

Dear Vaughan Council,

May 11, 2021

Subject line: Opposition for the proposed 12-storey building on Hawman Avenue.

We still 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. Oppose re-designating the north portion of the subject lands that **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 because of the development on the S/W corner of Kipling & Hwy #7 despite 2 no parking signs.

This developer's proposal is unacceptable and should, in no way, convince the City and Region that the two properties referenced on Hwy #7, which are not at an intersection, be considered under *The Places to Grow Act*. 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 neighbourhood has grown exponentially since these lands were zoned. It is unfair that developers have been allowed to side-step technicalities and negatively impact the integrity of neighbourhoods, for personal gain. Our community has one-way in and one-way out from Hwy #7. **Who might claim the blame for individuals that lose their life because of emergency vehicles that cannot access roads**, due to the heavy congestion that will surely overtake the existing infrastructure; something that we referenced in our previous letter to Council (e.g., Ford Fest)? As voters, we expect our voices to be heard by Council and deserve to have our concerns considered and addressed. Vaughan must not be allowed to be governed by greedy developers, but rather, by respected and elected representatives.

Please be our advocates! We are counting on you to support and act on our concerns. We know you are up to this. Please be the positive force we need to protect our community.

Kind regards,

Giampaolo and Linda Vascotto
■ Angelina Avenue