

Communication : C 59  
Committee of the Whole (2)  
May 12, 2021  
Agenda Item # 5

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**Sent:** Sunday, May 09, 2021 6:27 PM  
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**Subject:** [External] City of Vaughan Committee of the Whole Meeting May 12, 2021; Agenda Item No. 5 -- Highway 7 and Kipling Avenue (and Hawman Avenue)

Good afternoon,

I am writing to oppose the applications by 919819 Ontario Ltd. and 1891445 Ontario Ltd. to amend the Official Plan and Zoning By-Law in relation to 5217 and 5225 Highway 7 and 26 and 32 Hawman Avenue.

I am disappointed that City Staff appears to support the applications, despite the strong, consistent and meaningful opposition from the Community.

I live on Veneto Drive, which is south of the subject property in this land-locked community. I have read some of the other submissions by members of the Community who oppose the development and the applications, and I agree with and support their comments and objections. I also object to the proposed development for the reasons that were expressed by a number of residents who attended the Committee of the Whole public meeting on June 4, 2019, as well as the following:

1. The re-designation of the subject lands is NOT in line with the applicable legislation or the existing low density residential neighbourhood. There should be no amendments to the existing height requirements, property lines, or density designations.
2. The height of the proposed building does not conform with the angular plane requirements.
3. The height and density of the proposed building does not fit with the existing character of the surrounding low density residential homes neighbourhood.
4. I strongly oppose any traffic access to the subject property from Hawman Avenue or Kipling Avenue, especially given there is no other way residents who live south of Highway 7 can exit the community. The fact a current traffic study found there would be little impact to traffic at Kipling Avenue and Highway 7 is not a surprise given that most of the residents are working from home due to Covid19. The situation will be much different once residents begin driving to work, and any access from the subject lands onto Kipling Avenue will create significant congestion.

The Staff Report sets out all of the various amendments that would have to be approved if the proposed development proceeds. This fact, in and of itself, is telling. The fact so many amendments are required is an indication of how unsuitable this development is for the proposed location, and it should not be permitted.

The intersection of Highway 7 and Kipling Avenue appears for some reason to be a "magnet" for developers. It is a minor intersection which leads south into a land-locked low-rise residential community with no through access to Steeles Avenue and only one exit. The City should take a stand and should stop developments, like the current proposal, which do not fit the existing character of the existing low density residential neighbourhood.

I respectfully ask that the City reject the proposed applications.

Drazen Bulat