a full movement access from Kipling Ave.

As you may recall, the building at the southwest corner of Hwy #7 and Kipling has full access on Kipling because York Region vetoed the original in and out access on HWY #7 because it was on a transit stop.

5) Oppose that this proposal is not at an intersection, but rather on the crest of a dangerous portion of HWY #7 with no north-south, east-west traffic possibility.

In conclusion, this proposal is based upon a developer's attempt, including with financial payment, to convince the City and Region that the two properties addressed on Hwy #7, which are not at an intersection, justify consideration under The Places to Grow. If anything, their proposal should entirely be on the two HWY #7 properties not on the existing Hawman Ave. or Kipling Ave. property. The public clearly sees this is a mockery of The Places to Grow Act and would be a disruption to the existing low density residential neighborhood, in particular, to the immediately surrounding homes.

Our neighborhood has allowed substantial developments under The Places to Grow Act, we expect the City, the Region, and the Province to send a strong opposition to this ridiculous proposal.

Ron Moro
[redacted] Tasha Court

Communication : C 70
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>
Sent: Monday, May 10, 2021 4:13 PM
To: Clerks@vaughan.ca
Subject: FW: [External] Overdevelopment with oversized buildings in residential areas for rich builders willing to pay

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

To subscribe to my E-Newsletter click here.

From: [redacted]
Sent: Monday, May 10, 2021 2:27 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>;

michaeltibolloCO@pc.ola.org; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>

Subject: [External] Overdevelopment with oversized buildings in residential areas for rich builders willing to pay

How many times will our neighbourhood be abandoned by our politicians who continue to allow for variances that benefit builders and penalize residents? It is hard not be become cynical. Are the zoning guidelines optional for rich builders – pay and proceed as you wish? Very disappointing as a concerned citizen.

We oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by 919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following:

1. First and foremost, oppose re-designating the north portion of the subject lands **is not in line** with Places To Grow Act. It explicitly says: "do not disrupt existing low density residential neighborhood'. The proposal should be within the existing property lines of 5217 and 5225 Hwy #7. There should be no amendments to existing property lines to accommodate this proposal.
2. Oppose height as it does not conform to the Places to Grow Act good planning of the 45-degree angular plane.
3. Oppose temporary full movement access from Hawman Ave or a full movement access from Kipling Ave.
4. Oppose that this proposal is not at an intersection, but rather on the crest of a dangerous portion of HWY #7 with no north-south, east-west traffic possibility.
5. Oppose this proposal as it is not on a major hub, no throughway to Steeles. There is no public transit travelling south on Kipling, as such, this high-density development has no public transit.
6. Oppose this proposal as we do not want Hawman Ave. to become another parking lot like Coles Ave has become as a result of the development on the s/w corner of Kipling & Hwy #7 despite 2 no parking signs.
7. Oppose the City of Vaughan accepting a payment of $578,000.00 in return for an increase in the permitted building height and density. This is unacceptable. Where does the Places to Grow Act encourage municipalities to accept payments such as this that will only result in more profit to the developer?

This developer's proposal and the financial payment are an attempt, to convince the City and Region that the two properties addressed on Hwy #7, which are not at an intersection, justify consideration under The Places to Grow Act. This behaviour needs to stop! It needs to start somewhere. Government needs to steer developers to develop the more expensive lands that are already zoned for large development, encourage them to develop commercial spaces that are already built on and expand upwards more than just one storey. There are extensive blocks of one level industrial commercial spaces across HWY 7 that should be re-evaluated for multi mid-high-rise development, **not 5217 & 5225 Hwy #7**!

Our neighborhood has allowed substantial developments under The Places to Grow Act, we expect the City, the Region, and the Province to send a strong opposition to this preposterous proposal!

Regards,

Lynn Amanda and Tony Di Iorio
[redacted] Dalmato Court
Woodbridge, ON [redacted]

Communication : C 71
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Ninetta Massarelli-Cucci [redacted]
Sent: Monday, May 10, 2021 12:07 PM
To: Rosati, Gino <Gino.Rosati@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Clerks@vaughan.ca; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; michaeltibolloCO@pc.ola.org; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>
Subject: [External] Opposition to Highway 7 & Kipling Development

I oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by 919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following:

1. First and foremost, oppose re-designating the north portion of the subject lands **is not in line** with Places To Grow Act. It explicitly says: "do not disrupt existing low density residential neighborhood'. The proposal should be within the existing property lines of 5217 and 5225 Hwy #7. There should be no amendments to existing property lines to accommodate this proposal.

2. Oppose height as it does not conform to the Places to Grow Act good planning of the 45-degree angular plane.

3. Oppose temporary full movement access from Hawman Ave or a full movement access from Kipling Ave.

4. Oppose that this proposal is not at an intersection, but rather on the crest of a dangerous portion of HWY #7 with no north-south, east-west traffic possibility.

5. Oppose this proposal as it is not on a major hub, no throughway to Steeles. There is no public transit travelling south on Kipling, as such, this high-density development has no public transit.

6. Oppose this proposal as we do not want Hawman Ave. to become another parking lot like Coles Ave has become as a result of the development on the s/w corner of Kipling & Hwy #7 despite 2 no parking signs.

7. Oppose the City of Vaughan accepting a payment of $578,000.00 in return for an increase in the permitted building height and density. This is unacceptable. Where does the Places to Grow Act encourage municipalities to accept payments such as this that will only result in more profit to the developer?

This developer's proposal and the financial payment are an attempt, to convince the City and Region that the two properties addressed on Hwy #7, which are not at an intersection, justify consideration under The Places to Grow Act. This behaviour needs to stop! It needs to start somewhere. Government needs to steer developers to develop the more expensive lands that are already zoned for large development, encourage them to develop commercial spaces that are already built on and expand upwards more than just one storey. There are extensive blocks of one level industrial commercial spaces across HWY 7 that should be re-evaluated for multi mid-high-rise development, **not 5217 & 5225 Hwy #7**!

Our neighborhood has allowed substantial developments under The Places to Grow Act, we expect the City, the Region, and the Province to send a strong opposition to this preposterous proposal!

Sincerely,

Ninetta Massarelli

Communication : C 72
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Monday, May 10, 2021 12:32 PM
To: Clerks@vaughan.ca
Subject: FW: [External] Fwd: Reminder of the proposal your Committee rejected

Please see email below

From: Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Sent: May-10-21 12:14 PM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: FW: [External] Fwd: Reminder of the proposal your Committee rejected

FYI

From: Tamara Fontana <[redacted]>
Sent: May-10-21 12:04 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; michaeltibolloCO@pc.ola.org; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>
Subject: [External] Fwd: Reminder of the proposal your Committee rejected

Dear Mayor and honourable Councillors,

As per our neighbours,
We oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by 919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following:

1. First and foremost, oppose re-designating the north portion of the subject lands **is not in line** with Places To Grow Act. It explicitly says: "do not disrupt existing low density residential neighborhood'. The proposal should be within the existing property lines of 5217 and 5225 Hwy #7. There should be no amendments to existing property lines to accommodate this proposal.
2. Oppose height as it does not conform to the Places to Grow Act good planning of the 45-degree angular plane.

3. Oppose temporary full movement access from Hawman Ave or a full movement access from Kipling Ave.
4. Oppose that this proposal is not at an intersection, but rather on the crest of a dangerous portion of HWY #7 with no north-south, east-west traffic possibility.
5. Oppose this proposal as it is not on a major hub, no throughway to Steeles. There is no public transit travelling south on Kipling, as such, this high-density development has no public transit.
6. Oppose this proposal as we do not want Hawman Ave. to become another parking lot like Coles Ave has become as a result of the development on the s/w corner of Kipling & Hwy #7 despite 2 no parking signs.
7. Oppose the City of Vaughan accepting a payment of $578,000.00 in return for an increase in the permitted building height and density. This is unacceptable. Where does the Places to Grow Act encourage municipalities to accept payments such as this that will only result in more profit to the developer?

This developer's proposal and the financial payment are an attempt, to convince the City and Region that the two properties addressed on Hwy #7, which are not at an intersection, justify consideration under The Places to Grow Act. This behaviour needs to stop! It needs to start somewhere. Government needs to steer developers to develop the more expensive lands that are already zoned for large development, encourage them to develop commercial spaces that are already built on and expand upwards more than just one storey. There are extensive blocks of one level industrial commercial spaces across HWY 7 that should be re-evaluated for multi mid-high-rise development, **not 5217 & 5225 Hwy #7**!

Our neighborhood has allowed substantial developments under The Places to Grow Act, we expect the City, the Region, and the Province to send a strong opposition to this preposterous proposal!

Thank you for your attention,

Tamara Fontana

Communication : C 73
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>
Sent: Monday, May 10, 2021 4:25 PM
To: Clerks@vaughan.ca
Subject: FW: [External] Re: Where do we draw the line?!

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

To subscribe to my E-Newsletter click here.

From: Frank Commisso [redacted]
Sent: Monday, May 10, 2021 11:21 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; michaeltibolloCO@pc.ola.org; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>
Subject: [External] Re: Where do we draw the line?!

We oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by

919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following:

1. First and foremost, oppose re-designating the north portion of the subject lands **is not in line** with Places To Grow Act. It explicitly says: "do not disrupt existing low density residential neighborhood'. The proposal should be within the existing property lines of 5217 and 5225 Hwy #7. There should be no amendments to existing property lines to accommodate this proposal.
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3. Oppose temporary full movement access from Hawman Ave or a full movement access from Kipling Ave.
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7. Oppose the City of Vaughan accepting a payment of $578,000.00 in return for an increase in the permitted building height and density. This is unacceptable. Where does the Places to Grow Act encourage municipalities to accept payments such as this that will only result in more profit to the developer?

This developer's proposal and the financial payment are an attempt, to convince the City and Region that the two properties addressed on Hwy #7, which are not at an intersection, justify consideration under The Places to Grow Act. This behaviour needs to stop! It needs to start somewhere. Government needs to steer developers to develop the more expensive lands that are already zoned for large development, encourage them to develop commercial spaces that are already built on and expand upwards more than just one storey. There are extensive blocks of one level industrial commercial spaces across HWY 7 that should be re-evaluated for multi mid-high-rise development, **not 5217 & 5225 Hwy #7**!

Our neighborhood has allowed substantial developments under The Places to Grow Act, we expect the City, the Region, and the Province to send a strong opposition to this preposterous proposal!

Frank and Luz Maria Commisso

[redacted] Graceview COURT

Frank COMMISSO
Sales Representative
Right at Home Realty INC., Brokerage
[redacted]

fcommisso@trebnet.com
www.FrankKnowsRealEstate.com
Your Trusted Realtor since 1992..
...When it comes to Buying or Selling Real Estate....your Agent should be "FRANK"...
Sent from iCloud

Communication : C 74
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Monday, May 10, 2021 1:15 PM
To: Clerks@vaughan.ca
Subject: FW: [External] Strongly Oppose (email from 115 Angelina Avenue)

Please see email below

From: Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Sent: May-10-21 1:14 PM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: FW: [External] Strongly Oppose (email from 115 Angelina Avenue)

FYI

From: JOE SIMONETTA [redacted]
Sent: May-10-21 12:15 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Doug Ford <premier.correspondence@ontario.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; michaeltibolloCO@pc.ola.org; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>
Subject: [External] Strongly Oppose (email from [redacted] Angelina Avenue)

We oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by

919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following:

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Our neighborhood has allowed substantial developments under The Places to Grow Act, we expect the City, the Region, and the Province to send a strong opposition to this preposterous proposal!

*An electronic version of this email can be sent to you. Simply send your request to [redacted]

Communication : C 75
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Monday, May 10, 2021 1:15 PM
To: Clerks@vaughan.ca
Subject: FW: Hasn't Our Neighbourhood Had Enough!!!
Importance: High

Please see email below

From: Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Sent: May-10-21 1:14 PM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: FW: Hasn't Our Neighbourhood Had Enough!!!
Importance: High

FYI

From: Diana Boreanaz <[redacted]>
Sent: May-10-21 12:35 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; inda.jackson@vaughan.ca; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; michaeltibolloCO@pc.ola.org; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>
Subject: [External] Hasn't Our Neighbourhood Had Enough!!!
Importance: High

We oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by

919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following:

1. First and foremost, oppose re-designating the north portion of the subject lands is not in line with Places To Grow Act. It explicitly says: "do not disrupt existing low

density residential neighborhood'. The proposal should be within the existing property lines of 5217 and 5225 Hwy #7. There should be no amendments to existing property lines to accommodate this proposal.

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This developer's proposal and the financial payment are an attempt, to convince the City and Region that the two properties addressed on Hwy #7, which are not at an intersection, justify consideration under The Places to Grow Act. This behaviour needs to stop! It needs to start somewhere. Government needs to steer developers to develop the more expensive lands that are already zoned for large development, encourage them to develop commercial spaces that are already built on and expand upwards more than just one storey. There are extensive blocks of one level industrial commercial spaces across HWY 7 that should be re-evaluated for multi mid-high-rise development, not 5217 & 5225 Hwy #7!

Our neighborhood has allowed substantial developments under The Places to Grow Act, we expect the City, the Region, and the Province to send a strong opposition to this preposterous proposal!

Very Concerned Resident!

Diana Boreanaz

Communication : C 76
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: patrizia [redacted]
Sent: May-10-21 6:34 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; michaeltibolloCO@pc.ola.org <michaeltibolloCO@pc.ola.org>; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>
Subject: [External] Development Proposal at 5217 and 5225 Hwy #7

To whom it may concern,

We oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by 919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following:

1. First and foremost, oppose re-designating the north portion of the subject lands **is not in line** with Places To Grow Act. It explicitly says: "do not disrupt existing low density residential neighborhood'. The proposal should be within the existing property lines of 5217 and 5225 Hwy #7. There should be no amendments to existing property lines to accommodate this proposal.
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transit travelling south on Kipling, as such, this high-density development has no public transit.

6. Oppose this proposal as we do not want Hawman Ave. to become another parking lot like Coles Ave has become as a result of the development on the s/w corner of Kipling & Hwy #7 despite 2 no parking signs.
7. Oppose the City of Vaughan accepting a payment of $578,000.00 in return for an increase in the permitted building height and density. This is unacceptable. Where does the Places to Grow Act encourage municipalities to accept payments such as this that will only result in more profit to the developer?

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Our neighborhood has allowed substantial developments under The Places to Grow Act, we expect the City, the Region, and the Province to send a strong opposition to this preposterous proposal!

Thank you for your time,

Alex and Patrizia Cianfarani

Communication : C 77
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Jo Femia [redacted]
Sent: May-11-21 12:08 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; lindajackson@vaughan.ca; sandrarocco@vaughan.ca; michaeltibolloCO@pc.ola.ca; marioferri@vaughan.ca; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; gino.rossati@vaughan.ca; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>
Subject: [External] Not one more building at Kipling and 7

Signed Femia and Ciullo families. [redacted] Nadia Dr.
Sent from my iPhone

We oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by 919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following:

1. First and foremost, oppose re-designating the north portion of the subject lands **is not in line** with Places To Grow Act. It explicitly says: "do not disrupt existing low density residential neighborhood'. The proposal should be within the existing property lines of 5217 and 5225 Hwy #7. There should be no amendments to existing property lines to accommodate this proposal.
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Our neighborhood has allowed substantial developments under The Places to Grow Act, we expect the City, the Region, and the Province to send a strong opposition to this preposterous proposal!

Communication : C 78
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Stefan [redacted]
Sent: May-11-21 7:55 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; michaeltibolloCO@pc.ola.org; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>
Subject: [External] New high-rise apartment development at Kipling and Hwy 7

I oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by 919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following:

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Our neighborhood has allowed substantial developments under The Places to Grow Act, we expect the City, the Region, and the Province to send a strong opposition to this preposterous proposal.

Stefan Starczewski

[redacted] Veneto Drive, Woodbridge, ON

Communication : C79
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Tina Morra [redacted]
Sent: Tuesday, May 11, 2021 11:32 AM
To: Clerks@vaughan.ca; Coles, Todd <Todd.Coles@vaughan.ca>
Subject: [External] FW: 5225 Highway 7

Good Afternoon Mayor Bevilacqua & Members of Council

My name is Tina Morra and I have been a resident of [redacted] Angelina Avenue for more than 25 years. The purpose of this email is to offer my support for the development applications submitted by 919819 Ontario Ltd. And 1891445 Ontario Ltd., for the lands at 5217 and 5225 Highway 7 & 26 and 32 Hawman Avenue. It is my opinion that the proposed development represents the appropriate and much needed evolution of the area and will provide an opportunity for myself and those in a similar stage of life to downsize for our current homes, but continue living in the neighbourhood. The owner has shown a willingness to work with our community to address the concerns that have been raised, particularly with respect to the funneling of cars onto local streets (Hawman Avenue) and I believe that the proposal before Council is a compromise that we can all be proud of. Our neighbourhood has many positive attributes, but is lacking in the variety of types of dwellings that are available. This development will help to improve that.

Thank you very much.

Tina Morra
The Travel Firm
888-871-3876-ext 225
905-264-9251

Communication : C 80
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Akawi, Maria [redacted]
Sent: May-11-21 10:32 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; michaeltibolloCO@pc.ola.org; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>
Cc: [redacted]
Subject: [External] [Newsletter/Marketing] Opposition to further development Highway 7 & Kipling Avenue Hub

Dear respected Mayor and City Councillors,,

Please stop this insanity. These proposals are devaluing of our neighbourhood and impacting the safety and security of all residents in the area.

We oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by 919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following:

1. First and foremost, oppose re-designating the north portion of the subject lands **is not in line** with Places To Grow Act. It explicitly says: "do not disrupt existing low density residential neighborhood'. The proposal should be within the existing property lines of 5217 and 5225 Hwy #7. There should be no amendments to existing property lines to accommodate this proposal.
2. Oppose height as it does not conform to the Places to Grow Act good planning of the 45-degree angular plane.
3. Oppose temporary full movement access from Hawman Ave or a full movement access from Kipling Ave.
4. Oppose that this proposal is not at an intersection, but rather on the crest of a dangerous portion of HWY #7 with no north-south, east-west traffic possibility.
   Oppose this proposal as it is not on a major hub, no throughway to Steeles. There is no public transit travelling south

5. on Kipling, as such, this high-density development has no public transit.
6. Oppose this proposal as we do not want Hawman Ave. to become another parking lot like Coles Ave has become as a result of the development on the s/w corner of Kipling & Hwy #7 despite 2 no parking signs.
7. Oppose the City of Vaughan accepting a payment of $578,000.00 in return for an increase in the permitted building height and density. This is unacceptable. Where does the Places to Grow Act encourage municipalities to accept payments such as this that will only result in more profit to the developer?

This developer's proposal and the financial payment are an attempt, to convince the City and Region that the two properties addressed on Hwy #7, which are not at an intersection, justify consideration under The Places to Grow Act. This behaviour needs to stop! It needs to start somewhere. Government needs to steer developers to develop the more expensive lands that are already zoned for large development, encourage them to develop commercial spaces that are already built on and expand upwards more than just one storey. There are extensive blocks of one level industrial commercial spaces across HWY 7 that should be re-evaluated for multi mid-high-rise development, **not 5217 & 5225 Hwy #7**!

Our neighborhood has allowed substantial developments under The Places to Grow Act, we expect the City, the Region, and the Province to send a strong opposition to this preposterous proposal!

Maria Akawi
[redacted]

Internal

Communication : C 81
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Gord Kirk [redacted]
Sent: May-11-21 10:30 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; michaeltibolloCO@pc.ola.org; Ferri, Mario <Mario.Ferri@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>
Subject: [External] Proposed Development at 5217 and 5225 Hwy #7

Good morning,

We understand that the developers have come back with a revised proposal for a 12-story building at the above mentioned site, with temporary access from Hawman Avenue and future access from Kipling Avenue.

We are opposed to this development, for a number of reasons, the first and foremost of which would be traffic congestion and safety.

- As you know, this neighbourhood has only one access point, at Kipling and Hwy 7, which is already quite busy.
- Hwy 7 narrows down in this area and is always lined-up with traffic at rush hours. The alignment and elevation changes make for poor visibility, and the awkward intersection with

McKenzie Street exacerbates the situation.

- The most recent townhouse development between Coles and Hwy 7 has added to the traffic congestion, with westbound traffic exiting via Kipling Avenue, plus continuous (illegal) on-street parking.
- No responsible traffic planner could approve an exit from the proposed development onto Kipling Avenue, given the proximity to the busy intersection as described above.

In the 19 months we have lived in this neighbourhood we have already witnessed three serious accidents at the intersection of Kipling and Hwy 7, and we don't want to see any more.

Please do the right thing and reject this latest development proposal. Let these properties remain as the suburban residential usage they were meant to be.

Respectfully yours,

Gordon Kirk
[redacted]Sara Street
Woodbridge ON
[redacted]

Communication : C 82
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: elisangela barroso [redacted]
Sent: May-11-21 10:25 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; michaeltibolloCO@pc.ola.org; Ferri, Mario <Mario.Ferri@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>; Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Cc: [redacted]
Subject: [External] Hwy 7 and Kipling - Our community needs to be protected Opposing OPA/and or Zoning Amendments

Hello Councillors and City Staff and members of Parliament.

Our community at Hwy 7 and Kipling has seen a significant number of proposals to intensification , with one street to in and out of this area it already represents issues , our kids are crossing Hwy 7 & to go to school everyday and before COVID there was significant traffic to cross Hw7# during rush hours, intensifying that area t would kill our quiet district and take away what we have accomplish as a a community.

We oppose any official plan amendment and/or zoning by law amendment as proposed by 919819 Ontario Ltd and 1891445 Ontario Ltd files OP 18.008 and Z.18.113 based on the following:

1. We oppose redesigning the north portion of the subject lands, is not in line with places to Grow Act and it explicit says " do not disrupt existing low density residential neighborhood", the proposal should be within the property lines of 5217 and 5225 Hwy #7.
2. We oppose the height as it does not conform to the places to Grow Act, good planning of the 45 degree angular plane.
3. We oppose temporary movement access from Hawman Ave or full movement access from Kipling - this is already a high traffic area and this will only add to the problem.
4. We oppose that this proposal is not an intersection but rather on the crest of a dangerous portion of Hwy& with not north-south, east-west traffic possibility.
5. We oppose that this proposal is not a major hub, no throughways to Steeles, There is no public transit traveling south on Kipling as such this high density development has no public transit.
6. We oppose this proposal as we do not want Hawman Ave to become another parking lot likes Coles Ave has became as a result of the development on the S/w corner of Kipling & Hwy& despite 2 no parking signs.
7. We oppose the City of Vaughan accepting a payment of &578,000,00 in return for an increase in the permitted building height and density. This is unacceptable. Where does the Places to Grow Act encourage municipalities to accept payments such as this that will only result in more disruptions to our neighborhood and profits to a developer.

This developer's proposal and the financial payment are an attempt to convince the City and Region that the 2 properties addressed on HWY7, which are not at an intersection, justify consideration under the places do Grown Act. This behavior needs to stop where density is not needed and to start somewhere when grown will benefit a neighborhood. Government needs to steer developers to develop the more expensive lands that are already zoned for larger developments encourage them to develop commercial spaces that are already built on and expand upwards more than just one storey. There are expensive blocks of one level industrial commercial spaces across HWY7 that should the reevaluated for multi high rise developments, **NOT 5217 and 5225 HWY7.**

Our neighborhood has allowed substantial developments under the Places to Gown Act, we expect the City , the region and the Province to send a strong message opposition to this preposterous proposal and to protect our neighborhood

With Regards
Elisangela & Leandro Barroso

Communication : C 83
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Joseph Tusa [redacted]
Sent: Tuesday, May 11, 2021 10:36 AM
To: Coles, Todd <Todd.Coles@vaughan.ca>
Subject: [External] First Avenue development at 5217 and 5225 Hwy 7

Hello Mayor Maurizio Bevilacqua and Members of Council

I am writing to you today to offer my endorsement for the proposed project by First Avenue Properties at 5217 and 5225 Hwy 7.
I am the resident of [redacted] Hawman Ave which is the property that is beside the proposed development. I had expressed my concerns to the owner as well as the City of Vaughan through a deposition last year. After listening to my concerns, the owner made changes to their proposal and worked with me to purchase the property which now allows the original proposed access from Hawman Ave. to be closed.
I feel that this access point was the main cause of concern for the residents of Hawman Ave. and with this change I feel that the proposed development is a comprehensive plan that is appropriate for the area and will not impact the residents on Hawman Ave.

Thank you
Joe Tusa

Communication : C 84
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Huma, Liviu [redacted]
Sent: May-11-21 9:55 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>
Subject: [External] [Newsletter/Marketing] My Opposition to Official Plan Amendment and/or Zoning By-law Amendment as proposed by 919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013

Dear Politicians and Public Servants,

I strongly oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by 919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following:

1. First and foremost, oppose re-designating the north portion of the subject lands **is not in line** with Places To Grow Act. It explicitly says: "do not disrupt existing low density residential neighborhood'. The proposal should be within the existing property lines of 5217 and 5225 Hwy #7. There should be no amendments to existing property lines to accommodate this proposal.
2. Oppose height as it does not conform to the Places to Grow Act good planning of the 45-degree angular plane.
3. Oppose temporary full movement access from Hawman Ave or a full movement access from Kipling Ave.
4. Oppose that this proposal is not at an intersection, but rather on the crest of a dangerous portion of HWY #7 with no north-south, east-west traffic possibility.

5. Oppose this proposal as it is not on a major hub, no throughway to Steeles. There is no public transit travelling south on Kipling, as such, this high-density development has no public transit.
6. Oppose this proposal as we do not want Hawman Ave. to become another parking lot like Coles Ave has become as a result of the development on the s/w corner of Kipling & Hwy #7 despite 2 no parking signs.
7. Oppose the City of Vaughan accepting a payment of $578,000.00 in return for an increase in the permitted building height and density. This is unacceptable. Where does the Places to Grow Act encourage municipalities to accept payments such as this that will only result in more profit to the developer?

This developer's proposal and the financial payment are an attempt, to convince the City and Region that the two properties addressed on Hwy #7, which are not at an intersection, justify consideration under The Places to Grow Act. This behaviour needs to stop! It needs to start somewhere. Government needs to steer developers to develop the more expensive lands that are already zoned for large development, encourage them to develop commercial spaces that are already built on and expand upwards more than just one storey. There are extensive blocks of one level industrial commercial spaces across HWY 7 that should be re-evaluated for multi mid-high-rise development, **not 5217 & 5225 Hwy #7**!
Our neighborhood has allowed substantial developments under The Places to Grow Act, we expect the City, the Region, and the Province to send a strong opposition to this preposterous proposal!

Vasile Liviu Huma – [redacted] Angelina Ave, Woodbridge

Communication : C 85
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Paul C [redacted]
Sent: May-10-21 9:11 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; michaeltibolloCO@pc.ola.org; Ferri, Mario <Mario.Ferri@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>; Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: [External] Fw: 919819 Ontario Ltd. 1891445 Ontario Ltd. 5217 and5225 Hwy 7, 26, 32 Hawman File # op.18.008 and z.18.013

Dear members of City of Vaughan Council,

I am a resident o [redacted] Hawman Ave. in Woodbridge. I am writing to you to make you aware of my family's and many local residents' opposition to the proposed development on the south east side of Kipling and Hwy 7, a 16 story condo, the proposed temporary access from Hawman Ave and/or access to Kipling Ave on the east side of the road.

This proposed application which has been presented to the City of Vaughan for a 16 story condo to be built on the south east section of Highway 7 and Kipling (along McKenzie Street) will be located directly east of a Petro Canada gas station. I am writing to you to express my opposition and local residents opposition to this proposed development. A number of residents along Hawman Ave, McKenzie Street and in the southern section of Kipling Ave have met several times and are rallying against this development. We along with many of the residents in the area appeared before the hearing on June 4, 2019 and expressed our opposition to this and other proposed developments in the Kipling/Hwy 7 intersection. **Many of the council members present agreed with our position and expressed their opposition to such a development for this neighborhood with one council member siting that it could set a very unwanted precedent and that planning staff present at the meeting should really reconsider this proposal.**

One of the main issues of contention in addition to the building itself is the proposed north to south lane way/road the developer is proposing to be built on the condo property from McKenzie north, exiting south onto Hawman Ave. This would be an extremely egregious outcome for an otherwise quiet residential neighborhood.
Reasons for our opposition:

1. **Safety concerns of local residents** as a result of builder's proposed ingress and egress street from Mackenzie drive to Hawman ave. or proposed ingress/egress from Kipling Ave. My daughter has a disability (cerbral palsy) and uses a walker to walk along Hawman Ave. to get to a bus stop. If a street/laneway is approved from McKenzie St to Hawman ave., this will impact on her safety and ability to walk down the street to the bus stops in a safe manner because of the additional car traffic exiting onto Hawman to make a right (go south) on Kipling that will be a result of this proposed road. The builder is proposing this street out of Hawman because the only other way out for his condo dwellers would be right on Hwy 7 from McKenzie or an almost impossible left on Hwy 7 from McKenzie. This left on Hwy 7 from McKenzie St. in itself risky and could lead to an increased number of collisions since it is not an intersection with traffic lights and the number of cars that come eastbound to Kipling and Hwy 7 will impact the ability to make this left turn for residents of this condo, putting their safety at risk as well. THIS REASON IN ITSELF SHOULD BE IMPORTANT ENOUGH TO NOT APPROVE THIS DEVELOPMENT. Many parents walk their children along Hawman Ave. to bus stops in the mornings. During rush hour there are many cars heading south on Kipling trying to access Hwy 7. There is only one lane that goes north or right and one lane that goes left. The additional cars from the dwellers of this 16 story building using Hawman will cause a safety hazard for pedestrians. If my daughter is injured as a result of the increased number of vehicles on Hawman because of this development, I would certainly file a claim against the city for her injuries.

2. **Insufficient Infrastructure:** This is a residential area with single family homes. To add a 16 story condo is not only inappropriate but not in keeping with the residential landscape of single family dwellings. This crowded area already houses a condo of 12 stories at the south west corner of Hwy 7 and Kipling. Stacked townhouses have been built along Coles Ave and parking on the northside of the road has already become a nuisance. . Why would all this development have been approved in such an already crowded area with no throughway makes no sense to me and local residents.
3. In addition, there are several other developments in progress south and north of Kipling that will impact vehicular traffic flow on Kipling to Hwy 7 negatively in addition to the proposed 16 story condo. The area does not have the infrastructure to accommodate the additional vehicles which will be the result of this 16 story building and the other developments in the area. If there are 180 units in this 16 story condo, you can certainly expect almost the same number of vehicles that will suddenly be using Hawman, McKenzie and Kipling as the roads to get to Hwy 7. This is a safety concern for all pedestrians and other drivers, school bus pick up, children walking to bus stops, seniors walking on Hawman, etc. These vehicles will almost certainly use the streets for parking as well.
4. **Disaster and Evacuation**: The designation of this section of Woodbridge (Kipling/Hwy7) as an area of intensification is very poor planning on the city's part as the area does not have the infrastructure to accommodate the increased amount of vehicular traffic. There is only one way into south Kipling Ave and one way out. Rush hour traffic leaving this neighborhood is bad enough now. Add several hundred more cars and you will have the perfect storm of congestion and frustration. **There is no throughway to Steeles Ave from Kipling. If there is an emergency situation that will require evacuation of the area south of Kipling, it will be very challenging and dangerous with the addition of many more residents from both the low rise and high rise dwellings and additional vehicles as a result. The City of Vaughan would be accountable if such an evacuation became a disaster.**

I urge members of council and planning staff to oppose this application as it is very inappropriate for this location. There is no throughway on Kipling south, making only one exit from Kipling to highway 7 for an area with several hundred residential homes and condo/town homes. I believe safety of local tax paying residents who elected members into office should be paramount as this development will cause an inappropriate influx of vehicular traffic that is not sustainable south of Kipling Ave, a safety risk to children and senior pedestrian traffic and existing vehicular traffic, an increased risk of collisions to vehicles traveling along highway 7, and finally the demise of the character of one of the oldest residential neighborhoods in Vaughan. Please do the right thing and do not accept this application for the 16 story condo, for the local tax paying residents who have raised their families and expect to live out their senior years in a safe, pedestrian friendly neighborhood. I have nothing against this developer but it

needs to find a more appropriate place for this building and one that is zoned accordingly.

Thank you,

Paul Cucci
[redacted] Hawman Ave

Communication : C 86
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Robert D'Angelo <Robert.DAngelo@manulifesecurities.ca>
Sent: Tuesday, May 11, 2021 12:00 PM
To: Clerks@vaughan.ca; Coles, Todd <Todd.Coles@vaughan.ca>
Subject: [External] [Newsletter/Marketing] new building kipling & 7

My name is Robert D'Angelo and I have been a resident of [redacted] Angelina Avenue for more than 22 years. The purpose of this email is to offer my support for the development applications submitted by 919819 Ontario Ltd. And 1891445 Ontario Ltd., for the lands at 5217 and 5225 Highway 7 & 26 and 32 Hawman Avenue. It is my opinion that the proposed development represents the appropriate and much needed evolution of the area and will provide an opportunity for myself and those in a similar stage of life to downsize for our current homes, but continue living in the neighbourhood. The owner has shown a willingness to work with our community to address the concerns that have been raised, particularly with respect to the funneling of cars onto local streets (Hawman Avenue) and I believe that the proposal before Council is a compromise that we can all be proud of. Our neighbourhood has many positive attributes, but is lacking in the variety of types of dwellings that are available. This development will help to improve that. Thank you very much.

Robert D'Angelo
Senior Financial Advisor, Manulife Securities Investment Services Inc.
Independent Life Insurance Advisor
206-5451 Highway 7
Woodbridge, Ontario L4L 0B2
Tel: (905) 856-5999 Ext. 226
Fax: (905) 264-4021
Email: Robert.dangelo@manulifesecurities.ca
Website: www.robertdangelo.ca

Manulife Securities

Michael D'Angelo
Associate Advisor, Manulife Securities Incorporated
michael.dangelo@manulifesecurities.ca

Tina Ferrandini
Executive Assistant, Manulife Securities Incorporated
tina.ferrandini@manulifesecurities.ca

Communication : C 87
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Adam Di Stefano [redacted]
Sent: Tuesday, May 11, 2021 11:49 AM
To: Clerks@vaughan.ca; Coles, Todd <Todd.Coles@vaughan.ca>
Subject: [External] Mayor Maurizio Bevilacqua and Members of Council

I was brought a letter to my door from some residents opposing condo's being built on Hawman Ave. As a young adult resident in the Kipling and 7 area looking to move out in the coming years, I believe being able to buy a condo in my neighborhood would be a favorable idea, considering we would be so close to our parents, friends and existing work places.

With the big increase in the housing market in Vaughan I believe someone in their late 20's has no opportunity to buy a property unless looking at a condo, with another development so close to home going up it gives some sense to the youth that we could own something of our own right in the neighborhood we grew up in. Kipling & 7 is an older neighborhood with majority of our residents looking to sell in the next 10-15 years, I believe another condo being built would be giving my parents and neighbors an opportunity to scale down and buy a condo without having to relocate to a different city or town.

The homes at Kipling & 7 were built in the early 90's, condos would revise the look of the area giving us the downtown feel and increase the consumers for all surrounding businesses.

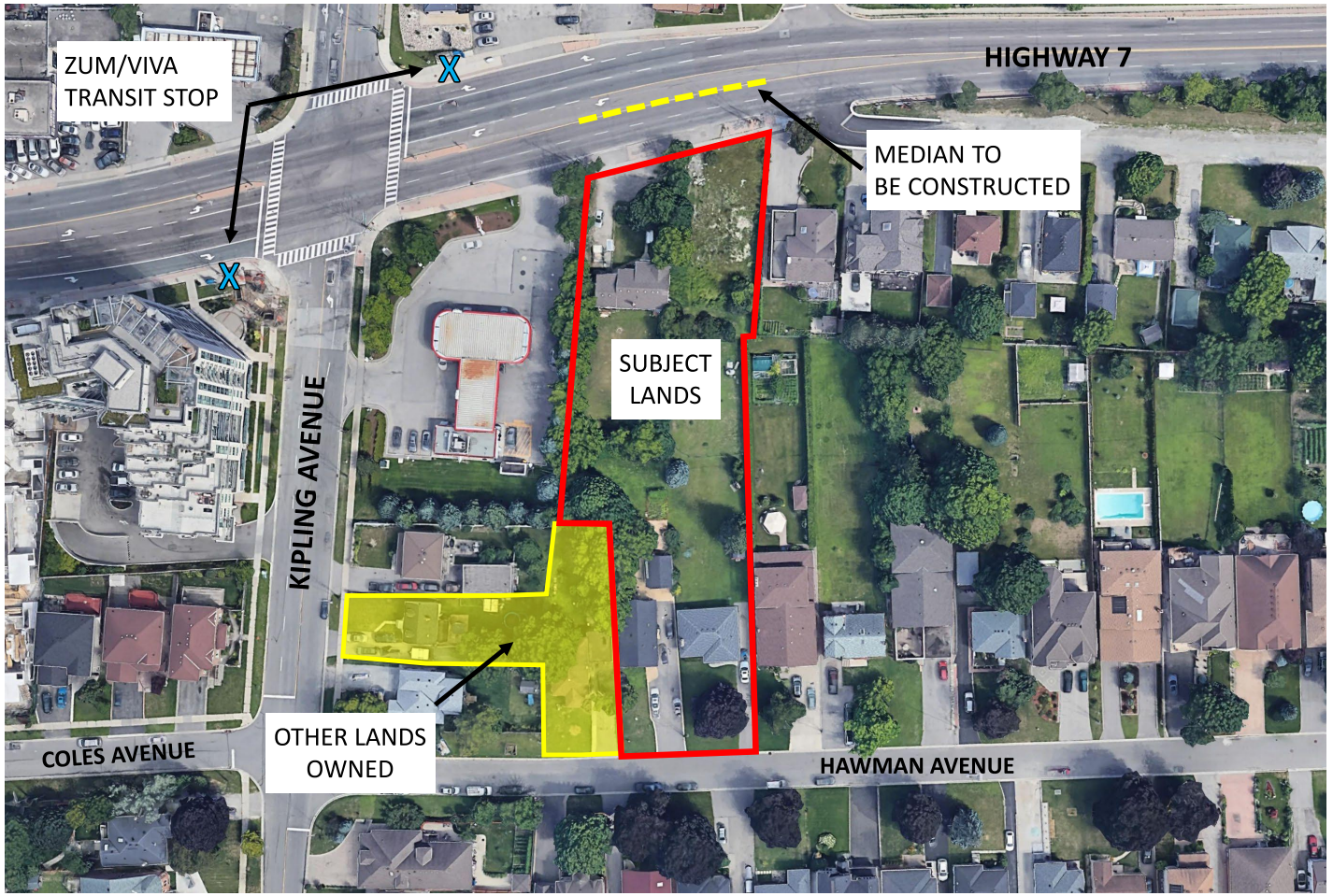
Thanks,
Adam Di Stefano
Resident of Nadia Ave. Woodbridge, ON. [redacted]

OP.18.008 & Z.18.013 | 5217 AND 5225 HIGHWAY 7 & 26 AND 32 HAWMAN AVENUE
COMMITTEE OF THE WHOLE – MAY 12, 2020

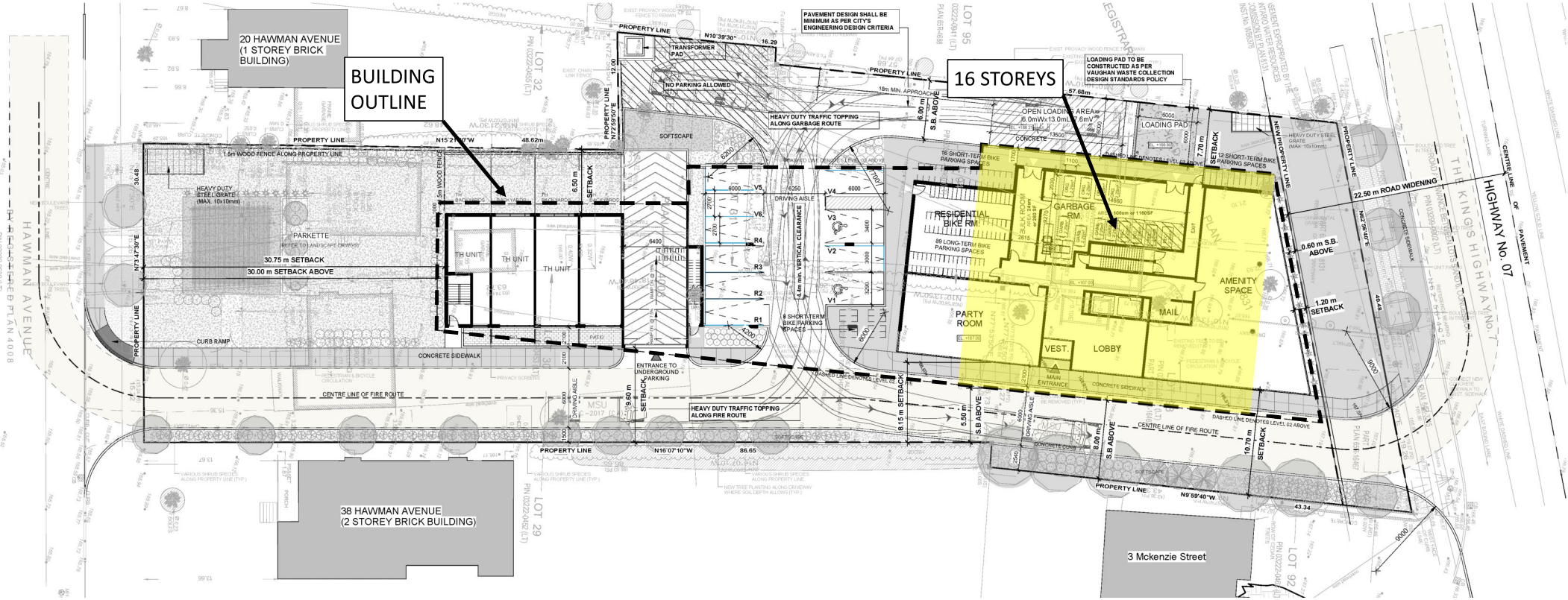
Communication : C99
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

FIRST AVENUE

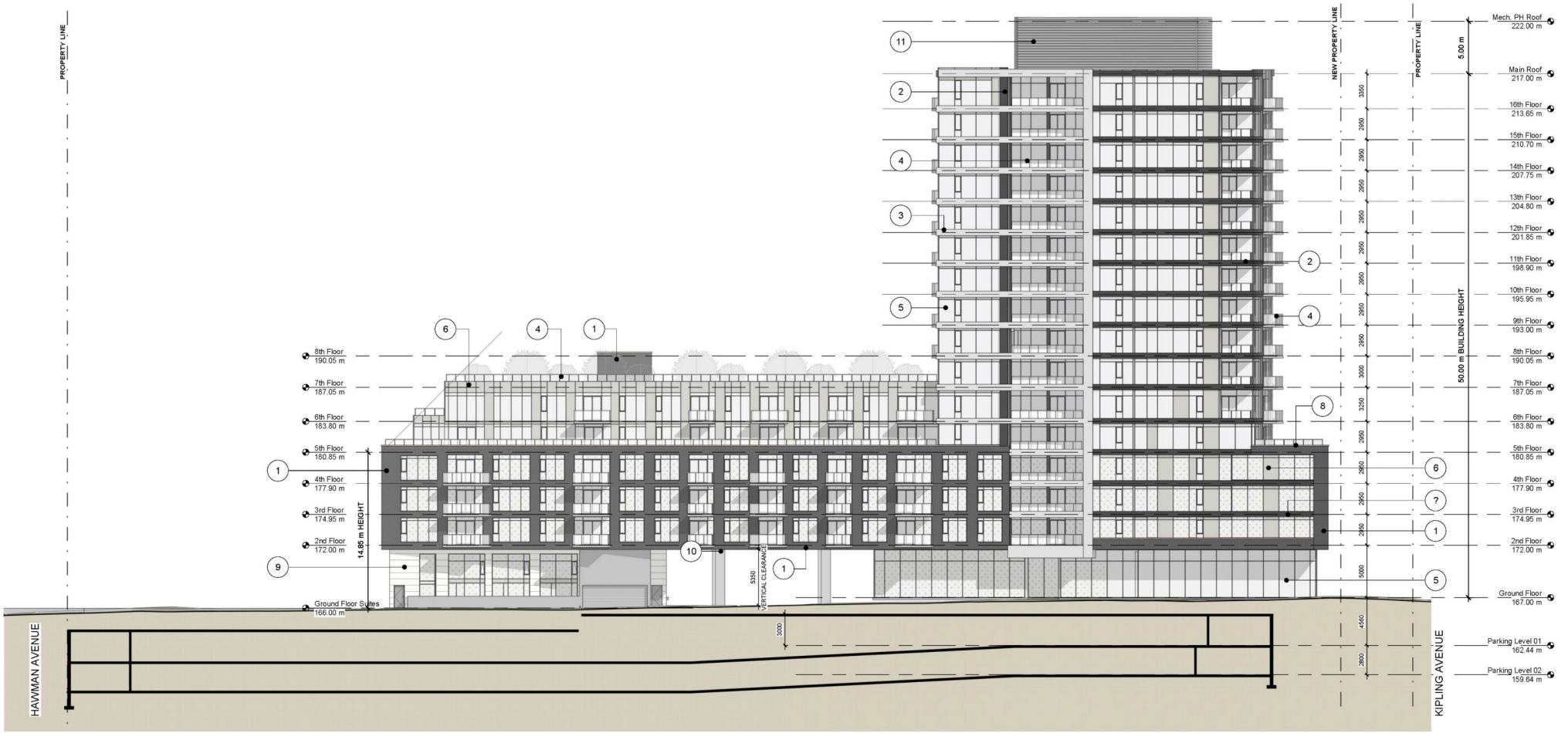
LOCATION & CONTEXT MAP



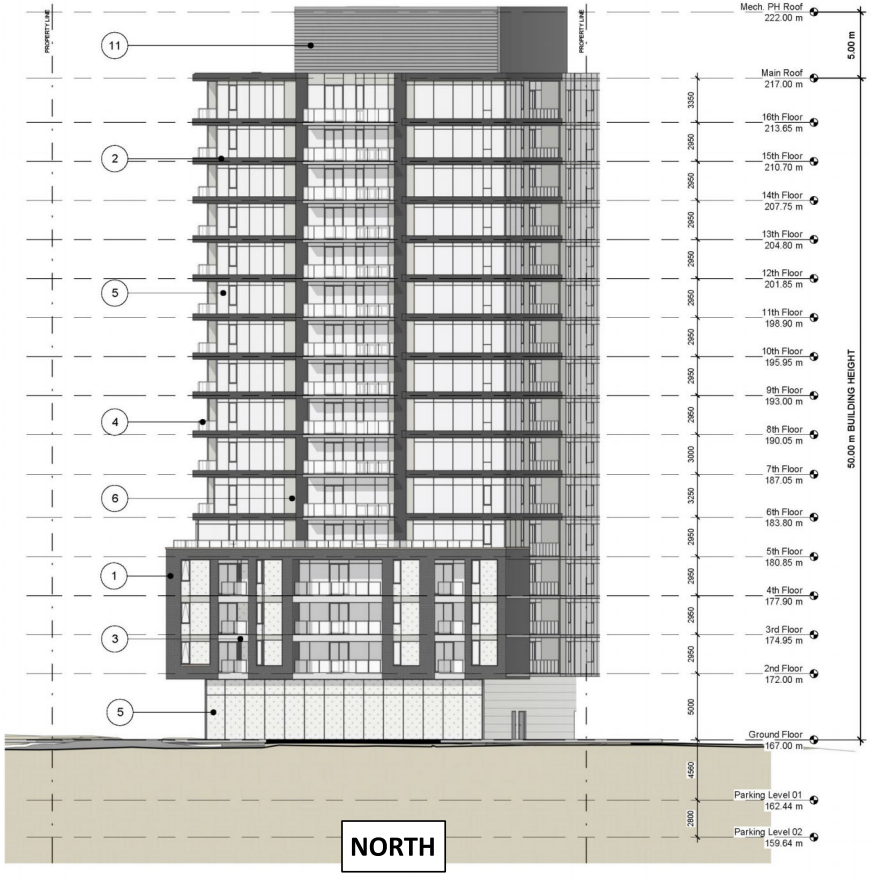
SITE PLAN - ORIGINAL

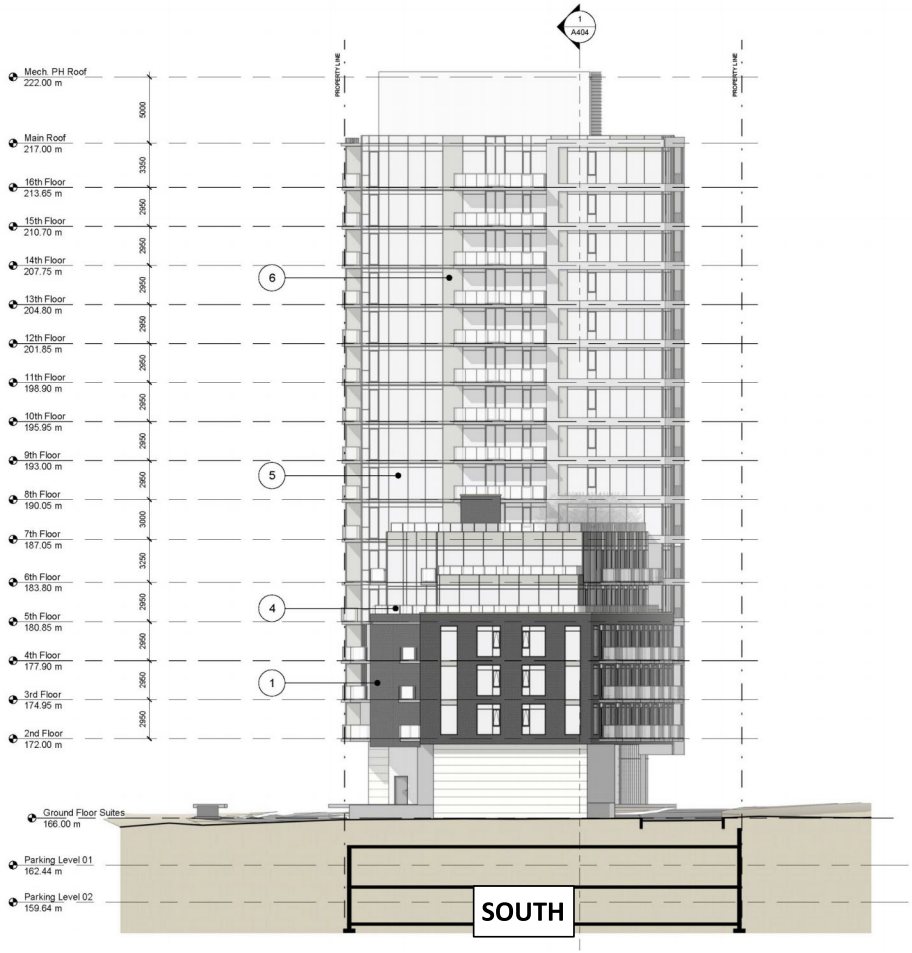


EAST ELEVATION - ORIGINAL

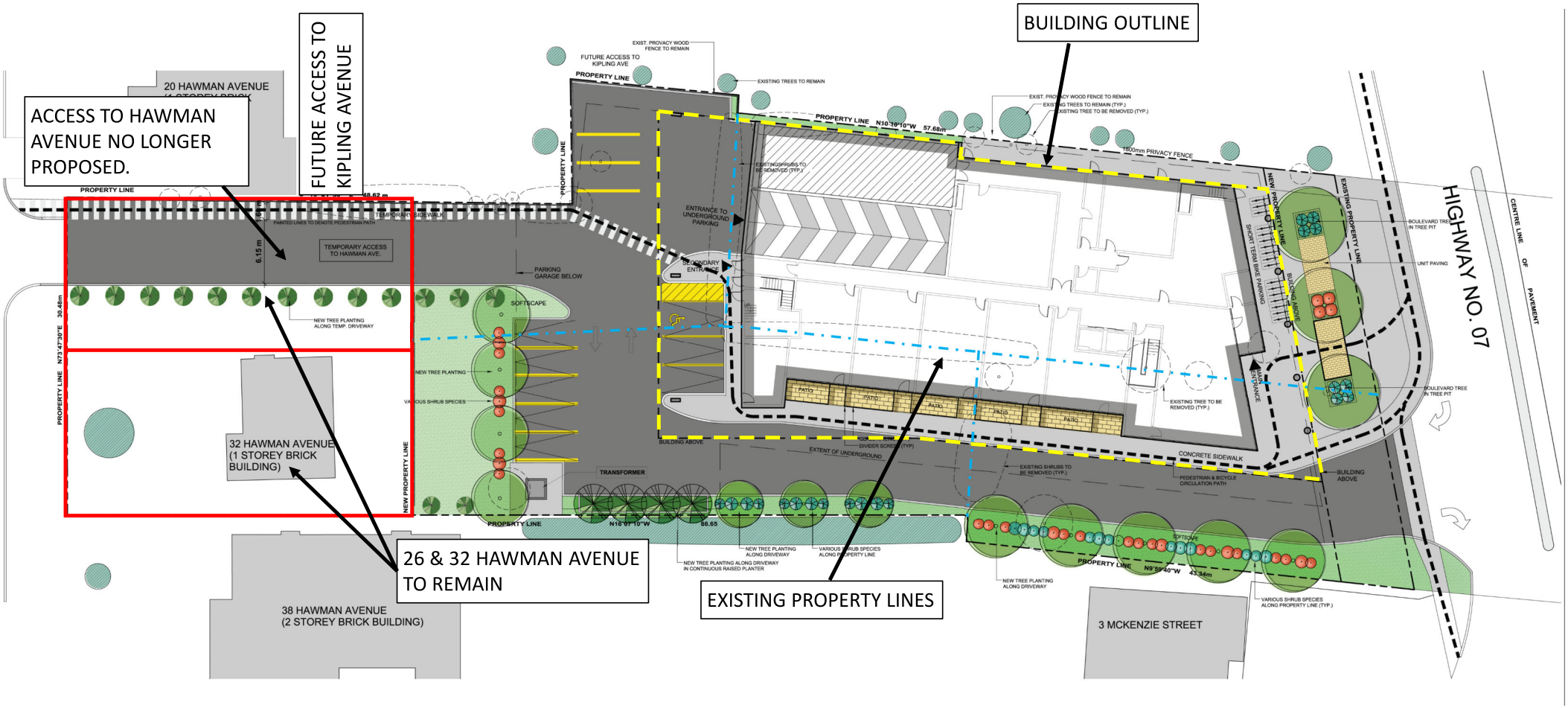


NORTH & SOUTH ELEVATIONS - ORIGINAL



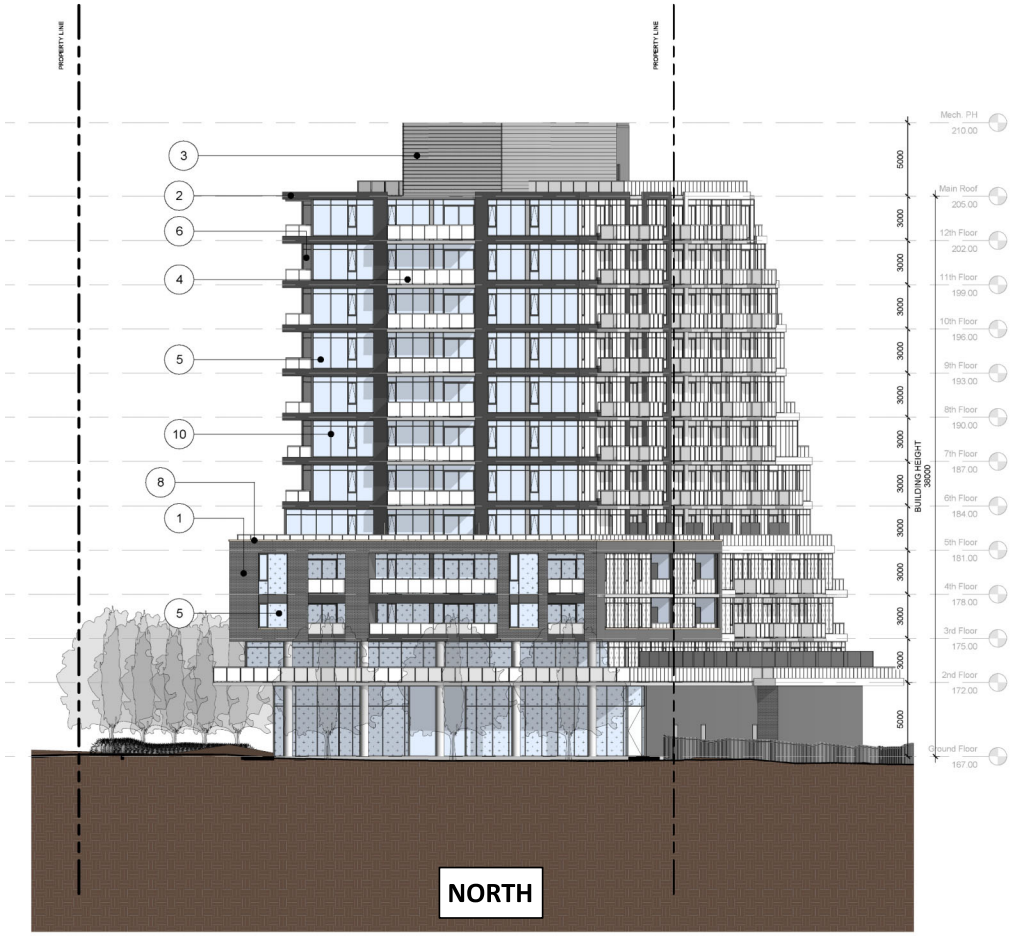


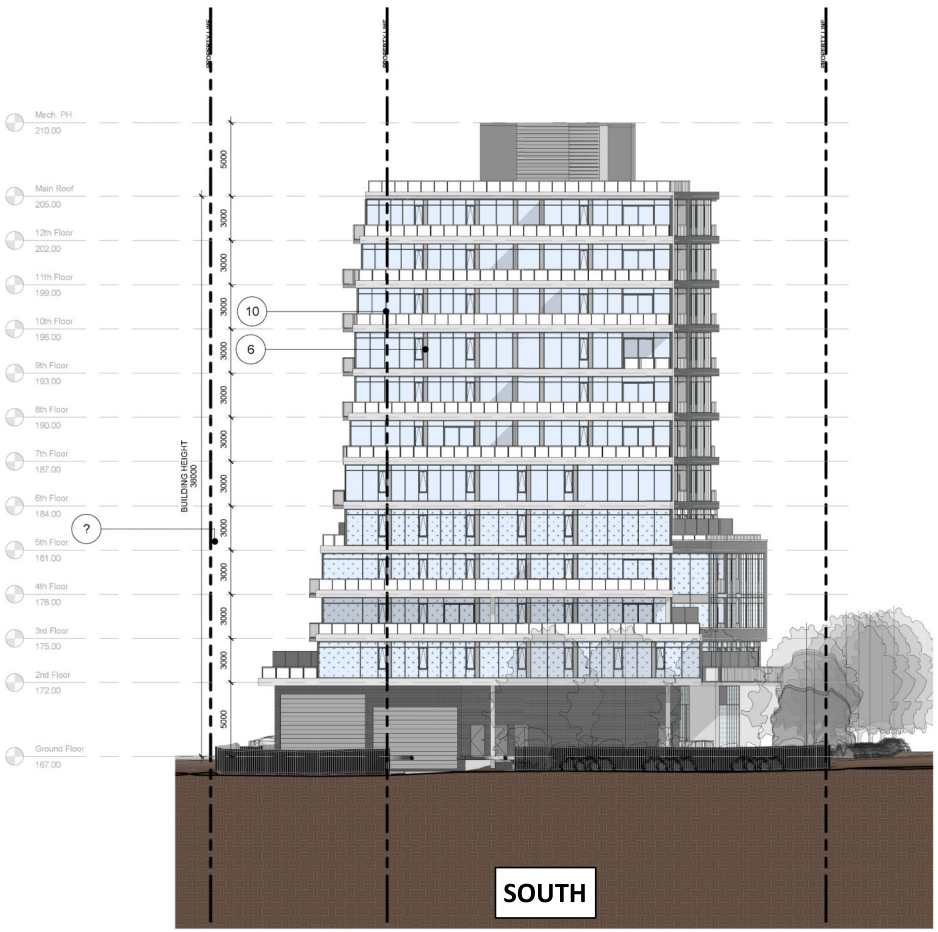
SITE PLAN - REVISED



EAST ELEVATION - REVISED

NORTH & SOUTH ELEVATIONS - REVISED





SITE STATISTIC COMPARISON

	ORIGINAL PROPOSAL	REVISED PROPOSAL
GROSS SITE AREA	4,469.30 m^2	4,469.30 m^2
ROW DEDICATION	270.08 m^2	206.40 m^2
REMNANT PARCEL AREA	N/A	1008.88 m^2
NET SITE AREA	4,198.37 m^2	3,254.02 m^2
GROSS FLOOR AREA	16,192 m^2 (174,289 ft^2)	13,352 m^2 (143,720 ft^2)
FSI	3.80	4.10
NO. OF UNITS	178	166
BUILDING HEIGHT	16 Storeys	12 Storeys
BUILDING HEIGHT	50 m	38
NO. OF PARKING SPACES	181 (1.01 spaces per unit, inc. visitor)	186 (1.12 spaces per unit, inc. visitor)
NO. OF BICYCLE PARKING SPACES	123	121

Communication : C 100
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Dino Di Iorio [redacted]
Sent: May-11-21 10:52 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>
Cc: michaeltibolloCO@pc.ola.org; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>
Subject: [External] Kipling/Hwy 7 Development Proposal (Files OP.18.008 and Z.18.013)

I, Dino Di Iorio oppose this development proposal. You probably have received numerous emails from other residents in our neighbourhood, so there is no point in repeating the same "common sense" reasons why this proposal should not move forward.

Lately, it seems **"Intensification"** has taken precedence over properly planned development that is suited for the neighbourhood in question.

As many of you are aware, **our neighbourhood is unique.** Besides being a low density residential neighbourhood, **we are land locked** - whereby we are limited to one way in and the same way out of our neighbourhood. Common sense dictates that a catastrophe could not be dealt with in a normal emergency procedural execution plan. **People's lives could be at risk.** We have already had numerous situations whereby we were unable to enter or exit our neighbourhood to access our homes.

Our unique neighbourhood stretches even further. The **City of Vaughan's new and improved transit system** along highway 7 had to be **amended/curtailed** (between Martingrove Rd and Bruce St) due to road restrictions and overpasses. **Making this area, our area, an exception to the rule.**

A boundary line was agreed to years back with **OPA 661** that would not allow structures of this nature. **Where is the value in that agreement?**

Please review this proposal with our uniqueness in mind.

This proposal is outright wrong for the neighbourhood,
for the ultimate goals of intensification,
and for the safety of our community.

Let's bring back common sense.

Dino Di Iorio

[redacted]

[redacted]

Attachment 8

Revised

919819 ONTARIO LTD.
AND 1891445 ONTARIO LTD.
OFFICIAL PLAN AMENDMENT FILE OP.18.008
ZONING BY-LAW AMENDMENT FILE Z.18.013
5217 AND 5225 HIGHWAY 7
AND 26 AND 32 HAWMAN AVENUE
VICINITY OF HIGHWAY 7 AND KIPLING AVENUE

Communications C8-C9, C29-C31, C36
Received at the May 18, 2021, Council meeting

COMMUNICATION – C8
COUNCIL – MAY 18, 2021
Committee of the Whole
Report No. 26, Item 5

From: Britto, John
To: [redacted]
Cc: Porukova, Nadia; Fera, Eugene
Subject: RE: Kipling/Hwy 7 Development Proposal (Files OP.18.008 and Z.18.013)
Date: Tuesday, May 11, 2021 4:32:49 PM
Attachments: image001.png

Section 2.1(9)d of the Procedure By-law states: Communications received for a Standing Committee after noon on the last business day prior to the commencement of the meeting may be referred directly to Council.

In view of the above, your email communication, which was received past the noon deadline, will be forwarded to appropriate staff to be processed for receiving at the May 18, 2021 Council meeting.

John Britto, RMA, CME, PMPC
Council / Committee Administrator
P: 905-832-8585 Ext. 8637 | john.britto@vaughan.ca

City of Vaughan | Office of the City Clerk
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
vaughan.ca

From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Tuesday, May 11, 2021 2:41 PM
To: Clerks@vaughan.ca
Subject: FW: Kipling/Hwy 7 Development Proposal (Files OP.18.008 and Z.18.013)

Please see new letter below

From: Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Sent: May-11-21 12:16 PM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: FW: Kipling/Hwy 7 Development Proposal (Files OP.18.008 and Z.18.013)

FYI

From: Dino Di Iorio <[redacted]>
Sent: May-11-21 10:52 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan

<Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>
Cc: michaeltibolloCO@pc.ola.org; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>
Subject: [External] Kipling/Hwy 7 Development Proposal (Files OP.18.008 and Z.18.013)

I, Dino Di Iorio oppose this development proposal. You probably have received numerous emails from other residents in our neighbourhood, so there is no point in repeating the same "common sense" reasons why this proposal should not move forward.

Lately, it seems **"Intensification"** has taken precedence over properly planned development that is suited for the neighbourhood in question.

As many of you are aware, **our neighbourhood is unique.** Besides being a low density residential neighbourhood, **we are land locked** - whereby we are limited to one way in and the same way out of our neighbourhood. Common sense dictates that a catastrophe could not be dealt with in a normal emergency procedural execution plan. **People's lives could be at risk.** We have already had numerous situations whereby we were unable to enter or exit our neighbourhood to access our homes.

Our unique neighbourhood stretches even further. The **City of Vaughan's new and improved transit system** along highway 7 had to be **amended/curtailed** (between Martingrove Rd and Bruce St) due to road restrictions and overpasses. **Making this area, our area, an exception to the rule.**

A boundary line was agreed to years back with **OPA 661** that would not allow structures of this nature. **Where is the value in that agreement?**

Please review this proposal with our uniqueness in mind.

This proposal is outright wrong for the neighbourhood,
for the ultimate goals of intensification,
and for the safety of our community.

Let's bring back common sense.

Dino Di Iorio

[redacted]

email: [redacted]

COMMUNICATION – C9
COUNCIL – MAY 18, 2021
Committee of the Whole
Report No. 26, Item 5

From: Britto, John
To: [redacted]"
Cc: Fera, Eugene; Porukova, Nadia
Subject: RE: [External] 12 storey Building at Hawman
Date: Tuesday, May 11, 2021 4:35:01 PM
Attachments: image001.png

Section 2.1(9)d of the Procedure By-law states: Communications received for a Standing Committee after noon on the last business day prior to the commencement of the meeting may be referred directly to Council.

In view of the above, your email communication, which was received past the noon deadline, will be forwarded to appropriate staff to be processed for receiving at the May 18, 2021 Council meeting.

John Britto, RMA, CME, PMPC
Council / Committee Administrator
P: 905-832-8585 Ext. 8637 | john.britto@vaughan.ca

City of Vaughan | Office of the City Clerk
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
vaughan.ca

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Tuesday, May 11, 2021 4:01 PM
To: Britto, John <John.Britto@vaughan.ca>
Subject: FW: [External] 12 storey Building at Hawman

From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Tuesday, May 11, 2021 2:42 PM
To: Clerks@vaughan.ca
Subject: FW: [External] 12 storey Building at Hawman

Please see email below new letter

From: Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Sent: May-11-21 2:36 PM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: FW: [External] 12 storey Building at Hawman

FYI

From: Amritpal Gill <[redacted]
Sent: May-11-21 2:00 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; michaeltibolloCO@pc.ola.org; Ferri, Mario <Mario.Ferri@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] 12 storey Building at Hawman

Dear Sir/Madam,

Please do not approve this high rise development at this site. We the residents of [redacted] Coles Ave, Woodbridge stand with our community to oppose this project.

Thank you
Harninder Singh Gill

Sent from Yahoo Mail on Android

COMMUNICATION – C29
COUNCIL – MAY 18, 2021
Committee of the Whole
Report No. 26, Item 5

Dear Vaughan Council, May 11, 2021

Subject line: Opposition for the proposed 12-storey building on Hawman Avenue.

We still oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by 919819 Ontario Ltd., and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following:

1. Oppose re-designating the north portion of the subject lands that **is not in line** with, *Places to Grow Act.* It explicitly says: "do not disrupt existing low density residential neighborhood'. The proposal should be within the existing property lines of 5217 and 5225 Hwy #7. There should be no amendments to existing property lines to accommodate this proposal.
2. Oppose height as it does not conform to the Places to Grow Act good planning of the 45-degree angular plane.
3. Oppose temporary full movement access from Hawman Ave or a full movement access from Kipling Ave.
4. Oppose that this proposal is not at an intersection, but rather on the crest of a dangerous portion of Hwy #7 with no north-south, east-west traffic possibility.
5. Oppose this proposal as it is not on a major hub, no throughway to Steeles. There is no public transit travelling south on Kipling, as such, this high-density development has no public transit.
6. Oppose this proposal as we do not want Hawman Ave. to become another parking lot like Coles Ave has become because of the development on the S/W corner of Kipling & Hwy #7 despite 2 no parking signs.

This developer's proposal is unacceptable and should, in no way, convince the City and Region that the two properties referenced on Hwy #7, which are not at an intersection, be considered under *The Places to Grow Act*. There are extensive blocks of one-level industrial commercial spaces across HWY 7 that should be re-evaluated for multi mid-high-rise development, **not 5217 & 5225 Hwy #7**!

Our neighbourhood has grown exponentially since these lands were zoned. It is unfair that developers have been allowed to side-step technicalities and negatively impact the integrity of neighbourhoods, for personal gain. Our community has one-way in and one-way out from Hwy #7. **Who might claim the blame for individuals that lose their life because of emergency vehicles that cannot access roads**, due to the heavy congestion that will surely overtake the existing infrastructure; something that we referenced in our previous letter to Council (e.g., Ford Fest)? As voters, we expect our voices to be heard by Council and deserve to have our concerns considered and addressed. Vaughan must not be allowed to be governed by greedy developers, but rather, by respected and elected representatives.

Please be our advocates! We are counting on you to support and act on our concerns. We know you are up to this. Please be the positive force we need to protect our community.

Kind regards,

Giampaolo and Linda Vascotto
[redacted] Angelina Avenue

COMMUNICATION – C30
COUNCIL – MAY 18, 2021
Committee of the Whole
Report No. 26, Item 5

From: Britto, John
To: [redacted]
Cc: Fera, Eugene; Porukova, Nadia
Subject: RE: [External] We oppose the development at Kipling and Hwy7 - PLEASE DO NOT ALLOW THIS
Date: Wednesday, May 12, 2021 11:10:08 AM
Attachments: image001.png

Section 2.1(9)d of the Procedure By-law states: Communications received for a Standing Committee after noon on the last business day prior to the commencement of the meeting may be referred directly to Council.

In view of the above, your email communication, which was received past the noon deadline, will be forwarded to appropriate staff to be processed for receiving at the May 18, 2021 Council meeting.

John Britto, RMA, CME, PMPC
Council / Committee Administrator
P: 905-832-8585 Ext. 8637 | john.britto@vaughan.ca

City of Vaughan | Office of the City Clerk
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
vaughan.ca

From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Wednesday, May 12, 2021 9:44 AM
To: Clerks@vaughan.ca
Subject: FW: [External] We oppose the development at Kipling and Hwy7 - PLEASE DO NOT ALLOW THIS

FYI this was received this morning new letter

From: Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Sent: May-12-21 9:41 AM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: FW: [External] We oppose the development at Kipling and Hwy7 - PLEASE DO NOT ALLOW THIS

FYI

From: Kimberly Snow <k[redacted]>
Sent: May-12-21 9:40 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda

<Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; michaeltibolloCO@pc.ola.org; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>

Subject: [External] We oppose the development at Kipling and Hwy7 - PLEASE DO NOT ALLOW THIS

We oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by 919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following:

1. First and foremost, oppose re-designating the north portion of the subject lands **is not in line** with Places To Grow Act. It explicitly says: "do not disrupt existing low density residential neighborhood'. The proposal should be within the existing property lines of 5217 and 5225 Hwy #7. There should be no amendments to existing property lines to accommodate this proposal.
2. Oppose height as it does not conform to the Places to Grow Act good planning of the 45-degree angular plane.
3. Oppose temporary full movement access from Hawman Ave or a full movement access from Kipling Ave.
4. Oppose that this proposal is not at an intersection, but rather on the crest of a dangerous portion of HWY #7 with no north-south, east-west traffic possibility.
5. Oppose this proposal as it is not on a major hub, no throughway to Steeles. There is no public transit travelling south on Kipling, as such, this high-density development has no public transit.
6. Oppose this proposal as we do not want Hawman Ave. to become another parking lot like Coles Ave has become as a result of the development on the s/w corner of Kipling & Hwy #7 despite 2 no parking signs.
7. Oppose the City of Vaughan accepting a payment of $578,000.00 in return for an increase in the permitted building height and density. This is unacceptable. Where does the Places to Grow Act encourage municipalities to accept payments such as this that will only result in more profit to the developer?

This developer's proposal and the financial payment are an attempt to convince the City and Region that the two properties addressed on Hwy #7, which are not at an intersection, justify consideration under The Places to Grow Act. This behaviour needs to stop! It needs to start somewhere. Government needs to steer developers to develop the more expensive lands that are already zoned for large development, encourage them to develop commercial spaces that are already built on and expand upwards more than just one storey. There are extensive blocks of one level industrial commercial spaces across HWY 7 that should be re-evaluated for multi mid-high-rise development, **not 5217 & 5225 Hwy #7**!

Our neighborhood has allowed substantial developments under The Places to Grow Act, we expect the City, the Region, and the Province to send a strong opposition to this preposterous proposal!

Thank you.
Kimberly Snow and Leo Acosta

COMMUNICATION – C31
COUNCIL – MAY 18, 2021
Committee of the Whole
Report No. 26, Item 5

Ron Moro
Deputation
May 12, 2021
Committee of the Whole
919819 Ontario Ltd. and 1891445 Ontario Ltd
Files OP.18.008 and Z.18.013
5217 & 5225 Highway 7 and 26 & 32 Hawman Avenue

Good afternoon Madame Chair and members of Vaughan Council.

My name is Ron Moro and I'm pleased to say that our family has resided at [redacted] Tasha Court for the last 30 years.

We appreciate having this as the *first* opportunity that Vaughan Council has provided today for our passionate community to provide feedback on this revised proposal.

In the past, we strongly asked that the low density residential line not be moved 200m south and north of Highway 7, on the portion between Woodstream Boulevard and Bruce Street. Furthermore, that a moratorium on intensification initiatives on this portion of Highway 7 be implemented until it is widened. This would have allowed a higher order of transit to be implemented and proper intensification. Unfortunately the City of Vaughan at that time did not implement this recommendation. This would have been good planning supported by the Local Planning Appeal Tribunal or LPAT.

We acknowledge that the revised proposal submitted by the developer has included single detached low density homes on the existing lot width on Hawman Avenue. Additionally, that the driveway has been removed from Hawman Avenue reducing the risk of traffic from a high density development spilling into a low density area. This represents good planning which would be supported by LPAT.

We are grateful that the applicant has purchased a number of old dilapidated homes in the area and will be developing new construction. Our first build form preference is to construct single detached homes or luxury townhomes which would complement the character of the surrounding neighbourhood. This preference would represent good planning and would likely be a proposal that we have not seen in Vaughan or in York Region in a very long time.

Unfortunately, I'm confident that the profit margin would not be sufficient for the applicant. Therefore it is the duty of the City of Vaughan, York Region, and the Province of Ontario to ensure the application "does not disrupt the existing stable

low density neighbourhood” as this is an integral goal of the Places to Grow Act and is strongly supported by LPAT.

As you have heard our residents are opposed to the proposed height, density, and the increase in traffic that will result from this application.

This proposal is not on a transit node with a higher order of transit but rather on the crest of a dangerous hill of Highway 7 which has seen its share of accidents.

Replacing two existing one storey, single detached homes fronting Highway 7 with a 12 storey, 166 unit building, with 192 underground parking spots represents a massive intensification. It is interesting that the applicant has proposed a 45 degree angular plane on the south side of the proposed building. We have to ask why this good planning tool is also not implemented on the east and west side of the proposed building where there are existing low density homes. The transition from the existing homes on McKenzie Street and Kipling Avenue to the proposed building on Highway 7 would be more gradual and visually pleasing.

It is not fair for the residents in the adjacent two storey homes to have their homes dwarfed by a 12 storey building. The 45 degree angular plane from all sides represents good planning supported by LPAT and will rectify this issue.

With regards to density, we oppose any density over a F.S.I. of 3.0 which complements the existing buildings constructed under the Places to Grow intensification effort. It is not fair that from the two existing family residences on Highway 7 this application is proposing 166 units. This land locked community has done its part towards the intensification effort, it is time to protect our stable low density residential neighbourhood. Consistent density and protection represents good planning supported by LPAT.

With regards to traffic, this application has proposed 192 parking spots, indicating that the applicant expects 192 vehicles present on property. This is a substantial increase in cars accessing this portion of Kipling Avenue. How many more vehicles can Kipling Avenue between Hawman Avenue and Highway 7 absorb? The right-in and right-out driveway on Highway 7 will reduce some of the Kipling Avenue traffic. Having said that, our land locked residents and emergency responders will have to navigate additional traffic and another large driveway on Kipling Avenue when entering or exiting at our only access point. This application will likely increase the concentration of vehicles in this small area more than two-fold. We ask that the applicant present creative methods to mitigate traffic concerns on Kipling Avenue, this would represent good planning.

We oppose applying Section 37 of the Planning Act to provide a financial contribution in order for the the City of Vaughan to grant increased height and density for this application. The City of Vaughan Planning Act indicates that a minimum payment should be 25% of the increase in the land value as calculated by an appraiser of the City of Vaughan's choice, paid for by the applicant. If we must entertain this we expect the funds should only be allocated in our neighbourhood. However, in order to apply Section 37 the act indicates that there must be a reasonable planning relationship between the increase in height and density and the community benefits. We do not see this relationship and request an independent formal study to assess this. Without indication that there is a reasonable planning relationship, this Section 37 payment is not aligned with good planning and will not be supported by LPAT.

With any construction in our area we expect that proper measures are implemented to protect our community, in particular, the children walking on Kipling Avenue. For example:

- All construction vehicles should not be permitted to use Hawman Avenue or Kipling Avenue
- All construction vehicles shall not be permitted to wait on any roads south of Highway 7 off Kipling Avenue
- Minimum of two construction vehicles are to be permitted on site at any one time
- Any construction related vehicles are be radioed into the site from a designated commercial parking lot
- Construction vehicles are forbidden to leave engine on causing excessive noise and pollution
- Construction workers are to leave their personal vehicles at a designated commercial area and walk, take transit, or be transported to the site by the Applicant
- If a crane is required we ask that a Luffer crane be used to minimize swing over homes and streets
- Streets to be cleaned hourly and at the end of the day.

In conclusion, we are proud that the vast majority of our residents have expressed their comments in opposition to this proposal as presented. More importantly, proud of the residents that stood up to give deputations today. We strongly want to protect our stable low density neighbourhood and have presented constructive comments and recommendations that can improve this application and make this proposal good planning. The number of requested Amendments indicates that the proposed building does not fit at this location.

Vaughan Council please be advised that the residents of South Kipling share the same stated vision as the applicant, and I quote from his website "to develop

great spaces that contribute to the existing fabric of the surrounding neighbourhoods”. The South Kipling neighbourhood has spoken and would greatly appreciate the City of Vaughan, York Region, and the Province of Ontario to support our position. We would greatly appreciate if the Applicant could modify their proposal to align it with good planning and ultimately be recognized as a contributor to our neighbourhood.

Thank you for this opportunity, please continue to stay safe and healthy!!!

COMMUNICATION – C36
COUNCIL – MAY 18, 2021
Committee of the Whole
Report No. 26, Item 5

DATE: May 18, 2021

TO: Mayor and Members of Council

FROM: Wendy Law, Deputy City Manager, Administrative Services & City Solicitor

RE: **COMMUNICATION – Council May 18, 2021**

Report 26, Item 5 –
919819 ONTARIO LTD. AND 1891445 ONTARIO LTD.
OFFICIAL PLAN AMENDMENT FILE OP.18.008
ZONING BY-LAW AMENDMENT FILE Z.18.013
5217 AND 5225 HIGHWAY 7 AND 26 AND 32 HAWMAN AVENUE
VICINITY OF HIGHWAY 7 AND KIPLING AVENUE

Recommendation

1. That Council consider rescheduling the Special Committee of the Whole meeting on June 21st, 2021 to June 22nd, 2021 at 10:30 AM.

Background

At the Committee of the Whole meeting of May 12th, 2021, Committee adopted the following resolution for the above noted item, in part:

1) That consideration of this matter be referred to a Special Committee of the Whole meeting to be convened on June 21, 2021;

Subsequent to the Committee of the Whole (2) meeting, it was determined that the planned Ready, Resilient and Resourceful Committee on June 22nd, 2021 at 10:30 AM was not required.

In the interest of the efficient use of Council's time, staff's time and City resources, it is requested that Council consider rescheduling the Special Committee of the Whole meeting on June 21st, 2021 to June 22nd, 2021 at 10:30 AM. The change to the meeting date will be communicated by way of courtesy notices that are sent out to all interested parties who had requested notice, as well as anyone who submitted communications to the Committee of the Whole (2) meeting on this item.

Respectfully submitted by,

Wendy Law
Deputy City Manager
Administrative Services & City Solicitor

Attachment 9

919819 ONTARIO LTD.
AND 1891445 ONTARIO LTD.
OFFICIAL PLAN AMENDMENT FILE OP.18.008
ZONING BY-LAW AMENDMENT FILE Z.18.013
5217 AND 5225 HIGHWAY 7
AND 26 AND 32 HAWMAN AVENUE
VICINITY OF HIGHWAY 7 AND KIPLING AVENUE

Extract from Council meeting Minutes of May 18, 2021

CITY OF VAUGHAN
EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 18, 2021

Item 5, Report No. 26, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on May 18, 2021, as follows:

By approving that Council reschedule the Special Committee of the Whole meeting on June 21st, 2021 to June 22nd, 2021 at 10:30 a.m.; and

By receiving communication C36, from the Deputy City Manager, Administrative Services & City Solicitor, dated May 18, 2021; and

By receiving the following communications:

C8 Dino Di Iorio, dated May 11, 2021;
C9 Harninder Singh Gill, Coles Avenue, Woodbridge, dated May 11, 2021;
C29 Giampaolo and Linda Vascotto, Angelina Avenue, Vaughan, dated May 11, 2021;
C30 Kimberly Snow and Leo Acosta, dated May 12, 2021; and
C31 Ron Moro, Tasha Court, Vaughan, dated May 12, 2021.

5. 919819 ONTARIO LTD. AND 1891445 ONTARIO LTD. OFFICIAL PLAN AMENDMENT FILE OP.18.008 ZONING BY-LAW AMENDMENT FILE Z.18.013 5217 AND 5225 HIGHWAY 7 AND 26 AND 32 HAWMAN AVENUE VICINITY OF HIGHWAY 7 AND KIPLING AVENUE

The Committee of the Whole recommends:

1) That consideration of this matter be referred to a Special Committee of the Whole meeting to be convened on June 21, 2021;

2) That comments from the following speakers, and Communications be received:

1. Mr. Nick Pinto, West Woodbridge Homeowners Association inc., Mapes Avenue, Woodbridge;
2. Ms. Rosina D'Alimonte, Hawman Avenue, Woodbridge;
3. Ms. Sylwia Sajdyk, Hawman Avenue, Woodbridge;
4. Mr. David Arkell, Hawman Avenue, Woodbridge;
5. Ms. Gianna Dilorio, Graceview Court, Woodbridge;
6. Ms. Margaret LeCoche, Hawman Avenue, Woodbridge;
7. Mr. Michael Horner, McKenzie Street, Woodbridge;
8. Ms. Vicky Spizzirri, Hawman Avenue, Woodbrige;
9. Mr. Ron Moro, Tasha Court, Vaughan, and C69 dated May 5, 2021;
10. Ms. Amanda Benacquista, Kipling Avenue, Vaughan; and
11. Mr. Adam Grossi, First Avenue Properties, Highway 7, on behalf of the applicant, and C99, presentation material; and

…/2

3) That the following Communications be received:

C57. Ms. Anna Morrone, dated May 10, 2021;
C58. Saveria and Charles Tornabene, Veneto Drive, Woodbridge, dated May 10, 2021;
C59. Drazen Bulat, Veneto Drive, Woodbridge, dated May 9, 2021;
C60. Enrico, Maria, John and Matteo D'Amico, Veneto Drive, Woodbridge, dated May 8, 2021;
C61. Mr. Roy Cetlin, Woodbridge Avenue, Woodbridge, dated May 9, 2021;
C62. Ms. Cristina Morrone, dated May 9, 2021;
C63. T. Morrone, dated May 9, 2021;
C64. Mr. Arthur Pereira, Sara Street, Woodbridge, dated May 9, 2021;
C65. Mr. Tony Morrone, Engineering Manager, StackTeck Systems Ltd., Paget Road, Brampton, dated May 10, 2021;
C66. Mr. Marco Capponi, dated May 10, 2021;
C67. Mr. Enzo Spizzirri, Hawman Avenue, Woodbridge, dated May 9, 2021;
C68. Jack and Janice Cooper, Hawman Avenue, Woodbridge, dated May 9, 2021;
C70. Lynn Amanda and Tony Di Iorio, Dalmato Court, Woodbridge, dated May 10, 2021;
C71. Ms. Ninetta Massarelli, dated May 10, 2021;
C72. Ms. Tamara Fontana, dated May 10, 2021;
C73. Frank and Luz Maria Commisso, Graceview Court, Woodbridge, dated May 10, 2021;
C74. Mr. Joe Simonetta, Angelina Avenue, Woodbridge, dated May 10, 2021;
C75. Ms. Diana Boreanaz, dated May 10, 2021;
C76. Alex and Patrizia Cianfarani, dated May 10, 2021;
C77. The Femia and Ciullo families, Nadia Drive, Woodbridge, dated May 11, 2021;
C78. Stefan Starczewski, Veneto Drive, Woodbridge, dated May 11, 2021;
C79. Ms. Tina Morra, Angelina Avenue, Woodbridge, dated May 11, 2021;
C80. Ms. Maria Akawi, dated May 11, 2021;
C81. Mr. Gordon Kirk, Sara Street, Woodbridge, dated May 11, 2021;
C82. Elisangela and Leandro Barroso, dated May 11, 2021;
C83. Mr. Joseph Tusa, Hawman Avenue, Woodbridge, dated May 11, 2021;

…/3

C84. Vasile Liviu Huma, Angelina Avenue, Woodbridge, dated May 11, 2021;
C85. Mr. Paul Cucci, Hawman Avenue, Woodbridge, dated May 11, 2021;
C86. Mr. Robert D'Angelo, Agelina Avenue, Woodbridge, dated May 11, 2021;
C87. Mr. Adam Di Stefano, Nadia Avenue, Woodbridge, dated May 11, 2021; and
C100. Mr. Dino Di Iorio, Woodbridge, dated May 11, 2021.

Recommendations

1. THAT Official Plan Amendment File OP.18.008 (919819 Ontario Ltd. and 1891445 Ontario Ltd.) BE APPROVED, to amend City of Vaughan Official Plan 2010 Volume 1, for the Subject Lands shown on Attachment 1 as follows:

    a. To redesignate the north portion of the subject lands north of the new property line from "Low-Rise Residential" to "Mid-Rise Residential" to permit a 12-storey residential apartment building with 166 residential dwelling units and a Floor Space Index of 4.1 times the area of the of the lands north of the new property line, as shown an Attachment 2;

2. THAT Zoning By-law Amendment File Z.18.013 (919819 Ontario Ltd. and 1891445 Ontario Ltd.) BE APPROVED, to amend Zoning By-law 1-88 to rezone the lands north of the new property line from "R2 Residential Zone" to "RA3(H) Apartment Residential Zone" with the Holding Symbol "(H)" in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report;

3. THAT the implementing Zoning By-law include the provision for a monetary contribution of $578,000.00 pursuant to Section 37 of the *Planning Act,* towards the following potential community benefits, which are to be finalized and implemented through a Section 37 Density Bonusing Agreement executed between the Owner and the City of Vaughan in return for an increase in the maximum permitted building height and density for the development to the satisfaction of the City:

    - Kipling Avenue Parkette - improvements to site furnishing and play court upgrades, and including a pollinator garden
    - Woodbridge Library - improvements to include new entrance addition and interior work;

4. THAT prior to the enactment of the implementing Zoning By-law the Owner shall enter into and execute a Section 37 Bonusing

Agreement with the City of Vaughan to secure the contribution(s) identified in this report and pay to the City the Section 37 Agreement surcharge fee in accordance with the in-effect Tariff of Fees for Planning Applications;

5. THAT the Holding Symbol "(H)" shall not be removed from the portion of the subject lands proposed to be rezoned "RA3(H) Residential Apartment Zone" with the "(H)" Holding Symbol or any portion thereof, until the following conditions have been satisfied:

   a) That Vaughan Council has identified and allocated water and sanitary servicing capacity to the subject lands;

   b) That Vaughan Council shall approve a Site Development Application for the proposed development;

   c) The Owner shall be required to submit the necessary planning applications to permit and secure an appropriate access location from Kipling Avenue to the satisfaction of the City and York Region;

   d) The Owner shall pay a financial contribution in the amount of $178,450.00, representing the Owner's proportionate share of the required sanitary sewer improvements downstream of the subject lands, unless alternative arrangements are made, at the Owner's cost and to the satisfaction of the City; and

   e) The Owner shall enter into a Servicing/Development Agreement(s) with the City to facilitate the contribution amount required for the sanitary sewer upgrades, and to satisfy all conditions, financial or otherwise for the construction of the municipal services including, but not limited to roads, water, wastewater, storm and any land conveyances, as required for the Subject Lands, to the satisfaction of the Development Engineering Department;

6. That the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law. The Owner shall also apply for a Consent application to create the lot for the development, as required, to the satisfaction of the City; and

CITY OF VAUGHAN
EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 18, 2021

Item 5, CW(2) Report 26 - Page 5

7. THAT Council authorize the Development Engineering Department to enter into the necessary Servicing/Development Agreement(s) to the satisfaction of the Development Engineering Department.

Communication : C 2
Special Committee of the Whole
June 22, 2021
Item # 1

-----Original Message-----
From: Todd Coles <Todd.Coles@vaughan.ca>
Sent: Tuesday, June 08, 2021 1:01 PM
To: Clerks@vaughan.ca
Subject: FW: [External] Fwd: 919819 Ontario Ltd. And 1891445 Ontario Ltd. Files OP. 18.008 and Z.18.013
-----Original Message-----
From: mpetrolo mpetrolo [redacted]
Sent: Tuesday, June 8, 2021 12:53 PM
To: Todd Coles <Todd.Coles@vaughan.ca>
Subject: [External] Fwd: 919819 Ontario Ltd. And 1891445 Ontario Ltd. Files OP. 18.008 and Z.18.013

> ---------- Original Message ----------
> From: mpetrolo mpetrolo [redacted]
> To: "maurizio.bevilacqua" <maurizio.bevilacqua@vaughan.ca>, "mario.ferri"
> <mario.ferri@vaughan.ca>, "linda.jackson" <linda.jackson@vaughan.ca>,
> "gino.rosati" <gino.rosati@vaughan.ca>, "tony.carella"
> <tony.carella@vaughan.ca>, "marilyn.iafrate"
> <marilyn.iafrate@vaughan.ca>, "rosanna.defrancesca" <rosanna.defrancesca@vaughan.ca>, "sandra.racco"
> <sandra.racco@vaughan.ca>, "alan.shefman" <alan.shefman@vaughan.ca>
> Date: June 8, 2021 at 8:47 AM
> Subject: 919819 Ontario Ltd. And 1891445 Ontario Ltd. Files OP. 18.008
> and
> Z.18.013
>
Good day City of Vaughan Council, >

We, Salvatore and Rosina Petrolo have lived at [redacted] McKenzie St. Since 1978, my property adjoins the subject property. We strongly oppose the many Official Plan Amendments and the Zoning By-law Amendments required in order for this proposed development to be approved by Council.

This proposed development does not conform with the surrounding neighbourhood.

We trust that the City of Vaughan Council will advocate for our unique established, stable low density neighbourhood.

We look forward to the upcoming Committee of the Whole meeting.

Yours Truly

Mr. Salvatore and Rosina Petrolo
[redacted] McKenzie St.
Woodbridge, Ontario L4L 2E4
[redacted]

Communication : C 1
Special Committee of the Whole
June 22, 2021
Item # 1

From: Todd Coles <Todd.Coles@vaughan.ca>
Sent: Wednesday, June 09, 2021 9:49 PM
To: Clerks@vaughan.ca
Subject: FW: 919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013

From: Amanda Benacquista [redacted]
Sent: Wednesday, June 9, 2021 9:48 PM
To: Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Alan Shefman <Alan.Shefman@vaughan.ca>; Todd Coles <Todd.Coles@vaughan.ca>
Cc: [redacted]
Subject: [External] 919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013

Good day City of Vaughan Council,

We hope this email finds you well. We, Loreto and Alicia Benacquista have lived at [redacted] Kipling Ave since August 1996. Our property currently adjoins the subject property and this is a major concern of ours. Being located beside and surrounded in by this proposed development, our safety concerns of our family and home property has become an issue that we are strongly concerned about.

We strongly oppose the many Official Plan Amendments and the Zoning By-law Amendments required in order for this proposed development to be approved by Council. This proposed development does not conform with the surrounding neighbourhood.

We trust that the City of Vaughan Council will advocate for our unique established, stable low-density neighbourhood and protect our residence and community.

We ask that you please keep us updated with any information regarding this proposed development for current and future changes.

We look forward to the upcoming Committee of the Whole meeting.

Yours truly,

Loreto and Alicia Benacquista
[redacted] *Kipling Ave*
[redacted]

Communication : C 3
Special Committee of the Whole
June 22, 2021
Item # 1

-----Original Message-----
From: Todd Coles <Todd.Coles@vaughan.ca>
Sent: Thursday, June 10, 2021 1:44 PM
To: Clerks@vaughan.ca
Subject: FW: [External] 919819 Ontario Ltd. And 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013

-----Original Message-----
From: Pierino Larosa [redacted]
Sent: Wednesday, June 9, 2021 7:39 PM
To: Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; alan.sheman@vaughan.ca; rosanna.defrancesco@vaughan.ca; michaeltibolloCO@pc.ola.org; Nadia Porukova <Nadia.Porukova@vaughan.ca>; Samar Saadi Nejad <Samar.SaadiNejad@vaughan.ca>; Todd Coles <Todd.Coles@vaughan.ca>
Subject: [External] 919819 Ontario Ltd. And 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013

Good day City of Vaughan Council,

We Pierino and Catia La Rosa have lived at [redacted] Kipling Ave since 1979.

We strongly oppose the many Official Plan Amendments and the Zoning By-law Amendments required in order for this proposed development to be approved by Council. This proposed development does not conform with the surrounding neighbourhood.

We trust that the City of Vaughan Council will advocate for our unique established, stable low density neighbourhood.

We look forward to the upcoming Committee of the Whole meeting.

Yours Truly

Mr Pierino and Catia La Rosa
[redacted] Kipling Ave
Woodbridge, Ontario L4L 1Y7

Communication : C 4
Special Committee of the Whole
June 22, 2021
Item # 1

SPECIAL COMMITTEE OF THE WHOLE
June 22, 2021

RE: Item # 1

919819 ONTARIO LTD. AND 1891445 ONTARIO LTD.
OFFICIAL PLAN AMENDMENT FILE OP.18.008
ZONING BY-LAW AMENDMENT FILE Z.18.013
5217 AND 5225 HIGHWAY 7 AND 26 AND 32 HAWMAN AVENUE
VICINITY OF HIGHWAY 7 AND KIPLING AVENUE
(REFERRED).

The Office of the City Clerk has received a petition from Ms. Rosina D'Alimonte on behalf of residents of Hawman Avenue, McKenzie Street and Kipling Avenue.

The total number of signatures on the petition are: 53.

Wording:

> *"Opposition to the proposal for the 12-storey development (as presented at the May 12, 2021 Committee of the Whole meeting), as mid-rise developments are not compatible or harmonious with the existing low-density homes, especially when the adjacent homes are of 1 and 2 storeys."*

A copy of the entire petition document containing a total of 7 (seven) pages is on file in the Office of the City Clerk.

Communication : C 5
Special Committee of the Whole
June 22, 2021
Item # 1

From: First Avenue Properties [redacted]
Sent: Friday, June 11, 2021 12:26 PM
To: Michael Horner [redacted]
Cc: Todd Coles <Todd.Coles@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Marrio.Ferri@vaughan.ca; Gino Rosati <Gino.Rosati@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Alan Shefman <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; Eugene Fera <EUGENE.FERA@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>
Subject: [External] Re: 919819 Ontario Ltd. and 1891445 Ontario Ltd. (File OP.18.008 and Z.18.013)

Mr. Horner,

Thank you very much for your reply, we have marked you down. In response to your questions, it was always our expectation that our discussions were being held on a **without prejudice basis**, meaning that the discussions were for the benefit of **those in attendance only**. This is how we would like to proceed on Monday, and with any subsequent meetings held in advance of the Committee of the Whole meeting. Thanks.

Adam Grossi

On Fri, Jun 11, 2021 at 11:26 AM Michael Horner [redacted] wrote:

> Good morning Mr. Grossi,
>
> I will be attending the meeting on the evening of Monday June 14th, 2021 which you are hosting concerning the proposed development on the subject lands of 5217 & 5225 Highway 7 and 26 & 32 Hawman Avenue.
>
> At the previous meeting of June 7th, 2021 on Hawman Ave. in my opinion Mr. Morelli made his position **VERY CLEAR** regarding this development, below is my summary;
>
> 1. If we, the residents do not support the current build design, Mr. Morelli will build the current design regardless,
> 2. If we, the residents do not support the current build design, Mr. Morelli will change the building occupancy type,
> 3. If we, the residents do not support the current build design, Mr. Morelli will withdraw

the $600,000.00 for community improvements, which was suggested would be used to add an east turning lane for Northbound Kipling instead of improvements to the library and Kipling Parkette.

4. We the residents, want a development that is compatible and harmonious with homes in the vicinity. A 12-storey building next to single family bungalows and 2 storey homes is neither compatible nor harmonious.
5. Mr. Morelli made it very clear, that there is no further discussion to be had in regards to the current design proposal.

What if anything has changed?

There will be two attendees from this address.

Respectfully,
Michael Horner
[redacted] McKenzie Street,
Woodbridge, ON
L4L 2E4
[redacted]

Special Committee of the Whole Report

DATE: Tuesday, June 22, 2021 **WARD(S):** ALL

TITLE: CONSIDERATION OF A CORPORATE STRUCTURE REVIEW

FROM:
Jim Harnum, City Manager

ACTION: FOR INFORMATION

Purpose

To provide the Committee of the Whole with an overview of the process which will be undertaken to conduct a corporate structure review.

Report Highlights

- On April 20, 2021, Council directed the City Manager to undertake a review of the corporate structure.
- This report provides an overview of the process to be undertaken to conduct the corporate structure review.
- The review will be guided by key principles including:
    - continued alignment to strategic directions and objectives;
    - clarity of roles and responsibilities;
    - adherence to legislative and operational mandates;
    - good governance and accountability;
    - optimization of staffing and resource allocations;
    - a citizen-centric focus with dedication to service excellence and service delivery.
- Following the review, a report will be provided to Council in Q4 2021.

Recommendation

1. That the Consideration of a Corporate Structure Review report be received.

Background

An organizational structure aligns and integrates the corporation's mandate and strategic directions with its people, processes, systems and technologies in order to meet its objectives and provide value to its stakeholders. From time-to-time a review of the organizational structure is prudent and a form of good governance to ensure continued alignment and to allow for modifications as required to continue to position the organization for success. An effective organizational structure provides the foundation for clarity in roles and responsibilities, accountabilities, and allocation of resources.

On April 20, 2021, Council provided direction to the City Manager to proceed with considering a corporate structure review. As directed by Council, the City Manager is now providing the Committee of the Whole with an overview of the process to conduct the corporate structure review.

The review will be guided by key principles including:

- continued alignment to strategic directions and objectives;
- clarity of roles and responsibilities;
- adherence to legislative and operational mandates;
- good governance and accountability;
- optimization of staffing and resource allocations;
- a citizen-centric focus with dedication to service excellence and service delivery.

Following the review, a final report will be provided to Council in Q4 2021.

Previous Reports/Authority

- CONSIDERATION OF A CORPORATE STRUCTURE REVIEW
  extract from Council meeting Minutes of April 20, 2021.

Analysis

As a form of continuous improvement and good governance, the City of Vaughan is taking this opportunity to conduct a review of its corporate structure. While it is guided by its term of Council priorities and its commitment to service excellence the City of Vaughan continues to grow as a City of Choice and an Employer of Choice.

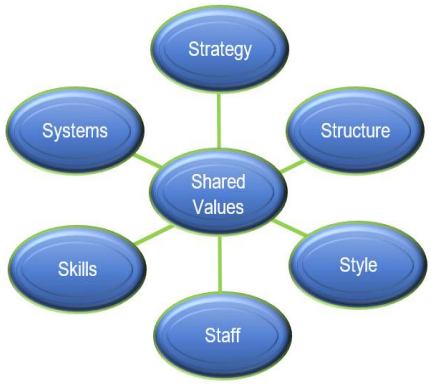
The purpose of this Corporate Structure Review is to ensure the achievement of the City's strategic directions and make any necessary recommendations to change the current structure to enhance the City's ability to meet future opportunities and challenges.

The corporate structure review is intended to confirm and validate current structures that are working well, and identify areas that require modification, if applicable. Through this corporate structure review, we can ensure that the City will continue to provide its

citizens with effective and efficient service delivery and value for their property tax dollar.

Approach

The corporate structure review will include an inclusive and consultative process to engage key stakeholders and collect information and ideas on organizational structure and design opportunities. In addition, the process will utilize the Seven-S Model for organizational structure and design considerations including the assessment of how the corporate structure enables the achievement of the City's strategic directions, how our shared values are reflected in our approach, and what systems, staffing and skills are needed for the future in order to continue to achieve success and ensure service excellence.



Based on McKinsey & Company. Seven-S Model for Organizational Design

Key features of the approach to be undertaken include:

- The review process will engage appropriate stakeholders and inputs for consideration.
- The process will include a jurisdictional comparison of other similar sized municipalities.
- The review will include various analyses to assess current and future requirements including a SWOT analysis (Strengths, Weaknesses, Opportunities and Threats), a SWAB analysis (Strengths, Weaknesses, Alternatives and Best Practices), and a Gap analysis to assess services and resources.
- If the review results in recommendations for substantial changes, a third-party review by an external consultant will be considered to validate final decisions, where necessary.
- The review will result in a final report to Council in Q4 2021.

Principles to Guide the Review

Any recommendations for changes and/or modifications resulting from the corporate structure review will be guided by the following key principles:

- ensure that the organization continues to be positioned to meet the objectives of the 2018- 2022 Term of Council Service Excellence Strategic Plan, while positioning it for the future;

- ensure good governance, accountabilities, transparency and appropriate reporting relationships are supported;
- ensure clarity of functions, roles and responsibilities while also fostering cross-departmental collaboration and streamlined services;
- address any current or anticipated future gaps in service delivery, where applicable;
- ensure adherence to legislative requirements, operational mandates, and standards, where required;
- allow for the provision of best services in designing an organizational structure that enables work to be performed at the right level, with the right resources;
- optimize functional models with a citizen-centric focus / approach and dedication to service excellence and quality service delivery;
- optimize staffing and resource allocations and be cost neutral and within approved budget.

Key Timelines

May/June 2021	Initial input from Mayor and Members of Council regarding the process to be undertaken.
June 22, 2021	Report to Council on process to be undertaken
July/Aug 2021	Conduct consultations, research, gap analysis and jurisdictional comparators
Oct 2021	Final Report to Council

Financial Impact

Not Applicable

Broader Regional Impacts/Considerations

Not Applicable

Conclusion

This report provides an overview of the process to be undertaken to conduct a corporate structure review.

A corporate structure review provides the opportunity to assess current and future requirements and provide the Mayor and Members of Council, City Staff and most importantly our residents the confidence that the corporation is being managed and operated in the most efficient and cost effective manner.

For more information, please contact Jim Harnum, City Manager.

Prepared by

Christine Gianino, Chief Human Resources Officer ext. 8331
Kathy Kestides, Director, Office of Transformation and Strategy ext. 8412

Approved by

Jim Harnum, City Manager

Reviewed by

Nick Spensieri
Deputy City Manager
Infrastructure Development

Michael Coroneos
Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer

Nadia Paladino
for Zoran Postic,
Deputy City Manager, Public Works

Gus Michaels
Acting Deputy City Manager,
Community Services

Wendy Law
Deputy City Manager, Administrative Services & City Solicitor

Haiqing Xu
Deputy City Manager, Planning and Growth Management