Attachment 7

919819 ONTARIO LTD.
AND 1891445 ONTARIO LTD.
OFFICIAL PLAN AMENDMENT FILE OP.18.008
ZONING BY-LAW AMENDMENT FILE Z.18.013
5217 AND 5225 HIGHWAY 7
AND 26 AND 32 HAWMAN AVENUE
VICINITY OF HIGHWAY 7 AND KIPLING AVENUE

Communications C57-C87 and C99-C100
Received at the May 12, 2021,
Committee of the Whole (2) meeting

Communication : C 57
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: DeFrancesca, Rosanna <Rosanna DeFrancesca@vaughan ca>
Sent: Monday, May 10, 2021 3:25 PM
To: Clerks@vaughan ca
Subject: FW: [External] STOP INTENSIFICATION IN OUR NEIGHBOURHOOD

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: Anna Morrone <[redacted]
Sent: Monday, May 10, 2021 11:04 AM
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>; Iafrate, Marilyn Iafrate@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>; michaeltibollo@pc ola org; Porukova, Nadia <Nadia Porukova@vaughan ca>; Saadi Nejad, Samar <Samar SaadiNejad@vaughan ca>
Subject: [External] STOP INTENSIFICATION IN OUR NEIGHBOURHOOD

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!

ReplyReply allForward

Communication : C 58
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>
Sent: Monday, May 10, 2021 3:27 PM
To: Clerks@vaughan.ca
Subject: FW: [External] One 12 storey building with a temporary exit on Hawman Avenue and eventual exit on Kipling Avenue

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: Saveria Tornabene <[redacted]>
Sent: Monday, May 10, 2021 10:24 AM
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>; Iafrate, Marilyn <Marilyn.Iafrate@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] One 12 storey building with a temporary exit on Hawman Avenue and eventual exit on Kipling Avenue

Councillors and Mayor of Vaughan,

Enough is enough. Our little neighbourhood with no through street on Kipling to Steeles cannot take another 12 story condo building.
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!

Let us not forget the chaos that occurred two years ago when Ford Nation had their annual BBQ at the Veneto Centre and the residents of Kipling, Veneto, Hawman, Sara, and Angelina had no way of getting to our homes due to the backlog of traffic. This development will worsen the situation and must be stopped.

Thank you.

Saveria and Charles Tornabene.

[redacted] Veneto Drive, Woodbridge, Ontario

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

From: Drazen [redacted]
Sent: Sunday, May 09, 2021 6:27 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>; Iafrate, Marilyn <Marilyn.Iafrate@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>; Clerks@vaughan.ca
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

Communication : C 60
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Monday, May 10, 2021 9:11 AM
To: Clerks@vaughan.ca
Subject: FW: [External] Stop the Inappropriate intensification at Kipling and Hwy 7 - It is Unsafe - Do Not Turn Your Backs on the Residents

Please see below

From: Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Sent: May-10-21 8:53 AM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: FW: [External] Stop the Inappropriate intensification at Kipling and Hwy 7 - It is Unsafe - Do Not Turn Your Backs on the Residents

FYI

From: Maria & Enrico D'Amico <[redacted]>
Sent: May-08-21 11:18 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>; Iafrate, Marilyn <Marilyn.Iafrate@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] Stop the Inappropriate intensification at Kipling and Hwy 7 - It is Unsafe - Do Not Turn Your Backs on the Residents

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!

Sincerely, from the 4 legal voters who reside at [redacted] Veneto Drive

Enrico D'Amico
Maria D'Amico
John D'Amico
Matteo D'Amico

Communication : C 61
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Monday, May 10, 2021 9:11 AM
To: Clerks@vaughan.ca
Subject: FW: [External] SUPPORT YOUR RESIDENTS AND NOT THE DEVELOPERS

Please see below

From: Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Sent: May-10-21 8:53 AM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: FW: [External] SUPPORT YOUR RESIDENTS AND NOT THE DEVELOPERS

fyi

From: Roy Cetlin [redacted]
Sent: May-09-21 10:55 AM
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>; Iafrate, Marilyn <Marilyn.Iafrate@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] SUPPORT YOUR RESIDENTS AND NOT THE DEVELOPERS

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south on Kipling, as such, this high-density development has no public transit.

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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!

--

Roy Cetlin

[redacted] Woodbridge Avenue

[redacted]

Woodbridge, ON[redacted]

[redacted]

[redacted]

[redacted]

Communication : C 62
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Monday, May 10, 2021 9:12 AM
To: Clerks@vaughan.ca
Subject: FW: [External] Files OP.18.008 and Z.18.013

Please see below

From: Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Sent: May-10-21 8:52 AM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: FW: [External] Files OP.18.008 and Z.18.013

FYI

From: Cristina Morrone <[redacted]>
Sent: May-09-21 7:14 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>; Iafrate, Marilyn <Marilyn.Iafrate@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>
Subject: [External] Files OP.18.008 and Z.18.013

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:

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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**!

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Communication : C 63
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Monday, May 10, 2021 9:14 AM
To: Clerks@vaughan.ca
Subject: FW: [External] RE: Files OP.18.008 and Z.18.013

Please see below

From: Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Sent: May-10-21 8:51 AM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: FW: [External] RE: Files OP.18.008 and Z.18.013

FYI

From: tmorrone67 [redacted]>
Sent: May-09-21 7:16 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>; Iafrate, Marilyn <Marilyn.Iafrate@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>
Subject: [External] RE: Files OP.18.008 and Z.18.013

Sent from my Bell Samsung device over Canada's largest network.

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:

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Communication : C 64
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Monday, May 10, 2021 9:14 AM
To: Clerks@vaughan.ca
Subject: FW: [External] The Places to Grow Act. This behaviour needs to stop!

Please see below

From: Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Sent: May-10-21 8:51 AM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: FW: [External] The Places to Grow Act. This behaviour needs to stop!

FYI

From: Arthur Pereira [redacted]
Sent: May-09-21 9:34 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@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>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>
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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 anattempt, to convince the City and Region that the two properties addressed on Hwy #7, <u>which are not at an intersection</u>, justify consideration under The Places to Grow Act. This behaviourneeds to <u>stop</u>! 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!

Thank for taking the time to read this and doing the right think for our neighborhood.

Arthur Pereira
[redacted] Sara Street
Woodbridge
Sent from my iPhone

Communication : C 65
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Monday, May 10, 2021 9:14 AM
To: Clerks@vaughan.ca
Subject: FW: Disappointed with council and there Zoning

Please see below

From: Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Sent: May-10-21 8:51 AM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: FW: Disappointed with council and there Zoning

FYI

From: Tony Morrone <[redacted]>
Sent: May-10-21 7:13 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; michaeltibolloCO@pc.ola.org; Ferri, Mario <Mario.Ferri@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>
Subject: [External] RE: Disappointed with council and there Zoning

Tony Morrone | Engineering Manager | P: 416-749-1698 x.635 | M: [redacted] |

From: Tony Morrone
Sent: Monday, May 10, 2021 7:09 AM
To: maurizio.bevilacqua@vaughan.ca mario.ferri@vaughan.ca gino.rosati@vaughan.ca; linda.jackson@vaughan.ca marilyn.iafrate@vaughan.ca tony.carella@vaughan.ca; sandra.racco@vaughan.ca alan.shefman@vaughan.ca rosanna.defrancesca@vaughan.ca;

michaeltibolloCO@pc.ola.org nadia.porukova@vaughan.ca samar.saadinejad@vaughan.ca

Subject: Disappointed with council and there Zoning

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!

Tony Morrone
Engineering Manager

Focused Expertise. Benchmark Performance.
StackTeck Systems Ltd.
1 Paget Road
Brampton, Ontario
L6T 5S2, Canada
Office: 416 749 1698 x. 635
Fax: 416 749 2795

Web: http://www.stackteck.com

Communication : C 66
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Monday, May 10, 2021 9:15 AM
To: Clerks@vaughan.ca
Subject: FW: INAPPROPRIATE INTENSIFICATION IN OUR DISTINCT QUIET NEIGHBOURHOOD!

Please see below

From: Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Sent: May-10-21 8:50 AM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: FW: INAPPROPRIATE INTENSIFICATION IN OUR DISTINCT QUIET NEIGHBOURHOOD!

FYI

From: [redacted]
Sent: May-10-21 8:48 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>
Cc: Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>
Subject: [External] INAPPROPRIATE INTENSIFICATION IN OUR DISTINCT QUIET NEIGHBOURHOOD!

To whom it may concern,

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.
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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,

Marco Capponi
Sent from Mail for Windows 10

Communication : C 67
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Monday, May 10, 2021 9:15 AM
To: Clerks@vaughan.ca
Subject: FW: [External] We need you to stand up for us once again like you did on June 4, 2019

Please see below

From: [redacted]
Sent: May-09-21 3:26 PM
To: Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@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>; Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: [External] We need you to stand up for us once again like you did on June 4, 2019

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, starting with all of you 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 miles of 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**! DID YOU KNOW YOU THAT THE PROPOSED BUILDING IS RIGHT NEXT DOOR TO A RESIDENTAIL HOME?

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!

Enzo Spizzirri

[redacted] Hawman Avenue

Communication : C 68
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Monday, May 10, 2021 9:16 AM
To: Clerks@vaughan.ca
Subject: FW: Files OP.18.008 and Z.18.013

Please see below

From: Janice Cooper [redacted]
Sent: May-09-21 12:26 PM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: [External] Files OP.18.008 and Z.18.013

Hello Eugene,

I am sending this asking that it be included and read in the meeting for May 12th, 2021 as I won't be on the zoom.

Why are you trying to continue pushing through the Hwy7/Hawman Ave/Mackenzie and when we can't have a proper in chambers meeting with you as there are a lot of us that don't know how to do things with computers. It's not an even playing field because of covid regulations. This is causing extra unnecessary pressure and stress to us. We are already dealing with being in lockdown with lots of different problems that we are forced to deal with and now this!!!!! How cruel can you be at this time!!

It was made very clear in the previous meetings that this project IS NOT suited or WANTED for this street and area. Even one of the council members stated that it was LANDLOCKED (and I think it might still be)and NOT proper for this property as it IS for RESIDENTIAL buildings and to take it somewhere else. I guess you have a SHORT MEMORY as to what you said! The number of cars that would be coming out on to Hawman from the HUGE numbers of people in this building would be horrific to our street and area that is at capacity already.

If this is to proceed the problems that would be coming are- the road that they say would only be temporary from Hwy 7 to Hawman WOULD become a permanent one as there wouldn't be a time for it to be closed (probably never). The number of equipment and vehicles that would be on the street while the building was done would make it very tight to go up and down the street safely. Our street is used for many different things because it is a dead end street. Some of the things that it's used for are- seniors walks, walking dogs, walking with little kids and strollers, wheelchairs, bikes, jogging, skateboards, and in the summer when there wasn't covid the kids would be out playing

games. Others also come down our QUIET street.

The numbers of people they want to stack on top of each other is not smart as this puts to many people in a small enclosed area. Has COVID TAUGHT YOU NOTHING about people vs space. There are more people now buying individual homes as they are trying to escape the high rises. Why don't they go with what works in a residential neighborhood and what would be more realistic.

Jack and Janice Cooper
[redacted]Hawman Avenue

Communication : C 69
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

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
[redacted] Tasha Court

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>; Iafrate, Marilyn <Marilyn.Iafrate@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 be 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]

Communication : C 71
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Ninetta Massarelli-Cucci [redacted]
Sent: Monday, May 10, 2021 12:07 PM
To: Rosati, Gino <Gino.Rosati@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Clerks@vaughan.ca; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@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] Opposition to Highway 7 & Kipling Development

I 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!

Sincerely,

Ninetta Massarelli

Communication : C 72
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Monday, May 10, 2021 12:32 PM
To: Clerks@vaughan.ca
Subject: FW: [External] Fwd: Reminder of the proposal your Committee rejected

Please see email below

From: Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Sent: May-10-21 12:14 PM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: FW: [External] Fwd: Reminder of the proposal your Committee rejected

FYI

From: Tamara Fontana <[redacted]>
Sent: May-10-21 12:04 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>; Iafrate, Marilyn <Marilyn.Iafrate@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] Fwd: Reminder of the proposal your Committee rejected

Dear Mayor and honourable Councillors,

As per our neighbours,
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!

Thank you for your attention,

Tamara Fontana

Communication : C 73
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>
Sent: Monday, May 10, 2021 4:25 PM
To: Clerks@vaughan.ca
Subject: FW: [External] Re: Where do we draw the line?!

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: Frank Commisso [redacted]
Sent: Monday, May 10, 2021 11:21 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@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] Re: Where do we draw the line?!

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!

Frank and Luz Maria Commisso

[redacted] Graceview COURT

Frank COMMISSO
Sales Representative
Right at Home Realty INC., Brokerage
[redacted]

fcommisso@trebnet.com
www.FrankKnowsRealEstate.com
Your Trusted Realtor since 1992..
...When it comes to Buying or Selling Real Estate....your Agent should be "FRANK"...
Sent from iCloud

Communication : C 74
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Monday, May 10, 2021 1:15 PM
To: Clerks@vaughan.ca
Subject: FW: [External] Strongly Oppose (email from 115 Angelina Avenue)

Please see email below

From: Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Sent: May-10-21 1:14 PM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: FW: [External] Strongly Oppose (email from 115 Angelina Avenue)

FYI

From: JOE SIMONETTA [redacted]
Sent: May-10-21 12:15 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Doug Ford <premier.correspondence@ontario.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@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] Strongly Oppose (email from [redacted] Angelina Avenue)

We oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by

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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!

*An electronic version of this email can be sent to you. Simply send your request to [redacted]

Communication : C 75
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Monday, May 10, 2021 1:15 PM
To: Clerks@vaughan.ca
Subject: FW: Hasn't Our Neighbourhood Had Enough!!!
Importance: High

Please see email below

From: Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Sent: May-10-21 1:14 PM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: FW: Hasn't Our Neighbourhood Had Enough!!!
Importance: High

FYI

From: Diana Boreanaz <[redacted]>
Sent: May-10-21 12:35 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; inda.jackson@vaughan.ca; Iafrate, Marilyn <Marilyn.Iafrate@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] Hasn't Our Neighbourhood Had Enough!!!
Importance: High

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.

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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!

Very Concerned Resident!

Diana Boreanaz

Communication : C 76
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: patrizia [redacted]
Sent: May-10-21 6:34 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>; Iafrate, Marilyn <Marilyn.Iafrate@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 <michaeltibolloCO@pc.ola.org>; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>
Subject: [External] Development Proposal at 5217 and 5225 Hwy #7

To whom it may concern,

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:

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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!

Thank you for your time,

Alex and Patrizia Cianfarani

Communication : C 77
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Jo Femia [redacted]
Sent: May-11-21 12:08 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; lindajackson@vaughan.ca; sandrarocco@vaughan.ca; michaeltibolloCO@pc.ola.ca; marioferri@vaughan.ca; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; gino.rossati@vaughan.ca; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>
Subject: [External] Not one more building at Kipling and 7

Signed Femia and Ciullo families. [redacted] Nadia Dr.
Sent from my iPhone

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:

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Communication : C 78
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Stefan [redacted]
Sent: May-11-21 7:55 AM
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>; Iafrate, Marilyn <Marilyn.Iafrate@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] New high-rise apartment development at Kipling and Hwy 7

I 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:

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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.

Stefan Starczewski

[redacted] Veneto Drive, Woodbridge, ON

Communication : C79
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Tina Morra [redacted]
Sent: Tuesday, May 11, 2021 11:32 AM
To: Clerks@vaughan.ca; Coles, Todd <Todd.Coles@vaughan.ca>
Subject: [External] FW: 5225 Highway 7

Good Afternoon Mayor Bevilacqua & Members of Council

My name is Tina Morra and I have been a resident of [redacted] Angelina Avenue for more than 25 years. The purpose of this email is to offer my support for the development applications submitted by 919819 Ontario Ltd. And 1891445 Ontario Ltd., for the lands at 5217 and 5225 Highway 7 & 26 and 32 Hawman Avenue. It is my opinion that the proposed development represents the appropriate and much needed evolution of the area and will provide an opportunity for myself and those in a similar stage of life to downsize for our current homes, but continue living in the neighbourhood. The owner has shown a willingness to work with our community to address the concerns that have been raised, particularly with respect to the funneling of cars onto local streets (Hawman Avenue) and I believe that the proposal before Council is a compromise that we can all be proud of. Our neighbourhood has many positive attributes, but is lacking in the variety of types of dwellings that are available. This development will help to improve that.

Thank you very much.

Tina Morra
The Travel Firm
888-871-3876-ext 225
905-264-9251

Communication : C 80
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Akawi, Maria [redacted]
Sent: May-11-21 10:32 AM
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>; Iafrate, Marilyn <Marilyn.Iafrate@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>
Cc: [redacted]
Subject: [External] [Newsletter/Marketing] Opposition to further development Highway 7 & Kipling Avenue Hub

Dear respected Mayor and City Councillors,,

Please stop this insanity. These proposals are devaluing of our neighbourhood and impacting the safety and security of all residents in the area.

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.
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   Oppose this proposal as it is not on a major hub, no throughway to Steeles. There is no public transit travelling south

5. 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.
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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!

Maria Akawi
[redacted]

Internal

Communication : C 81
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Gord Kirk [redacted]
Sent: May-11-21 10:30 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; michaeltibolloCO@pc.ola.org; Ferri, Mario <Mario.Ferri@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>
Subject: [External] Proposed Development at 5217 and 5225 Hwy #7

Good morning,

We understand that the developers have come back with a revised proposal for a 12-story building at the above mentioned site, with temporary access from Hawman Avenue and future access from Kipling Avenue.

We are opposed to this development, for a number of reasons, the first and foremost of which would be traffic congestion and safety.

- As you know, this neighbourhood has only one access point, at Kipling and Hwy 7, which is already quite busy.
- Hwy 7 narrows down in this area and is always lined-up with traffic at rush hours. The alignment and elevation changes make for poor visibility, and the awkward intersection with

McKenzie Street exacerbates the situation.

- The most recent townhouse development between Coles and Hwy 7 has added to the traffic congestion, with westbound traffic exiting via Kipling Avenue, plus continuous (illegal) on-street parking.
- No responsible traffic planner could approve an exit from the proposed development onto Kipling Avenue, given the proximity to the busy intersection as described above.

In the 19 months we have lived in this neighbourhood we have already witnessed three serious accidents at the intersection of Kipling and Hwy 7, and we don't want to see any more.

Please do the right thing and reject this latest development proposal. Let these properties remain as the suburban residential usage they were meant to be.

Respectfully yours,

Gordon Kirk
[redacted]Sara Street
Woodbridge ON
[redacted]

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

From: elisangela barroso [redacted]
Sent: May-11-21 10:25 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; michaeltibolloCO@pc.ola.org; Ferri, Mario <Mario.Ferri@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>; Porukova, Nadia <Nadia.Porukova@vaughan.ca>
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 became 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

Communication : C 83
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Joseph Tusa [redacted]
Sent: Tuesday, May 11, 2021 10:36 AM
To: Coles, Todd <Todd.Coles@vaughan.ca>
Subject: [External] First Avenue development at 5217 and 5225 Hwy 7

Hello Mayor Maurizio Bevilacqua and Members of Council

I am writing to you today to offer my endorsement for the proposed project by First Avenue Properties at 5217 and 5225 Hwy 7.
I am the resident of [redacted] Hawman Ave which is the property that is beside the proposed development. I had expressed my concerns to the owner as well as the City of Vaughan through a deposition last year. After listening to my concerns, the owner made changes to their proposal and worked with me to purchase the property which now allows the original proposed access from Hawman Ave. to be closed.
I feel that this access point was the main cause of concern for the residents of Hawman Ave. and with this change I feel that the proposed development is a comprehensive plan that is appropriate for the area and will not impact the residents on Hawman Ave.

Thank you
Joe Tusa

Communication : C 84
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Huma, Liviu [redacted]
Sent: May-11-21 9:55 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>
Subject: [External] [Newsletter/Marketing] My Opposition to 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

Dear Politicians and Public Servants,

I strongly 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!

Vasile Liviu Huma – [redacted] Angelina Ave, Woodbridge

Communication : C 85
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Paul C [redacted]
Sent: May-10-21 9:11 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; michaeltibolloCO@pc.ola.org; Ferri, Mario <Mario.Ferri@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>; Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: [External] Fw: 919819 Ontario Ltd. 1891445 Ontario Ltd. 5217 and5225 Hwy 7, 26, 32 Hawman File # op.18.008 and z.18.013

Dear members of City of Vaughan Council,

I am a resident o [redacted] Hawman Ave. in Woodbridge. I am writing to you to make you aware of my family's and many local residents' opposition to the proposed development on the south east side of Kipling and Hwy 7, a 16 story condo, the proposed temporary access from Hawman Ave and/or access to Kipling Ave on the east side of the road.

This proposed application which has been presented to the City of Vaughan for a 16 story condo to be built on the south east section of Highway 7 and Kipling (along McKenzie Street) will be located directly east of a Petro Canada gas station. I am writing to you to express my opposition and local residents opposition to this proposed development. A number of residents along Hawman Ave, McKenzie Street and in the southern section of Kipling Ave have met several times and are rallying against this development. We along with many of the residents in the area appeared before the hearing on June 4, 2019 and expressed our opposition to this and other proposed developments in the Kipling/Hwy 7 intersection. **Many of the council members present agreed with our position and expressed their opposition to such a development for this neighborhood with one council member siting that it could set a very unwanted precedent and that planning staff present at the meeting should really reconsider this proposal.**

One of the main issues of contention in addition to the building itself is the proposed north to south lane way/road the developer is proposing to be built on the condo property from McKenzie north, exiting south onto Hawman Ave. This would be an extremely egregious outcome for an otherwise quiet residential neighborhood.
Reasons for our opposition:

1. **Safety concerns of local residents** as a result of builder's proposed ingress and egress street from Mackenzie drive to Hawman ave. or proposed ingress/egress from Kipling Ave. My daughter has a disability (cerbral palsy) and uses a walker to walk along Hawman Ave. to get to a bus stop. If a street/laneway is approved from McKenzie St to Hawman ave., this will impact on her safety and ability to walk down the street to the bus stops in a safe manner because of the additional car traffic exiting onto Hawman to make a right (go south) on Kipling that will be a result of this proposed road. The builder is proposing this street out of Hawman because the only other way out for his condo dwellers would be right on Hwy 7 from McKenzie or an almost impossible left on Hwy 7 from McKenzie. This left on Hwy 7 from McKenzie St. in itself risky and could lead to an increased number of collisions since it is not an intersection with traffic lights and the number of cars that come eastbound to Kipling and Hwy 7 will impact the ability to make this left turn for residents of this condo, putting their safety at risk as well. THIS REASON IN ITSELF SHOULD BE IMPORTANT ENOUGH TO NOT APPROVE THIS DEVELOPMENT. Many parents walk their children along Hawman Ave. to bus stops in the mornings. During rush hour there are many cars heading south on Kipling trying to access Hwy 7. There is only one lane that goes north or right and one lane that goes left. The additional cars from the dwellers of this 16 story building using Hawman will cause a safety hazard for pedestrians. If my daughter is injured as a result of the increased number of vehicles on Hawman because of this development, I would certainly file a claim against the city for her injuries.

2. **Insufficient Infrastructure:** This is a residential area with single family homes. To add a 16 story condo is not only inappropriate but not in keeping with the residential landscape of single family dwellings. This crowded area already houses a condo of 12 stories at the south west corner of Hwy 7 and Kipling. Stacked townhouses have been built along Coles Ave and parking on the northside of the road has already become a nuisance. . Why would all this development have been approved in such an already crowded area with no throughway makes no sense to me and local residents.
3. In addition, there are several other developments in progress south and north of Kipling that will impact vehicular traffic flow on Kipling to Hwy 7 negatively in addition to the proposed 16 story condo. The area does not have the infrastructure to accommodate the additional vehicles which will be the result of this 16 story building and the other developments in the area. If there are 180 units in this 16 story condo, you can certainly expect almost the same number of vehicles that will suddenly be using Hawman, McKenzie and Kipling as the roads to get to Hwy 7. This is a safety concern for all pedestrians and other drivers, school bus pick up, children walking to bus stops, seniors walking on Hawman, etc. These vehicles will almost certainly use the streets for parking as well.
4. **Disaster and Evacuation**: The designation of this section of Woodbridge (Kipling/Hwy7) as an area of intensification is very poor planning on the city's part as the area does not have the infrastructure to accommodate the increased amount of vehicular traffic. There is only one way into south Kipling Ave and one way out. Rush hour traffic leaving this neighborhood is bad enough now. Add several hundred more cars and you will have the perfect storm of congestion and frustration. **There is no throughway to Steeles Ave from Kipling. If there is an emergency situation that will require evacuation of the area south of Kipling, it will be very challenging and dangerous with the addition of many more residents from both the low rise and high rise dwellings and additional vehicles as a result. The City of Vaughan would be accountable if such an evacuation became a disaster.**

I urge members of council and planning staff to oppose this application as it is very inappropriate for this location. There is no throughway on Kipling south, making only one exit from Kipling to highway 7 for an area with several hundred residential homes and condo/town homes. I believe safety of local tax paying residents who elected members into office should be paramount as this development will cause an inappropriate influx of vehicular traffic that is not sustainable south of Kipling Ave, a safety risk to children and senior pedestrian traffic and existing vehicular traffic, an increased risk of collisions to vehicles traveling along highway 7, and finally the demise of the character of one of the oldest residential neighborhoods in Vaughan. Please do the right thing and do not accept this application for the 16 story condo, for the local tax paying residents who have raised their families and expect to live out their senior years in a safe, pedestrian friendly neighborhood. I have nothing against this developer but it

needs to find a more appropriate place for this building and one that is zoned accordingly.

Thank you,

Paul Cucci
[redacted] Hawman Ave

Communication : C 86
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Robert D'Angelo <Robert.DAngelo@manulifesecurities.ca>
Sent: Tuesday, May 11, 2021 12:00 PM
To: Clerks@vaughan.ca; Coles, Todd <Todd.Coles@vaughan.ca>
Subject: [External] [Newsletter/Marketing] new building kipling & 7

My name is Robert D'Angelo and I have been a resident of [redacted] Angelina Avenue for more than 22 years. The purpose of this email is to offer my support for the development applications submitted by 919819 Ontario Ltd. And 1891445 Ontario Ltd., for the lands at 5217 and 5225 Highway 7 & 26 and 32 Hawman Avenue. It is my opinion that the proposed development represents the appropriate and much needed evolution of the area and will provide an opportunity for myself and those in a similar stage of life to downsize for our current homes, but continue living in the neighbourhood. The owner has shown a willingness to work with our community to address the concerns that have been raised, particularly with respect to the funneling of cars onto local streets (Hawman Avenue) and I believe that the proposal before Council is a compromise that we can all be proud of. Our neighbourhood has many positive attributes, but is lacking in the variety of types of dwellings that are available. This development will help to improve that. Thank you very much.

Robert D'Angelo
Senior Financial Advisor, Manulife Securities Investment Services Inc.
Independent Life Insurance Advisor
206-5451 Highway 7
Woodbridge, Ontario L4L 0B2
Tel: (905) 856-5999 Ext. 226
Fax: (905) 264-4021
Email: Robert.dangelo@manulifesecurities.ca
Website: www.robertdangelo.ca

Manulife Securities

Michael D'Angelo
Associate Advisor, Manulife Securities Incorporated
michael.dangelo@manulifesecurities.ca

Tina Ferrandini
Executive Assistant, Manulife Securities Incorporated
tina.ferrandini@manulifesecurities.ca

Communication : C 87
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Adam Di Stefano [redacted]
Sent: Tuesday, May 11, 2021 11:49 AM
To: Clerks@vaughan.ca; Coles, Todd <Todd.Coles@vaughan.ca>
Subject: [External] Mayor Maurizio Bevilacqua and Members of Council

I was brought a letter to my door from some residents opposing condo's being built on Hawman Ave. As a young adult resident in the Kipling and 7 area looking to move out in the coming years, I believe being able to buy a condo in my neighborhood would be a favorable idea, considering we would be so close to our parents, friends and existing work places.

With the big increase in the housing market in Vaughan I believe someone in their late 20's has no opportunity to buy a property unless looking at a condo, with another development so close to home going up it gives some sense to the youth that we could own something of our own right in the neighborhood we grew up in. Kipling & 7 is an older neighborhood with majority of our residents looking to sell in the next 10-15 years, I believe another condo being built would be giving my parents and neighbors an opportunity to scale down and buy a condo without having to relocate to a different city or town.

The homes at Kipling & 7 were built in the early 90's, condos would revise the look of the area giving us the downtown feel and increase the consumers for all surrounding businesses.

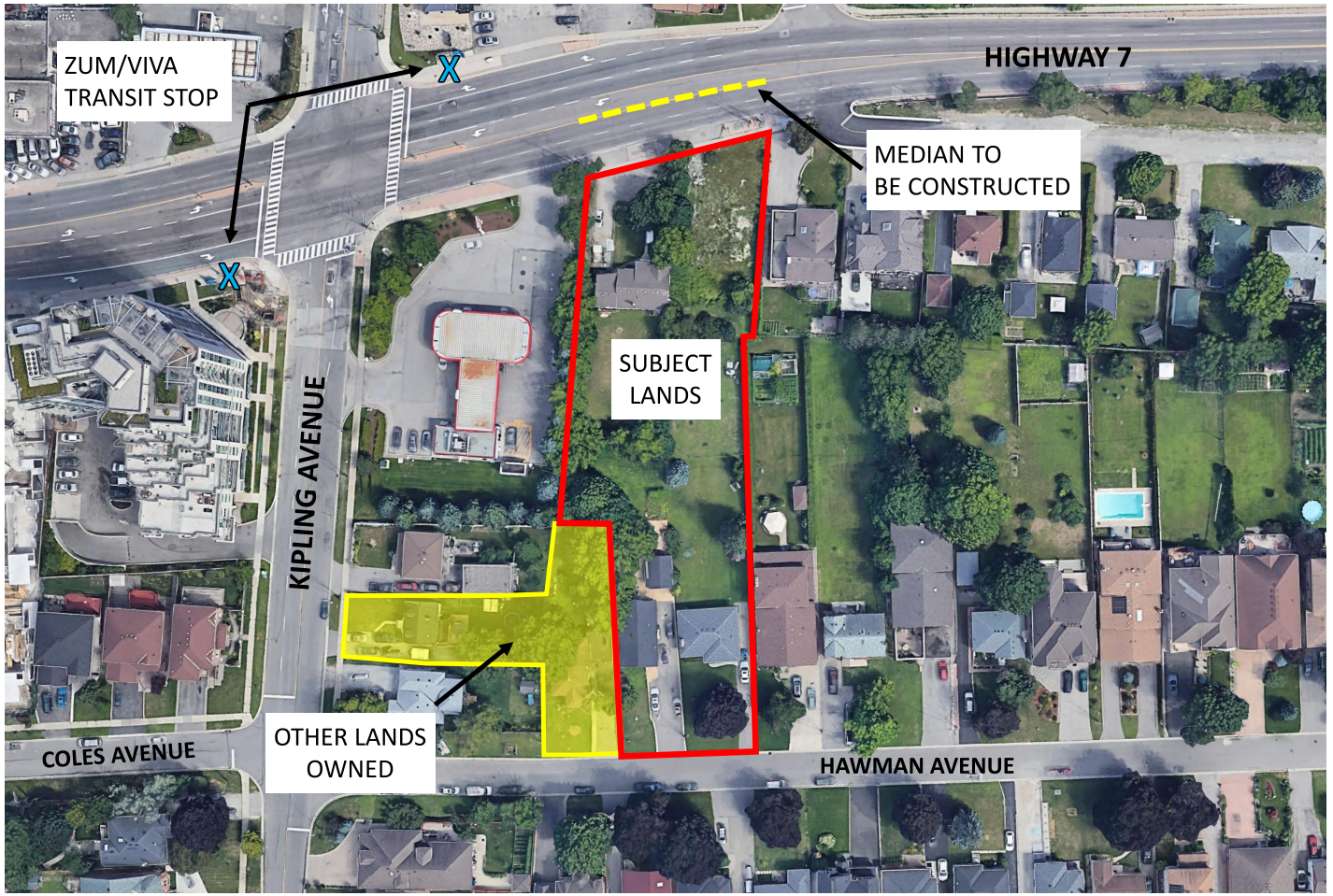
Thanks,
Adam Di Stefano
Resident of Nadia Ave. Woodbridge, ON. [redacted]

OP.18.008 & Z.18.013 | 5217 AND 5225 HIGHWAY 7 & 26 AND 32 HAWMAN AVENUE
COMMITTEE OF THE WHOLE – MAY 12, 2020

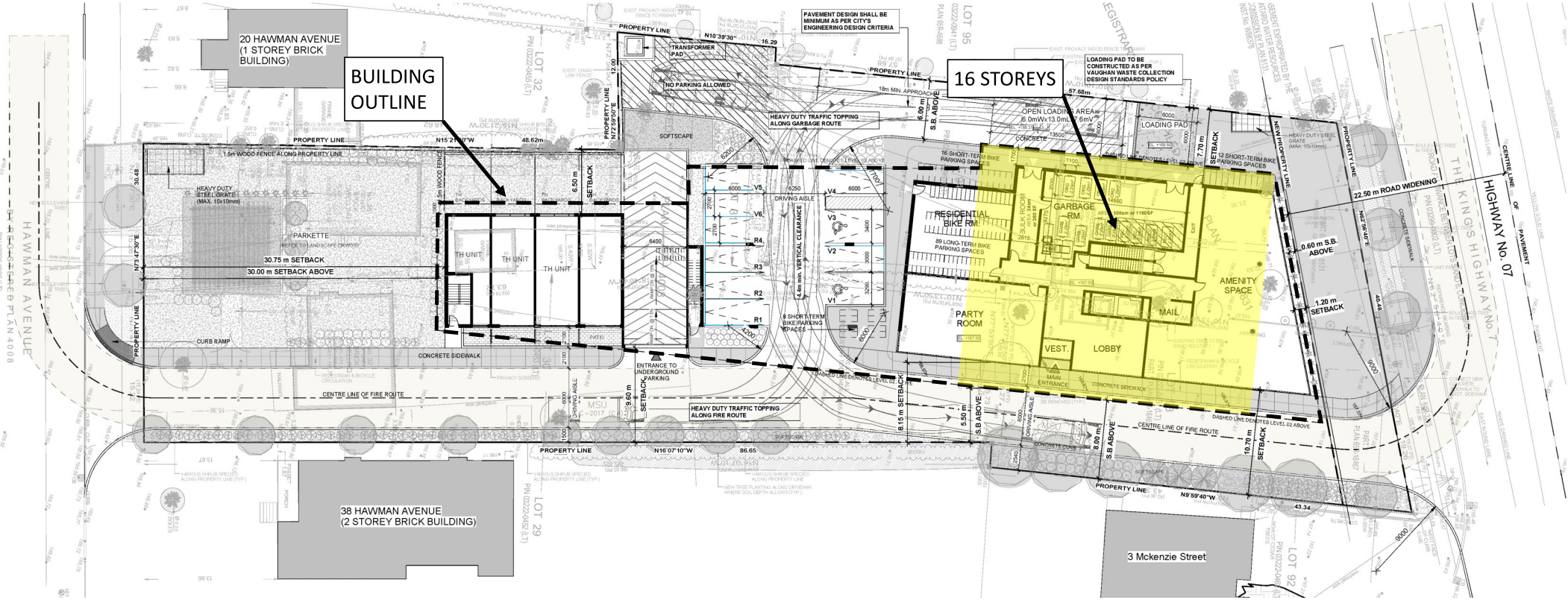
Communication : C99
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

FIRST AVENUE

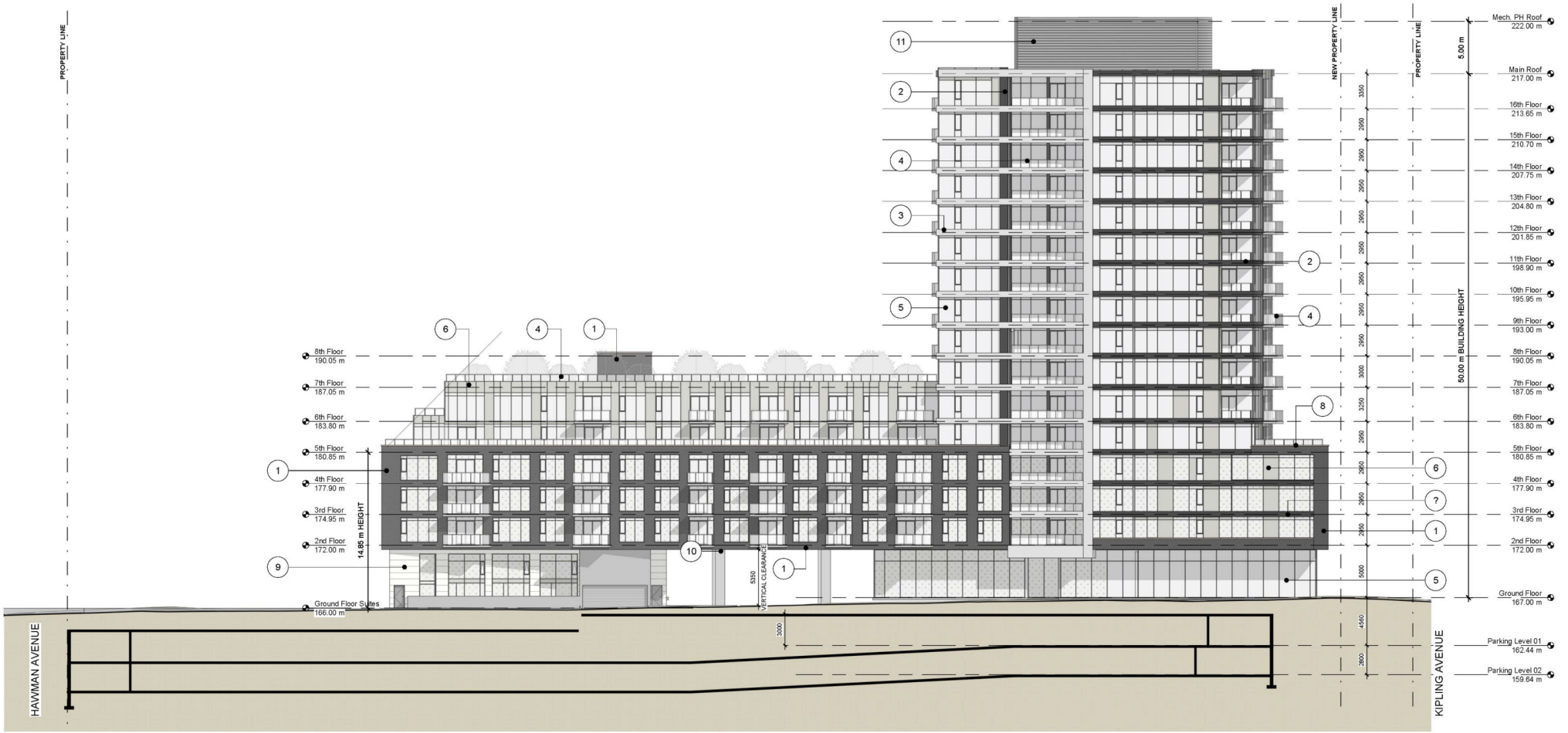
LOCATION & CONTEXT MAP



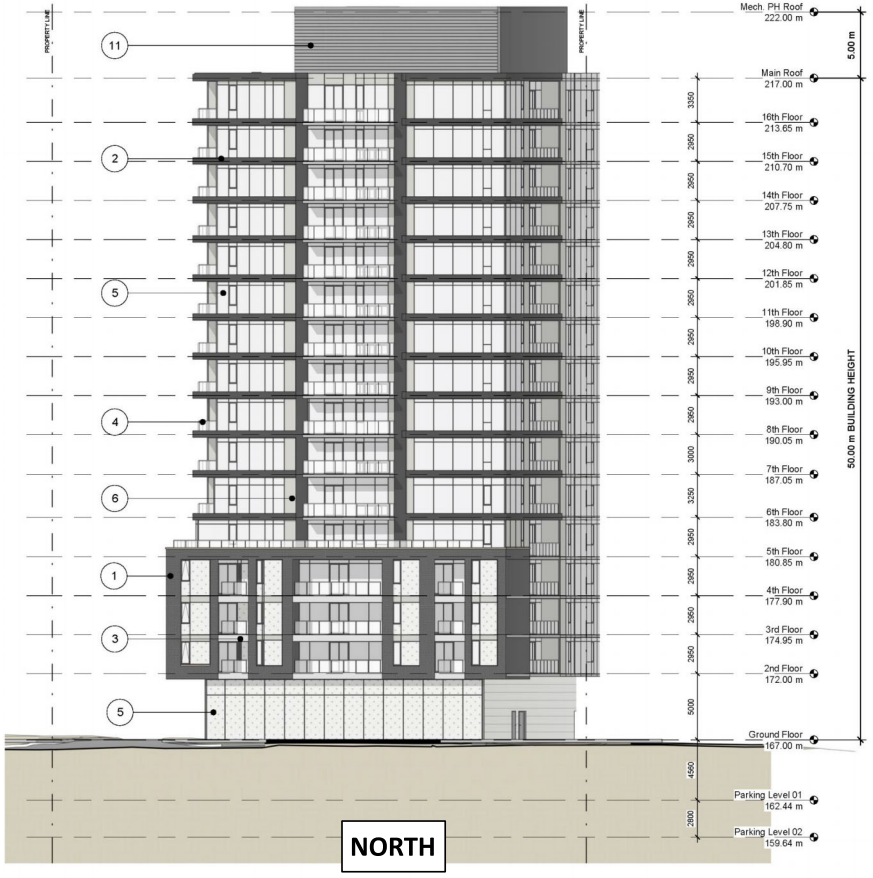
SITE PLAN - ORIGINAL

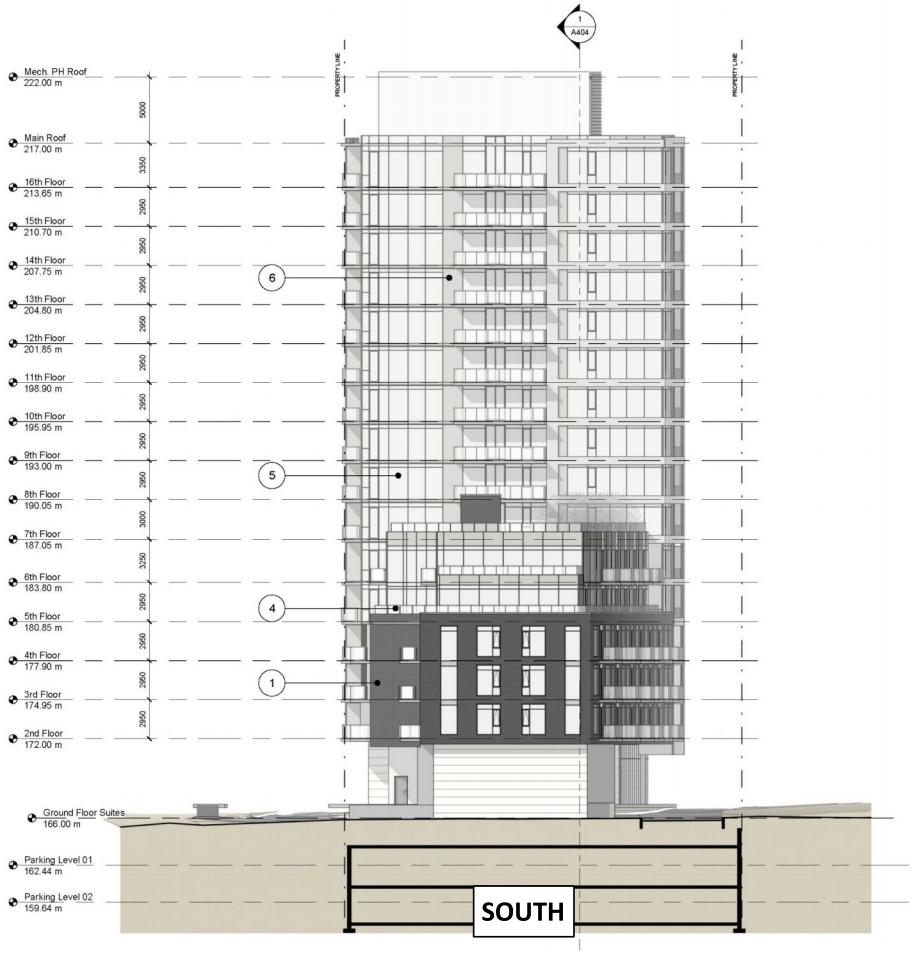


EAST ELEVATION - ORIGINAL

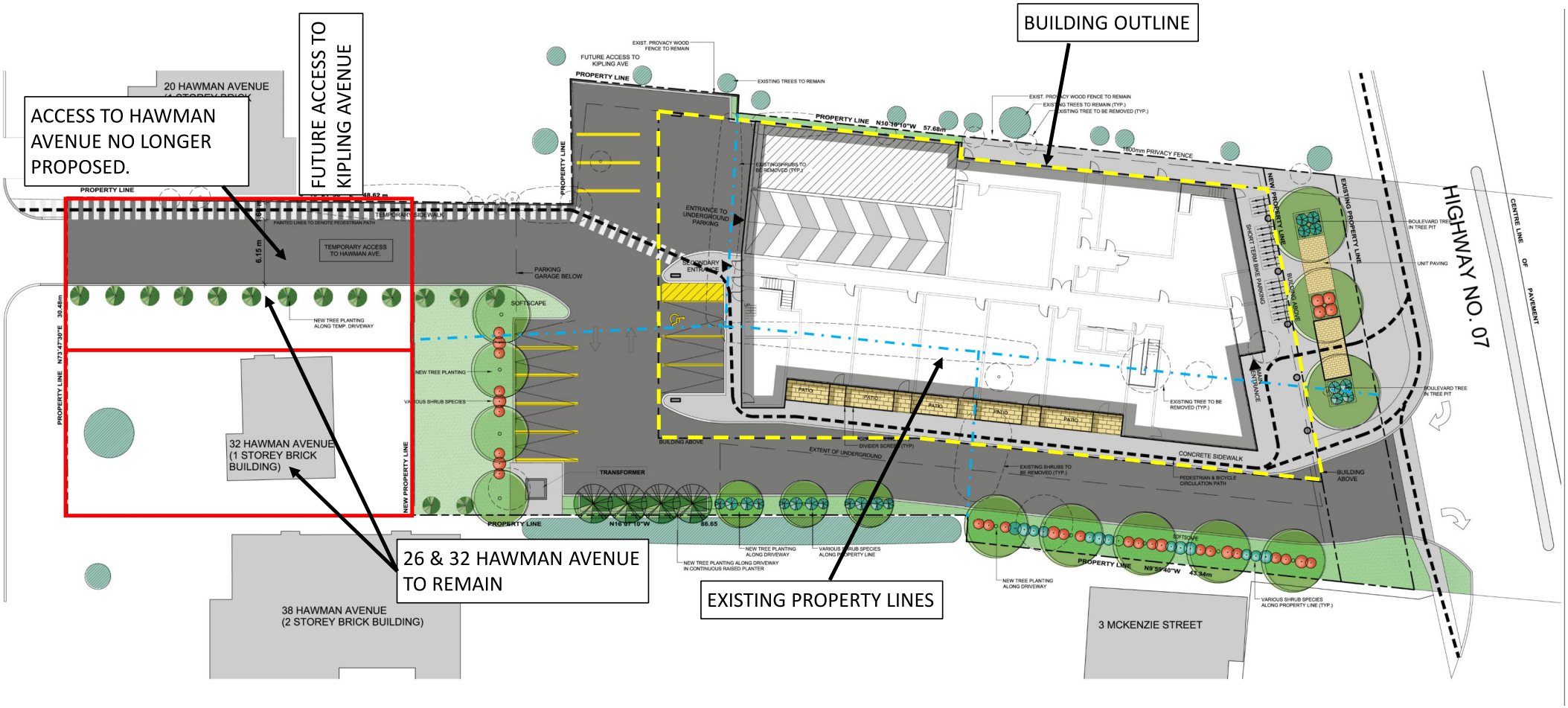


NORTH & SOUTH ELEVATIONS - ORIGINAL



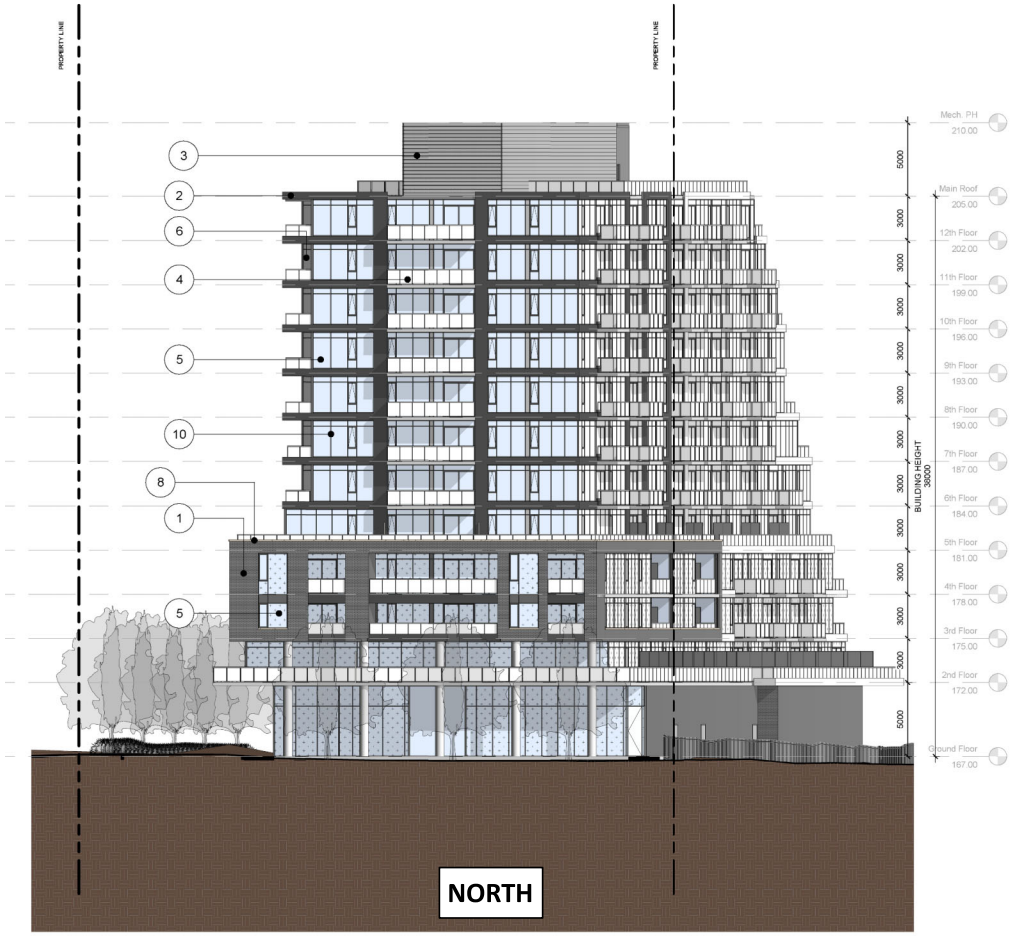


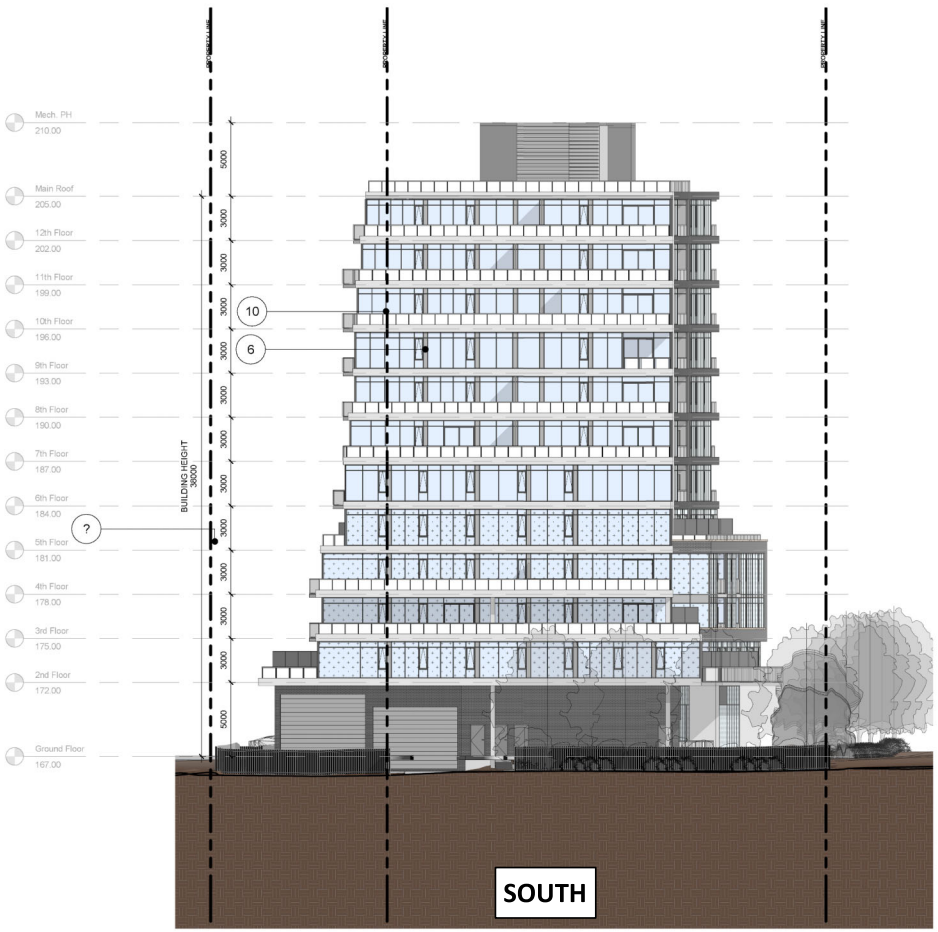
SITE PLAN - REVISED



EAST ELEVATION - REVISED

NORTH & SOUTH ELEVATIONS - REVISED





SITE STATISTIC COMPARISON

	ORIGINAL PROPOSAL	REVISED PROPOSAL
GROSS SITE AREA	4,469.30 m^2	4,469.30 m^2
ROW DEDICATION	270.08 m^2	206.40 m^2
REMNANT PARCEL AREA	N/A	1008.88 m^2
NET SITE AREA	4,198.37 m^2	3,254.02 m^2
GROSS FLOOR AREA	16,192 m^2 (174,289 ft^2)	13,352 m^2 (143,720 ft^2)
FSI	3.80	4.10
NO. OF UNITS	178	166
BUILDING HEIGHT	16 Storeys	12 Storeys
BUILDING HEIGHT	50 m	38
NO. OF PARKING SPACES	181 (1.01 spaces per unit, inc. visitor)	186 (1.12 spaces per unit, inc. visitor)
NO. OF BICYCLE PARKING SPACES	123	121

Communication : C 100
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Dino Di Iorio [redacted]
Sent: May-11-21 10:52 AM
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>; Iafrate, Marilyn <Marilyn.Iafrate@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>
Cc: michaeltibolloCO@pc.ola.org; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>
Subject: [External] Kipling/Hwy 7 Development Proposal (Files OP.18.008 and Z.18.013)

I, Dino Di Iorio oppose this development proposal. You probably have received numerous emails from other residents in our neighbourhood, so there is no point in repeating the same "common sense" reasons why this proposal should not move forward.

Lately, it seems **"Intensification"** has taken precedence over properly planned development that is suited for the neighbourhood in question.

As many of you are aware, **our neighbourhood is unique.** Besides being a low density residential neighbourhood, **we are land locked** - whereby we are limited to one way in and the same way out of our neighbourhood. Common sense dictates that a catastrophe could not be dealt with in a normal emergency procedural execution plan. **People's lives could be at risk.** We have already had numerous situations whereby we were unable to enter or exit our neighbourhood to access our homes.

Our unique neighbourhood stretches even further. The **City of Vaughan's new and improved transit system** along highway 7 had to be **amended/curtailed** (between Martingrove Rd and Bruce St) due to road restrictions and overpasses. **Making this area, our area, an exception to the rule.**

A boundary line was agreed to years back with **OPA 661** that would not allow structures of this nature. **Where is the value in that agreement?**

Please review this proposal with our uniqueness in mind.

This proposal is outright wrong for the neighbourhood,
for the ultimate goals of intensification,
and for the safety of our community.

Let's bring back common sense.

Dino Di Iorio

[redacted]

[redacted]