

Feb. 7th, 2022

Dear Mayor Bevilacqua, Vaughan Councilors and City of Vaughan Staff,

SUBJECT: ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819
ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26 AND 32
HAWMAN AVENUE FILES: OP.18.008 AND Z.18.01
February 8, 2022 - Committee of the Whole Closed Meeting

We kindly request that Council oppose the proposed amendment of the existing Low-Rise Residential Zoning Designation to Mid-Rise Residential on the two lots, 5217 & 5225 HWY #7. We request that Vaughan Council instruct staff to retain a lawyer and a planner to defend this opposition at the scheduled Ontario Land Tribunal.

June 22nd, 2021

Resident Petition Opposing Proposed Amendment Presented to Council

- signed by 263 residents representing 72% of low-density landlocked community
- all of the adjacent residents and 91% of those on McKenzie Street & Hawman Avenue

June 25, 2009

OMB Supported the Low-Rise Residential Zoning

Our community retained a lawyer and a planner to protect our stable low-density neighbourhood from unfair intensification. Several experienced lawyers and accredited planners participated in the hearing representing Vaughan, York Region, Ontario, WWA (Residents), and the Appellant.

OMB Madame Chair S.J. Sutherland Stated in the Memorandum of Oral Decision:

“The Board heard unchallenged expert land use planning evidence in support of the application, as amended by the settlement agreement, from Mauro Peverini, on behalf of the City and Rosemary Humphries, on Behalf of the Applicant/Appellant”

“the adjustment of the boundary line for OPA 661, as represented in the settlement, helps protect the character of the well maintained neighbourhood, the proposed development borders, and represents good planning”

“the settlement is in the public interest”

Settlement highlights which were subsequently embedded in the Vaughan Official Plan 2010, and which influenced local residents to vote 60% in favour of the settlement:

- low density residential boundary line to be repositioned
- Petro Canada property maximum height 6-storeys
- 5225 HWY 7 maximum height 4-storeys

- 5217 HWY #7 no intensification
- McKenzie Street removed from regional intensification corridor

Kipling Avenue & HWY #7

There have been no changes to the south side of HWY #7 east of Kipling Avenue to justify an amendment to the existing Low-Rise Residential Zoning.

- HWY 7 has not been widened, on this section of HWY #7
 - no rapid transit lanes on this section of HWY #7
 - no transit on Kipling Avenue– Kipling Avenue & HWY #7 intersection continues to be a small awkwardly configured intersection
 - intersection is on a crest of a hill
 - Kipling Avenue south is a dead end and does not extend to Steeles Avenue
- Over the years the only change has been increased traffic creating a bottleneck at this intersection which hampers emergency vehicles from navigating through.

Vaughan Mid-Rise Residential Guidelines

- proposed development (12-storeys, 166 units, 192 parking spots) is neither harmonious nor consistent with the surrounding neighbourhood
- acceptable transition or step back planning principals from the 4 adjacent properties have not been fully implemented
- the proposed building is not at an intersection but mid-block
- nowhere in Vaughan is there a 12-storey building 9 meters from a bungalow along HWY #7

Intensification Developments in our Neighbourhood

- our community is not NIMBY as we have done our part to facilitate intensification.
- an existing 12-storey condo at the southwest corner
- stacked townhomes on the west of the condo
- stacked townhouse development approved further south off Kipling Avenue
- two condos have been approved at HWY #7 and Lansdowne Avenue (northeast corner)

Please we ask that you oppose the proposed amendment to the Low-Rise Residential Zoning.

Do what is in the best interest of our community!

Respectively,

Frank Commisso
 ■ Graceview Court
 Woodbridge, ON.
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