

Communication : C 82
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

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Sent: May-11-21 10:25 AM
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Cc: [REDACTED]
Subject: [External] Hwy 7 and Kipling - Our community needs to be protected Opposing OPA/and or Zoning Amendments

Hello Councillors and City Staff and members of Parliament.

Our community at Hwy 7 and Kipling has seen a significant number of proposals to intensification , with one street to in and out of this area it already represents issues , our kids are crossing Hwy 7 & to go to school everyday and before COVID there was significant traffic to cross Hw7# during rush hours, intensifying that area t would kill our quiet district and take away what we have accomplish as a a community.

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.18.113 based on the following:

1. We oppose redesigning the north portion of the subject lands, is not in line with places to Grow Act and it explicit says " do not disrupt existing low density residential neighborhood", the proposal should be within the property lines of 5217 and 5225 Hwy #7.
2. We oppose the height as it does not conform to the places to Grow Act, good planning of the 45 degree angular plane.
3. We oppose temporary movement access from Hawman Ave or full movement access from Kipling - this is already a high traffic area and this will only add to the problem.
4. We oppose that this proposal is not an intersection but rather on the crest of a dangerous portion of Hwy& with not north-south, east-west traffic possibility.
5. We oppose that this proposal is not a major hub, no throughways to Steeles, There is no public transit traveling south on Kipling as such this high density development has no public transit.
6. We oppose this proposal as we do not want Hawman Ave to become another parking lot likes Coles Ave has become as a result of the development on the S/w corner of Kipling & Hwy& despite 2 no parking signs.
7. We 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 disruptions to our neighborhood and profits to a developer.

This developer's proposal and the financial payment are an attempt to convince the City and Region that the 2 properties addressed on HWY7, which are not at an intersection, justify consideration under the places do Grown Act. This behavior needs to stop where density is not needed and to start somewhere when grown will benefit a neighborhood. Government needs to steer developers to develop the more expensive lands that are already zoned for larger developments encourage them to develop commercial spaces that are already built on and expand upwards more than just one storey. There are expensive blocks of one level industrial commercial spaces across HWY7 that should the reevaluated for multi high rise developments, **NOT 5217 and 5225 HWY7.**

Our neighborhood has allowed substantial developments under the Places to Gown Act, we expect the City , the region and the Province to send a strong message opposition to this preposterous proposal and to protect our neighborhood

With Regards
Elisangela & Leandro Barroso