

Communication : C 70
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>
Sent: Monday, May 10, 2021 4:13 PM
To: Clerks@vaughan.ca
Subject: FW: [External] Overdevelopment with oversized buildings in residential areas for rich builders willing to pay

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1



To subscribe to my E-Newsletter click [here](#).

From: [REDACTED]
Sent: Monday, May 10, 2021 2:27 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>;

michaeltibolloCO@pc.ola.org; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>

Subject: [External] Overdevelopment with oversized buildings in residential areas for rich builders willing to pay

How many times will our neighbourhood be abandoned by our politicians who continue to allow for variances that benefit builders and penalize residents? It is hard not to become cynical. Are the zoning guidelines optional for rich builders – pay and proceed as you wish? Very disappointing as a concerned citizen.

We oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by 919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following:

1. First and foremost, oppose re-designating the north portion of the subject lands **is not in line** with Places To Grow Act. It explicitly says: "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 height as it does not conform to the Places to Grow Act good planning of the 45-degree angular plane.
3. Oppose temporary full movement access from Hawman Ave or a full movement access from Kipling Ave.
4. 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.
5. Oppose this proposal as it is not on a major hub, no throughway to Steeles. There is no public transit travelling south on Kipling, as such, this high-density development has no public transit.
6. Oppose this proposal as we do not want Hawman Ave. to become another parking lot like Coles Ave has become as a result of the development on the s/w corner of Kipling & Hwy #7 despite 2 no parking signs.
7. 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 unacceptable. Where does the Places to Grow Act encourage municipalities to accept payments such as this that will only result in more profit to the developer?

This developer's proposal and the financial payment are an attempt, 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 Act. This behaviour needs to stop! It needs to start somewhere. Government needs to steer developers to develop the more expensive lands that are already zoned for large development, encourage them to develop commercial spaces that are already built on and expand upwards more than just one storey. There are extensive blocks of one level industrial commercial spaces across HWY 7 that should be re-evaluated for multi mid-high-rise development, **not 5217 & 5225 Hwy #7!**

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 preposterous proposal!

Regards,

Lynn Amanda and Tony Di Iorio
[REDACTED] Dalmato Court
Woodbridge, ON [REDACTED]