

It is respectfully submitted that the land use designation for properties southeast of Kipling Avenue and Highway 7 should remain Low Rise Residential. This is consistent with the Provincial Policy Statement and Growth Plan, which direct local planning authorities to identify and promote intensification in appropriate areas in their communities, and with the York Region and Vaughan Official Plans, which both recognize the importance of maintaining the character and integrity of local communities.

Local planning authorities understand local conditions and thus are in the best position to balance the dual emphasis of intensification on the one hand and maintaining the character of their well-established communities on the other. Quoting from the York Region Official Plan in the section describing intensification policies for Regional Corridors such as Highway 7:

“These policies encourage redevelopment in appropriate areas, while maintaining the character and integrity of areas where little change is expected, thereby supporting and strengthening local community character.”

The City of Vaughan undertook an ambitious three-year project to create a new Official Plan. The Plan was adopted in 2010 and has been approved in part by the OMB.

The primary objectives of the Vaughan Official Plan include identifying intensification areas as the primary locations for accommodating intensification and ensuring the character of established communities is maintained.

Schedule 13 of the Vaughan Official Plan shows land use designations for properties in Vaughan. The Subject Lands and surrounding properties

southeast of Kipling Avenue and Highway 7 have been designated as Low Rise Residential.

Please consider the following:

First, in a planning staff report that reviewed and outlined criteria as to what lands should be included within the boundary area of OPA 661 and redesignated for intensification, it was written, and I quote:

“Properties located on local streets internal to the neighbourhood...should not become the subject of development pressure.”

Hawman Avenue is a local street internal to the neighbourhood.

The second consideration is that it is not an oversight that the southeast area of Kipling and 7 is not designated for intensification. Council made its decision in 2008 after careful consideration, and post the introduction of the Provincial Policy Statement in 2005 and the provincial Growth Plan in 2006. At the time, Council had agreed to modifications to OPA 661. Quoting from the minutes of a June 3, 2008 special council meeting:

“The properties further to the east fronting McKenzie Street are excluded from the new designation owing principally to the difficult and unsafe access afforded by the intersection of McKenzie Street with Highway 7...”

Another quote from the special council meeting:

"The properties located further south and east of Kipling are part of a stable residential neighbourhood which has been experiencing renovation and new replacement and therefore should be maintained."

A third consideration is that Schedule 14-B and area specific plan 12.10 of the Vaughan Official Plan show that the Kipling and 7 intersection is subject to an area specific plan. The southeast area is not identified by Council as an intensification area, except the Petro Canada property at the corner. Area specific plan 12.10 was approved by the OMB.

Finally, according to the Vaughan Official Plan, any future amendments must be consistent with the primary objectives of the Plan. It is respectfully submitted that passing an amendment to the Official Plan to allow the proposed development is not consistent with the primary objective of ensuring the character of established communities is maintained. Vaughan Council recognized this in 2008 and again when it adopted the Official Plan.

Specific to this proposed development application, the introduction of a new street perpendicular to both Highway 7 and Hawman Avenue to support a 16-storey residential tower will change the safe and stable character of our well-established community forever.

Thank you for listening.