

C24
COMMUNICATION
COUNCIL – FEBRUARY 15, 2022
CW (Closed) - Report No. 7, Item 2

To City Councillors:

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 HWY7. 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 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 & Hawman

June 25, 2009 OMB Supported the Low-Rise Residential Zoning

Our community had to retain a lawyer and a planner to protect our stable low density neighbourhood from unfair intensification. A number of experienced lawyers and accredited planners participated in the hearing representing Vaughan, York Region, Ontario, WWHA (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 re-positioned
- 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

Vaughan Mid-Rise Residential Guidelines

- proposed development (12 storeys, 166 units, 192 parking spots) is not harmonious and 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.

- No where in Vaughan is there a 12-storey building 9 meters from a bungalow along HWY 7.

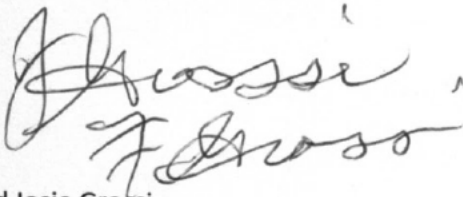
Intensification Developments in our Neighbourhood

- Our community is not NIMPY as we have done our part to facilitate intensification.
- a condo at the southwest corner - stacked townhomes on the west of the condo
- Stacked townhouse development approved further south off Kipling
- two condos have been approved at HWY 7 and Lansdowne.

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 long time residents and voters of this community,

Handwritten signatures of Frank and Josie Grossi. The signature 'Frank' is written in a cursive style, and 'Josie' is written below it, also in cursive.

Frank and Josie Grossi

Lawman Avenue