

**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 C8-C9, C29-C31, C36
Received at the May 18, 2021, Council meeting**

**COMMUNICATION – C8
COUNCIL – MAY 18, 2021
Committee of the Whole
Report No. 26, Item 5**

From: [Britto, John](#)
To: [REDACTED]
Cc: [Porukova, Nadia](#); [Fera, Eugene](#)
Subject: RE: Kipling/Hwy 7 Development Proposal (Files OP.18.008 and Z.18.013)
Date: Tuesday, May 11, 2021 4:32:49 PM
Attachments: [image001.png](#)

[Section 2.1\(9\)d of the Procedure By-law](#) states: Communications received for a Standing Committee after noon on the last business day prior to the commencement of the meeting may be referred directly to Council.

In view of the above, your email communication, which was received past the noon deadline, will be forwarded to appropriate staff to be processed for receiving at the May 18, 2021 Council meeting.

John Britto, RMA, CME, PMPC
Council / Committee Administrator
P: 905-832-8585 Ext. 8637 | john.britto@vaughan.ca

City of Vaughan | Office of the City Clerk
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
vaughan.ca



From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Tuesday, May 11, 2021 2:41 PM
To: Clerks@vaughan.ca
Subject: FW: Kipling/Hwy 7 Development Proposal (Files OP.18.008 and Z.18.013)

Please see new letter below

From: Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Sent: May-11-21 12:16 PM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: FW: Kipling/Hwy 7 Development Proposal (Files OP.18.008 and Z.18.013)

FYI

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]

email: [REDACTED]

**COMMUNICATION – C9
COUNCIL – MAY 18, 2021
Committee of the Whole
Report No. 26, Item 5**

From: [Britto, John](#)
To: [REDACTED]
Cc: [Fera, Eugene](#); [Porukova, Nadia](#)
Subject: RE: [External] 12 storey Building at Hawman
Date: Tuesday, May 11, 2021 4:35:01 PM
Attachments: [image001.png](#)

[Section 2.1\(9\)d of the Procedure By-law](#) states: Communications received for a Standing Committee after noon on the last business day prior to the commencement of the meeting may be referred directly to Council.

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John Britto, RMA, CME, PMPC
Council / Committee Administrator
P: 905-832-8585 Ext. 8637 | john.britto@vaughan.ca

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vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Tuesday, May 11, 2021 4:01 PM
To: Britto, John <John.Britto@vaughan.ca>
Subject: FW: [External] 12 storey Building at Hawman

From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Tuesday, May 11, 2021 2:42 PM
To: Clerks@vaughan.ca
Subject: FW: [External] 12 storey Building at Hawman

Please see email below new letter

From: Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Sent: May-11-21 2:36 PM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: FW: [External] 12 storey Building at Hawman

FYI

From: Amritpal Gill <[REDACTED]>
Sent: May-11-21 2:00 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>
Subject: [External] 12 storey Building at Hawman

Dear Sir/Madam,

Please do not approve this high rise development at this site. We the residents of [REDACTED] Coles Ave, Woodbridge stand with our community to oppose this project.

Thank you
Harninder Singh Gill

[Sent from Yahoo Mail on Android](#)

Dear Vaughan Council,

May 11, 2021

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

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

1. Oppose re-designating the north portion of the subject lands that **is not in line** with, *Places to Grow Act*. It explicitly says: "do not disrupt existing low density residential neighborhood". The proposal should be within the existing property lines of 5217 and 5225 Hwy #7. There should be no amendments to existing property lines to accommodate this proposal.
2. Oppose height as it does not conform to the Places to Grow Act good planning of the 45-degree angular plane.
3. Oppose temporary full movement access from Hawman Ave or a full movement access from Kipling Ave.
4. Oppose that this proposal is not at an intersection, but rather on the crest of a dangerous portion of Hwy #7 with no north-south, east-west traffic possibility.
5. Oppose this proposal as it is not on a major hub, no throughway to Steeles. There is no public transit travelling south on Kipling, as such, this high-density development has no public transit.
6. Oppose this proposal as we do not want Hawman Ave. to become another parking lot like Coles Ave has become because of the development on the S/W corner of Kipling & Hwy #7 despite 2 no parking signs.

This developer's proposal is unacceptable and should, in no way, convince the City and Region that the two properties referenced on Hwy #7, which are not at an intersection, be considered under *The Places to Grow Act*. There are extensive blocks of one-level industrial commercial spaces across HWY 7 that should be re-evaluated for multi mid-high-rise development, **not 5217 & 5225 Hwy #7!**

Our neighbourhood has grown exponentially since these lands were zoned. It is unfair that developers have been allowed to side-step technicalities and negatively impact the integrity of neighbourhoods, for personal gain. Our community has one-way in and one-way out from Hwy #7. **Who might claim the blame for individuals that lose their life because of emergency vehicles that cannot access roads**, due to the heavy congestion that will surely overtake the existing infrastructure; something that we referenced in our previous letter to Council (e.g., Ford Fest)? As voters, we expect our voices to be heard by Council and deserve to have our concerns considered and addressed. Vaughan must not be allowed to be governed by greedy developers, but rather, by respected and elected representatives.

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

Kind regards,

Giampaolo and Linda Vascotto
■ Angelina Avenue

**COMMUNICATION – C30
COUNCIL – MAY 18, 2021
Committee of the Whole
Report No. 26, Item 5**

From: [Britto, John](#)
To: [REDACTED]
Cc: [Fera, Eugene](#); [Porukova, Nadia](#)
Subject: RE: [External] We oppose the development at Kipling and Hwy7 - PLEASE DO NOT ALLOW THIS
Date: Wednesday, May 12, 2021 11:10:08 AM
Attachments: [image001.png](#)

[Section 2.1\(9\)d of the Procedure By-law](#) states: Communications received for a Standing Committee after noon on the last business day prior to the commencement of the meeting may be referred directly to Council.

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John Britto, RMA, CME, PMPC
Council / Committee Administrator
P: 905-832-8585 Ext. 8637 | john.britto@vaughan.ca

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From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Wednesday, May 12, 2021 9:44 AM
To: Clerks@vaughan.ca
Subject: FW: [External] We oppose the development at Kipling and Hwy7 - PLEASE DO NOT ALLOW THIS

FYI this was received this morning new letter

From: Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Sent: May-12-21 9:41 AM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: FW: [External] We oppose the development at Kipling and Hwy7 - PLEASE DO NOT ALLOW THIS

FYI

From: Kimberly Snow <[\[REDACTED\]](#)>
Sent: May-12-21 9:40 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>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; michaeltibolloCO@pc.ola.org; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>

Subject: [External] We oppose the development at Kipling and Hwy7 - PLEASE DO NOT ALLOW THIS

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.

Kimberly Snow and Leo Acosta

Ron Moro
Deputation
May 12, 2021
Committee of the Whole
919819 Ontario Ltd. and 1891445 Ontario Ltd
Files OP.18.008 and Z.18.013
5217 & 5225 Highway 7 and 26 & 32 Hawman Avenue

Good afternoon Madame Chair and members of Vaughan Council.

My name is Ron Moro and I'm pleased to say that our family has resided at [REDACTED] Tasha Court for the last 30 years.

We appreciate having this as the *first* opportunity that Vaughan Council has provided today for our passionate community to provide feedback on this revised proposal.

In the past, we strongly asked that the low density residential line not be moved 200m south and north of Highway 7, on the portion between Woodstream Boulevard and Bruce Street. Furthermore, that a moratorium on intensification initiatives on this portion of Highway 7 be implemented until it is widened. This would have allowed a higher order of transit to be implemented and proper intensification. Unfortunately the City of Vaughan at that time did not implement this recommendation. This would have been good planning supported by the Local Planning Appeal Tribunal or LPAT.

We acknowledge that the revised proposal submitted by the developer has included single detached low density homes on the existing lot width on Hawman Avenue. Additionally, that the driveway has been removed from Hawman Avenue reducing the risk of traffic from a high density development spilling into a low density area. This represents good planning which would be supported by LPAT.

We are grateful that the applicant has purchased a number of old dilapidated homes in the area and will be developing new construction. Our first build form preference is to construct single detached homes or luxury townhomes which would complement the character of the surrounding neighbourhood. This preference would represent good planning and would likely be a proposal that we have not seen in Vaughan or in York Region in a very long time.

Unfortunately, I'm confident that the profit margin would not be sufficient for the applicant. Therefore it is the duty of the City of Vaughan, York Region, and the Province of Ontario to ensure the application "does not disrupt the existing stable

low density neighbourhood” as this is an integral goal of the Places to Grow Act and is strongly supported by LPAT.

As you have heard our residents are opposed to the proposed height, density, and the increase in traffic that will result from this application.

This proposal is not on a transit node with a higher order of transit but rather on the crest of a dangerous hill of Highway 7 which has seen its share of accidents.

Replacing two existing one storey, single detached homes fronting Highway 7 with a 12 storey, 166 unit building, with 192 underground parking spots represents a massive intensification. It is interesting that the applicant has proposed a 45 degree angular plane on the south side of the proposed building. We have to ask why this good planning tool is also not implemented on the east and west side of the proposed building where there are existing low density homes. The transition from the existing homes on McKenzie Street and Kipling Avenue to the proposed building on Highway 7 would be more gradual and visually pleasing.

It is not fair for the residents in the adjacent two storey homes to have their homes dwarfed by a 12 storey building. The 45 degree angular plane from all sides represents good planning supported by LPAT and will rectify this issue.

With regards to density, we oppose any density over a F.S.I. of 3.0 which complements the existing buildings constructed under the Places to Grow intensification effort. It is not fair that from the two existing family residences on Highway 7 this application is proposing 166 units. This land locked community has done its part towards the intensification effort, it is time to protect our stable low density residential neighbourhood. Consistent density and protection represents good planning supported by LPAT.

With regards to traffic, this application has proposed 192 parking spots, indicating that the applicant expects 192 vehicles present on property. This is a substantial increase in cars accessing this portion of Kipling Avenue. How many more vehicles can Kipling Avenue between Hawman Avenue and Highway 7 absorb? The right-in and right-out driveway on Highway 7 will reduce some of the Kipling Avenue traffic. Having said that, our land locked residents and emergency responders will have to navigate additional traffic and another large driveway on Kipling Avenue when entering or exiting at our only access point. This application will likely increase the concentration of vehicles in this small area more than two-fold. We ask that the applicant present creative methods to mitigate traffic concerns on Kipling Avenue, this would represent good planning.

We oppose applying Section 37 of the Planning Act to provide a financial contribution in order for the the City of Vaughan to grant increased height and density for this application. The City of Vaughan Planning Act indicates that a minimum payment should be 25% of the increase in the land value as calculated by an appraiser of the City of Vaughan's choice, paid for by the applicant. If we must entertain this we expect the funds should only be allocated in our neighbourhood. However, in order to apply Section 37 the act indicates that there must be a reasonable planning relationship between the increase in height and density and the community benefits. We do not see this relationship and request an independent formal study to assess this. Without indication that there is a reasonable planning relationship, this Section 37 payment is not aligned with good planning and will not be supported by LPAT.

With any construction in our area we expect that proper measures are implemented to protect our community, in particular, the children walking on Kipling Avenue. For example:

- All construction vehicles should not be permitted to use Hawman Avenue or Kipling Avenue
- All construction vehicles shall not be permitted to wait on any roads south of Highway 7 off Kipling Avenue
- Minimum of two construction vehicles are to be permitted on site at any one time
- Any construction related vehicles are be radioed into the site from a designated commercial parking lot
- Construction vehicles are forbidden to leave engine on causing excessive noise and pollution
- Construction workers are to leave their personal vehicles at a designated commercial area and walk, take transit, or be transported to the site by the Applicant
- If a crane is required we ask that a Luffer crane be used to minimize swing over homes and streets
- Streets to be cleaned hourly and at the end of the day.

In conclusion, we are proud that the vast majority of our residents have expressed their comments in opposition to this proposal as presented. More importantly, proud of the residents that stood up to give deputations today. We strongly want to protect our stable low density neighbourhood and have presented constructive comments and recommendations that can improve this application and make this proposal good planning. The number of requested Amendments indicates that the proposed building does not fit at this location.

Vaughan Council please be advised that the residents of South Kipling share the same stated vision as the applicant, and I quote from his website "to develop

great spaces that contribute to the existing fabric of the surrounding neighbourhoods". The South Kipling neighbourhood has spoken and would greatly appreciate the City of Vaughan, York Region, and the Province of Ontario to support our position. We would greatly appreciate if the Applicant could modify their proposal to align it with good planning and ultimately be recognized as a contributor to our neighbourhood.

Thank you for this opportunity, please continue to stay safe and healthy!!!

DATE: May 18, 2021

TO: Mayor and Members of Council

FROM: Wendy Law, Deputy City Manager, Administrative Services & City Solicitor

RE: COMMUNICATION – Council May 18, 2021

**Report 26, Item 5 –
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**

Recommendation

1. That Council consider rescheduling the Special Committee of the Whole meeting on June 21st, 2021 to June 22nd, 2021 at 10:30 AM.

Background

At the Committee of the Whole meeting of May 12th, 2021, Committee adopted the following resolution for the above noted item, in part:

- 1) That consideration of this matter be referred to a Special Committee of the Whole meeting to be convened on June 21, 2021;

Subsequent to the Committee of the Whole (2) meeting, it was determined that the planned Ready, Resilient and Resourceful Committee on June 22nd, 2021 at 10:30 AM was not required.

In the interest of the efficient use of Council's time, staff's time and City resources, it is requested that Council consider rescheduling the Special Committee of the Whole meeting on June 21st, 2021 to June 22nd, 2021 at 10:30 AM. The change to the meeting date will be communicated by way of courtesy notices that are sent out to all interested parties who had requested notice, as well as anyone who submitted communications to the Committee of the Whole (2) meeting on this item.

Respectfully submitted by,

A handwritten signature in black ink, appearing to read "Wendy Law". The signature is fluid and cursive, with a prominent initial "W" and a long, sweeping tail.

Wendy Law
Deputy City Manager
Administrative Services & City Solicitor