
From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Monday, May 10, 2021 9:17 AM
To: Clerks@vaughan.ca
Subject: FW: [External] Official Plan Amendment File OP.18.008. Committee of the Whole May 12, 2021

Please see below

From: Ron Moro <[REDACTED]>
Sent: May-05-21 9:14 PM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; [REDACTED]; Jackson, Linda <Linda.Jackson@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; michaeltibolloCO@pc.ola.org
Subject: [External] Official Plan Amendment File OP.18.008. Committee of the Whole May 12, 2021

We oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by 919819 Ontario Ltd. and 1891445 Ontario Ltd. based upon;

1) Oppose re-designating the north portion of the subject lands is not consistent with Places To Grow, specifically "do not disrupt existing low density residential neighborhood".

The proposal should be within the existing property lines of 5217 and 5225 Hwy #7, there should be no amendments to existing property lines to accommodate this proposal.

2) Oppose the City of Vaughan accepting a payment of \$578,000.00 in return for an increase in the permitted building height and density. This is outrageous. Where does the Places to Grow Act encourage municipalities to accept a meagre payment for increased height and density resulting in great profit for the developer?

We would rather demand dedicated parkland on this property.

3) Oppose height as it does not conform to the Places to Grow Act good planning of the 45 degree angular plane.

4) Oppose temporary full movement access from Hawman Ave or a full movement access from Kipling Ave.

As you may recall, the building at the southwest corner of Hwy #7 and Kipling has full access on Kipling because York Region vetoed the original in and out access on HWY #7 because it was on a transit stop.

5) Oppose that this proposal is not at an intersection, but rather on the crest of a dangerous portion of HWY #7 with no north-south, east-west traffic possibility.

In conclusion, this proposal is based upon a developer's attempt, including with financial payment, to convince the City and Region that the two properties addressed on Hwy #7, which are not at an intersection, justify consideration under The Places to Grow. If anything, their proposal should entirely be on the two HWY #7 properties not on the existing Hawman Ave. or Kipling Ave. property. The public clearly sees this is a mockery of The Places to Grow Act and would be a disruption to the existing low density residential neighborhood, in particular, to the immediately surrounding homes.

Our neighborhood has allowed substantial developments under The Places to Grow Act, we expect the City, the Region, and the Province to send a strong opposition to this ridiculous proposal.

**Ron Moro
■ Tasha Court**