

**Communication : C 6
Committee of the Whole (Public Meeting)
September 13, 2022
Agenda Item # 1**

September 7, 2022

Development Planning Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Attn: Committee of the Whole

**RE: Committee of the Whole (Public Meeting) Tuesday, September 13, 2022
Avenue 7 Developments Ltd. Official Plan Amendment OP.22.008, Zoning By-Law Amendment
Z.22.015, Draft Plan of Subdivision 19T-22V002 at 2267 Highway 7 and 7700 Keele Street
(southwest corner of Highway 7 and Keele Street)**

My brother's family and I are the owners of the 6-acre lands at [REDACTED] Keele St, and [REDACTED] HWY. 7, kitty corner to the lands subject to the above noted application. Based on our preliminary review of the Official Plan and Zoning Applications for Avenue 7 Developments Ltd.'s land, we object to the proposed development as the heights and density could prejudice our site from obtaining greater heights and density.

The applicants are applying for approximately 7.5 times coverage and 60 story buildings. On April 1, 2021 we became aware by scrolling the internet that an MZO was passed on our property and the adjoining 10 acre parcel to the east of our property on March 5, 2021. We were not aware, nor were we consulted regarding this MZO. We then got a copy of the MZO and found that our property was limited to 30 stories and 4 times coverage, and a third of our coverage had to be commercial, while the property to the east of us received zoning of 40 stories and 7.2 times coverage, and no commercial requirement. The imbalance of the density on the two corners and on the 10-acre parcel to our east is poor planning and makes no sense. We believe this imbalance should be remedied and wish to protect future increased density on our site.

We submit these comments for consideration by the Committee and respectfully reserve the right to provide additional comments throughout this application process. Please ensure that we are notified of any hearings related to this application. Should you have any questions, please contact the undersigned.

Thanks,

Herb Frieberg

[REDACTED]
562445 Ontario Limited and 562444 Ontario Limited