

Committee of Whole (Public Hearing) June 4, 2019
Official Plan Amendment File OP.18.008
Zoning By-Law Amendment File Z.18.013
Applicant: 919819 Ontario Ltd. /1891445 Ontario Ltd. Inc.
Ward 2 – Vicinity of Kipling Avenue and Regional Road 7

Good evening Chair, Honorable Mayor and Members of Council,

My name is Margaret Le Coche; I live at [REDACTED] Hawman Avenue. I strongly oppose the official amendment and zoning by-law amendment that 919819 Ontario Ltd. is proposing, and strongly believe that the majority of the families residing in the area of Kipling Avenue, south of Highway 7 share the same opposition.

We purchased our home on Hawman Ave in the year 2000 and immediately fell in love with the community, the tree lined streets; how each home has its' own unique character and our safe, quiet street. During the years we have seen many changes to our neighborhood, some of the older homes were torn down and rebuilt and many were renovated....but each had something in common; each and every new development or addition followed the bylaws a set out by the city. Each new home respected and reinforced the physical characters of the current homes in the area adding beauty and charm. We are not anti-development but we want reasonable, safe development that coincides with the existing development in the area.

The Vaughan Official Plan 2010 recognizes our neighbourhood within Woodbridge as being a "Community Area". It characterizes these Community Areas as being predominantly low-rise residential housing, and that they provide access to the City's natural heritage and open spaces.

The proposed development application from 919819 Ontario Ltd. would replace existing one-storey detached residential homes with a 16-storey building; this does not conform with the surrounding one and two-storey detached residential homes and does not adhere to the policies.

As indicated in Vaughan's New Official Plan 2010, it is Council's vision: "that any new development in Community Areas with existing development be limited and designed to respect and reinforce the existing physical character and the surrounding area, paying particular attention to the following elements:

- a) the local pattern of lots, streets and blocks;
- b) the size and configuration of lots;
- c) the building type of nearby residential properties;

- d) the heights and scale of nearby residential properties;
- e) the setback of buildings from the street; and
- f) the pattern of rear and side-yard setbacks.”¹

It is evident that none of the above conditions are being met in the proposed application.

The height, size and density of this proposed 16-storey condo development is not appropriate nor compatible with the surrounding environment given the fact that there are 1 and 2-storey detached homes adjacent and neighboring it. This proposed development does not respect nor support the physical character of our well established neighborhood.

It is understood that developers are permitted to submit any application to the City for proposed development. It is then up to the City Planning Department and City Council to do what is right and just for the neighborhood. It is not just about intensification, it is about proper planning; it is about sustaining our neighborhood for years to come. It is about listening to and respecting the voices of the residents of the area who are requesting to participate in the decision-making that is affecting our neighborhood; for we are the ones who have to live with these developments each and every day.

We implore Council and City staff to listen to the residents of the area and ensure that if these lands are to be developed that the development conforms, respects and reinforces the existing physical character of our neighborhood.

Thank you,