

**COMMITTEE OF THE WHOLE (CLOSED SESSION) –  
FEBRUARY 8, 2022**

**COMMUNICATIONS**

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C3	Salvatore Rosina and Maria Petrolo, McKenzie St., dated February 6, 2022	2
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**Disclaimer Respecting External Communications**

Communications are posted on the City's website pursuant to Procedure By-law Number 7-2011. The City of Vaughan is not responsible for the validity or accuracy of any facts and/or opinions contained in external Communications listed on printed agendas and/or agendas posted on the City's website.

**Please note there may be further Communications.**

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C21	Robert and Elsa De Luca, Graceview Court, dated February 7, 2022	2
C22	Vasile Huma, Angelina Avenue, Woodbridge, dated February 7, 2022	2
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C27	Ming Zhang & Wei Jiang, Veneto Drive, Woodbridge, dated February 7, 2022	2
C28	Frank Commisso, Graceview Court, Woodbridge, dated February 7, 2022	2

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**To:** Clerks@vaughan.ca  
**Subject:** RE: [External] ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221

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**From:** Ron Moro [REDACTED]  
**Sent:** Sunday, February 06, 2022 12:20 AM  
**To:** Maurizio Bevilacqua <[Maurizio.Bevilacqua@vaughan.ca](mailto:Maurizio.Bevilacqua@vaughan.ca)>; Mario Ferri <[Mario.Ferri@vaughan.ca](mailto:Mario.Ferri@vaughan.ca)>; Gino Rosati <[Gino.Rosati@vaughan.ca](mailto:Gino.Rosati@vaughan.ca)>; Linda Jackson <[Linda.Jackson@vaughan.ca](mailto:Linda.Jackson@vaughan.ca)>; Tony Carella <[Tony.Carella@vaughan.ca](mailto:Tony.Carella@vaughan.ca)>; Marilyn Iafrate <[Marilyn.Iafrate@vaughan.ca](mailto:Marilyn.Iafrate@vaughan.ca)>; Rosanna DeFrancesca <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>; Sandra Yeung Racco <[Sandra.Racco@vaughan.ca](mailto:Sandra.Racco@vaughan.ca)>; Alan Shefman <[Alan.Shefman@vaughan.ca](mailto:Alan.Shefman@vaughan.ca)>; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** Lucy Cardile <[Lucy.Cardile@vaughan.ca](mailto:Lucy.Cardile@vaughan.ca)>; Julia Tullo <[Julia.Tullo@vaughan.ca](mailto:Julia.Tullo@vaughan.ca)>; Nadia Nascimben <[Nadia.Nascimben@vaughan.ca](mailto:Nadia.Nascimben@vaughan.ca)>; Enza Barbieri <[Enza.Barbieri@vaughan.ca](mailto:Enza.Barbieri@vaughan.ca)>; Rosemary Perricciolo <[Rosemary.Perricciolo@vaughan.ca](mailto:Rosemary.Perricciolo@vaughan.ca)>; Natalie McBoyle <[Natalie.McBoyle@vaughan.ca](mailto:Natalie.McBoyle@vaughan.ca)>; Nancy Tamburini <[Nancy.Tamburini@vaughan.ca](mailto:Nancy.Tamburini@vaughan.ca)>; Gina Ciampa <[Gina.Ciampa@vaughan.ca](mailto:Gina.Ciampa@vaughan.ca)>; Cindy Furfaro <[Cindy.Furfaro@vaughan.ca](mailto:Cindy.Furfaro@vaughan.ca)>; Debi Traub <[Debi.Traub@vaughan.ca](mailto:Debi.Traub@vaughan.ca)>  
**Subject:** [External] ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221

ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221  
919819 ONTARIO LTD. AND 1891445 ONTARIO INC.  
5217 AND 5225 HIGHWAY 7, AND 26 AND 32 HAWMAN AVENUE  
FILES: OP.18.008 AND Z.18.01  
February 8, 2022 Committee of the Whole Closed Meeting

Thank you for the opportunity to provide my comments regarding this particular item which is very dear to myself and my family who have lived in this neighbourhood for the last 30 years.

We strongly request that Council oppose the proposed amendment to the existing Low-Rise Residential zoning designation to Mid-Rise Residential Zoning.

We request that Vaughan Council instruct staff to retain a lawyer and a planner to defend this opposition at the scheduled Ontario Land Tribunal.

#### **Majority of Local Residents Oppose Proposed Amendment**

On June 22, 2020 a petition undertaken in the midst of a pandemic was presented to Council. The petition was signed by 263 residents representing 72% of mostly longtime residents in our low density landlocked community. Over 91% of the adjacent residents and residents on McKenzie Street and Hawman strongly oppose this proposed amendment to facilitate a 12 storey condo development.

Considering we live in the neighbourhood 24/7 our opinion should be respected much more than those that do not live off Kipling south of HWY 7.

#### **OMB Supported the Low-Rise Residential Zoning**

This proposed amendment is extremely frustrating to our residents. In 2008, our community devoted an enormous amount of volunteer time, effort, and money to retain a lawyer and a planner to protect our stable low density neighbourhood from unfair intensification. At the OMB case #PL080857a number of experienced lawyers and accredited planners representing Vaughan, York Region, Ontario, WWHA (Residents), and the Appellant.

OMB Madame Chair S.J. Sutherland stated in the Memorandum of Oral Decision Delivered on June 25, 2009 and by Order of the Board.  
*"The Board heard unchallenged expert land use planning evidence in support of the application, as amended by the settlement agreement, from Mauro Peverini, on behalf of the City, and Rosemary Humphries, on Behalf of the Applicant/Appellant"*

*"the adjustment of the boundary line for OPA 661, as represented in the settlement, helps protect the character of the well maintained neighbourhood, the proposed development borders, and represents good planning"*

*"the settlement is in the public interest"*

The following settlement highlights greatly influenced the 60% of residents that voted in favour of the settlement that allowed the condo on southwest corner:

- low density residential boundary line to be re-positioned
- Petro Canada property maximum height 6 storeys

- 5225 HWY 7 maximum height 4 storeys
- 5217 HWY 7 no intensification
- McKenzie Street removed from the regional intensification corridor.

The OMB supported settlement was signed by the City of Vaughan, West Woodbridge Homeowners Association and the Appellant. The settlement particulars were subsequently embedded in the Vaughan Official Plan 2010.

Recent discussions with neighbours regarding the settlement has caused a division, and many have become disenfranchised with the planning process.

How fair would it be to the residents if any of these parties, especially our elected representatives, flip-flop today on their support of the Low-Rise Residential zoning?

#### **NO Changes to Kipling & HWY 7 Area to Justify Amendment**

There have been no changes to the south side of HWY 7 east of Kipling to justify an amendment to the existing Low-Rise Residential zoning. As you know,

- HWY 7 has not been widened, on this section of HWY 7
- No rapid transit lanes on this section of HWY 7
- No transit on Kipling
- Kipling & HWY 7 intersection continues to be a small awkwardly configured intersection
- Intersection is on a crest of a hill
- Kipling south is a dead end and does not extend to Steeles

The only change has been increased traffic creating a severe bottleneck at this intersection which hampers emergency vehicles from navigating through.

#### **Vaughan Mid-Rise Residential Guidelines not Adhered**

We ask that you visit the proposed condo site before making a decision. It will be very apparent that squeezing the proposed development (12 storeys, 166 units, 192 parking spots) onto two lots is not harmonious and consistent with the surrounding neighbourhood. This is an important principle in the Vaughan Mid-Rise Residential Guidelines. For that matter it does not abide with the spirit of the Provincial Policy Statement. Acceptable transition or step back planning principals from the 4 adjacent properties have not been fully implemented. Imagine a 12 storey condo only 9 meters from a bungalow. You will not find a similar situation in Vaughan. These longtime residents will never be able to quietly and peacefully enjoy their property. In addition, the proposed building is not at an intersection but mid-block and will interfere with the sightlines of McKenzie Street residents.

#### **Resident Development Suggestion**

We have made our feelings known to the developer at the two meetings with Council's select group of residents over the last year. This is the wrong location for a condo and that it represents poor planning. The developer is opportunistic in that these are the only two lots fronting HWY 7 before the adjoining McKenzie Street. The developer has refused to consider our suggestion that luxury townhomes with above ground driveways and garages are more appropriate for that location. The sole goal of maximizing revenue at the expense of disrupting the lives of existing low density homeowners is not good planning.


#### **Intensification Developments in our Neighbourhood**

Our community is not NIMBY as we have done our part to facilitate intensification. We have a condo at the southwest corner and stacked townhomes just west of it. A proposed condo development further south off Kipling was rejected by the OMB in favour of a stacked townhomes development. In addition, two condos have been approved at HWY 7 and Lansdowne.

We ask that you don't make a mockery of the planning process by flip flopping on the City's support of the OMB decision designating these properties as Low-Rise Residential zoning.

We desperately require advocates to support the best interest of our landlocked community, please oppose and defend!!!

Respectively,

Ron Moro  
 Tasha Court

**To:** Clerks@vaughan.ca  
**Subject:** RE: [External] SUBJECT: ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26 AND 32 HAWMAN AVENUE FILES: OP.18.008 AND Z.18.01 February 8, 2022 - Committee of the Whole Close

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**From:** Marisa Di Cecca [REDACTED]  
**Sent:** Sunday, February 06, 2022 7:00 PM  
**To:** Tony Carella <[Tony.Carella@vaughan.ca](mailto:Tony.Carella@vaughan.ca)>; Alan Shefman <[Alan.Shefman@vaughan.ca](mailto:Alan.Shefman@vaughan.ca)>; Clerks@vaughan.ca; Gino Rosati <[Gino.Rosati@vaughan.ca](mailto:Gino.Rosati@vaughan.ca)>; Linda Jackson <[Linda.Jackson@vaughan.ca](mailto:Linda.Jackson@vaughan.ca)>; Marilyn Iafrate <[Marilyn.Iafrate@vaughan.ca](mailto:Marilyn.Iafrate@vaughan.ca)>; Mario Ferri <[Mario.Ferri@vaughan.ca](mailto:Mario.Ferri@vaughan.ca)>; Maurizio Bevilacqua <[Maurizio.Bevilacqua@vaughan.ca](mailto:Maurizio.Bevilacqua@vaughan.ca)>; Rosanna DeFrancesca <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>; Sandra Yeung Racco <[Sandra.Racco@vaughan.ca](mailto:Sandra.Racco@vaughan.ca)>  
**Subject:** [External] SUBJECT: ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26 AND 32 HAWMAN AVENUE FILES: OP.18.008 AND Z.18.01 February 8, 2022 - Committee of the Whole Closed...

**Feb. 7<sup>th</sup>, 2022**

**Dear Mayor Bevilacqua, Vaughan Councilors and City of Vaughan Staff,**

**We kindly request that Council oppose the proposed amendment of the existing Low-Rise Residential Zoning Designation to Mid-Rise Residential on the two lots, 5217 & 5225 HWY #7. We request that Vaughan Council instruct staff to retain a lawyer and a planner to defend this opposition at the scheduled Ontario Land Tribunal.**

**June 22nd, 2021**

**Resident Petition Opposing Proposed Amendment Presented to Council**

- signed by 263 residents representing 72% of low-density landlocked community
- all of the adjacent residents and 91% of those on McKenzie Street & Hawman Avenue

**June 25, 2009**

**OMB Supported the Low-Rise Residential Zoning**

**Our community retained a lawyer and a planner to protect our stable low-density neighbourhood from unfair intensification. Several experienced lawyers and accredited planners participated in the hearing representing Vaughan, York Region, Ontario, WWH (Residents), and the Appellant.**

**OMB Madame Chair S.J. Sutherland Stated in the Memorandum of Oral Decision:**

**“The Board heard unchallenged expert land use planning evidence in support of the application, as amended by the settlement agreement, from Mauro Peverini, on behalf of the City and Rosemary Humphries, on Behalf of the Applicant/Appellant”**

**“the adjustment of the boundary line for OPA 661, as represented in the settlement, helps protect the character of the well maintained neighbourhood, the proposed development borders, and represents good planning”**

**“the settlement is in the public interest”**

**Settlement highlights which were subsequently embedded in the Vaughan Official Plan 2010, and which influenced local residents to vote 60% in favour of the settlement:**

- low density residential boundary line to be repositioned
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#### **Kipling Avenue & HWY #7**

**There have been no changes to the south side of HWY #7 east of Kipling Avenue to justify an amendment to the existing Low-Rise Residential Zoning.**

- HWY 7 has not been widened, on this section of HWY #7
  - no rapid transit lanes on this section of HWY #7
  - no transit on Kipling Avenue— Kipling Avenue & HWY #7 intersection continues to be a small awkwardly configured intersection
  - intersection is on a crest of a hill
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- Over the years the only change has been increased traffic creating a bottleneck at this intersection which hampers emergency vehicles from navigating through.**

#### **Vaughan Mid-Rise Residential Guidelines**

- proposed development (12-storeys, 166 units, 192 parking spots) is neither harmonious nor consistent with the surrounding neighbourhood
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- nowhere in Vaughan is there a 12-storey building 9 meters from a bungalow along HWY #7

#### **Intensification Developments in our Neighbourhood**

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- an existing 12-storey condo at the southwest corner
- stacked townhomes on the west of the condo

- stacked townhouse development approved further south off Kipling Avenue
- two condos have been approved at HWY #7 and Lansdowne Avenue (northeast corner)

Please we ask that you oppose the proposed amendment to the Low-Rise Residential Zoning.

Do what is in the best interest of our community!

Sincerely,

Emanuel and Maria Di Cecca  
Residents of [REDACTED] Hawman since 1972

**To:** Clerks@vaughan.ca  
**Subject:** RE: [External] ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819 ONTARIO LTD AND 1891445 ONTARIO INC. 5217 AND 26 AND 32 HAWMAN AVENUE FILES OP.18.008 AND Z.18.01

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**From:** Maria Petrolo [REDACTED]  
**Sent:** Sunday, February 06, 2022 11:04 PM  
**To:** Maurizio Bevilacqua <[Maurizio.Bevilacqua@vaughan.ca](mailto:Maurizio.Bevilacqua@vaughan.ca)>  
**Cc:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External] ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819 ONTARIO LTD AND 1891445 ONTARIO INC. 5217 AND 26 AND 32 HAWMAN AVENUE FILES OP.18.008 AND Z.18.01

Dear Mayor Bevilacqua, Vaughan Councilors and City of Vaughan Staff,

My name is Maria Petrolo. My family has been living at [REDACTED] [McKenzie St.](#) for the last 43 years. My Dad moved his family from Toronto to Woodbridge because he wanted a safer place to raise his daughters. He restructured this 1950's house with his own hands. Never in his wildest dreams did he imagine that in his senior years, at age 81 to be exact, he would have to fight to protect what he worked so hard to achieve his whole life. My father suffered a stroke in April 2021 and all of this has put added stress on him, stress that a man who has worked all his life, should not have to endure.

I ask you, if this was happening to your parents, what would you do? How would you feel? Would you want a 12-storey building towering over their house? Put yourself in our shoes, try to understand the physical and mental stress we are going through. Would you not expect your elected officials to do the same thing we are asking you to do? Consider our position and our best interest when voting [on Feb. 8th](#), say NO to unfair intensification.

We kindly request that Council oppose the proposed amendment of the existing Low-Rise Residential Zoning Designation to Mid-Rise Residential on the two lots, 5217 & 5225 HWY #7. We request that Vaughan Council instruct staff to retain a lawyer and a planner to defend this opposition at the scheduled Ontario Land Tribunal.

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Kipling Avenue & HWY #7

There have been no changes to the south side of HWY [#7 east of Kipling Avenue](#) to justify an amendment to the existing Low-Rise Residential Zoning.

- HWY 7 has not been widened, on this section of HWY #7
- no rapid transit lanes on this section of HWY #7
- no transit on Kipling Avenue– Kipling Avenue & HWY #7 intersection continues to be a small awkwardly configured intersection
- intersection is on a crest of a hill
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Over the years the only change has been increased traffic creating a bottleneck at this intersection which hampers emergency vehicles from navigating through.

Vaughan Mid-Rise Residential Guidelines

- proposed development (12-storeys, 166 units, 192 parking spots) is neither harmonious nor consistent with the surrounding neighbourhood
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- two condos have been approved at HWY [#7 and Lansdowne Avenue](#) (northeast corner)

Please we ask that you oppose the proposed amendment to the Low-Rise Residential Zoning.

Do what is in the best interest of our community!

Respectively,

Salvatore Rosina and Maria Petrolo

■ McKenzie St

Sent from my iPad

**To:** Clerks@vaughan.ca  
**Subject:** RE: [External] DEVELOPMENT 919819 Ontario Ltd. and 1891445 Ontario Inc. - Feb. 8th, 2022  
Committee of the Whole Closed Meeting

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**From:** Rosina D'Alimonte [REDACTED]  
**Sent:** Sunday, February 06, 2022 11:09 PM  
**To:** [Council@vaughan.ca](mailto:Council@vaughan.ca)  
**Cc:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External] DEVELOPMENT 919819 Ontario Ltd. and 1891445 Ontario Inc. - Feb. 8th, 2022 Committee of the Whole Closed Meeting

Dear Mayor Bevilacqua and City of Vaughan Councilors,

The attached letter explains, in detail, the reasons why I am opposed to the proposed development 919819 Ontario Ltd. and 1891445 Ontario Inc.  
Thank you, in advance, for taking the time to read the information attached.

Respectfully,

*Rosina D'Alimonte*  
[REDACTED] *Hawman Ave.*  
*Woodbridge*

[REDACTED]  
[REDACTED]

**SUBJECT: ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819  
ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26  
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### **Vaughan Mid-Rise Residential Guidelines**

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Please we ask that you oppose the proposed amendment to the Low-Rise Residential Zoning.

Do what is in the best interest of our community!

Respectfully,

Rosina D'Alimonte

Agostino D'Alimonte

Antonio D'Alimonte

Concerned Residents of Kipling South of HWY #7 Community

**To:** Clerks@vaughan.ca  
**Subject:** RE: [External] DEVELOPMENT 919819 Ontario Ltd. and 1891445 Ontario Inc. - Feb. 8th, 2022  
Committee of the Whole Closed Meeting

---

**From:** Rosina D'Alimonte [REDACTED]  
**Sent:** Monday, February 07, 2022 12:57 AM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External] DEVELOPMENT 919819 Ontario Ltd. and 1891445 Ontario Inc. - Feb. 8th, 2022 Committee of the Whole Closed Meeting

Dear Mayor Bevilacqua and City of Vaughan Councilors,

My name is Rosina D'Alimonte. I reside at [REDACTED] Hawman Ave. My family and I moved into this community in 2010.

During the past 12 years, my neighbours and I have been continuously fighting overzealous developers in order to safeguard our unique neighbourhood.

Each time, the community has had to make concessions and live with the ramifications of poor planning; all in the name of intensification.

First, the 12-storey building was built, next the stacked townhouses were built, soon two more buildings will be erected on Lansdowne, all in the same intersection, an area of Woodbridge which was to be protected from intensification according to OPA 661. Considering the number of amendments

the builder is requesting in order to build this condo, indicates that this building **does not fit!** On Feb. 8, 2022, I ask you to support our community and **vote NO!**

Respectfully,

*Rosina D'Alimonte*  
*Agostino D'Alimonte*  
*Antonio D'Alimonte*  
[REDACTED]

**To:** Clerks@vaughan.ca  
**Subject:** RE: [External] Letter Opposing 12 Storey Building On Kipling & Hwy 7

---

**From:** Joanne Renda [REDACTED]  
**Sent:** February-06-22 5:47 PM  
**To:** [Council@vaughan.ca](mailto:Council@vaughan.ca)  
**Subject:** [External] Letter Opposing 12 Storey Building On Kipling & Hwy 7

**Feb. 7<sup>th</sup>, 2022**

Dear Mayor Bevilacqua, Vaughan Councilors and City of Vaughan Staff,

**SUBJECT: ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26 AND 32 HAWMAN AVENUE FILES: OP.18.008 AND Z.18.01**  
**February 8, 2022 - Committee of the Whole Closed Meeting**

We kindly request that Council oppose the proposed amendment of the existing Low-Rise Residential Zoning Designation to Mid-Rise Residential on the two lots, 5217 & 5225 HWY #7. We request that Vaughan Council instruct staff to retain a lawyer and a planner to defend this opposition at the scheduled Ontario Land Tribunal.

**June 22nd, 2021**

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- signed by 263 residents representing 72% of low-density landlocked community
- all of the adjacent residents and 91% of those on McKenzie Street & Hawman Avenue

**June 25, 2009**

**OMB Supported the Low-Rise Residential Zoning**

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**“the settlement is in the public interest”**

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- Petro Canada property maximum height 6-storeys
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#### **Kipling Avenue & HWY #7**

**There have been no changes to the south side of HWY #7 east of Kipling Avenue to justify an amendment to the existing Low-Rise Residential Zoning.**

- HWY 7 has not been widened, on this section of HWY #7
- no rapid transit lanes on this section of HWY #7
- no transit on Kipling Avenue– Kipling Avenue & HWY #7 intersection continues to be a small awkwardly configured intersection
- intersection is on a crest of a hill
- Kipling Avenue south is a dead end and does not extend to Steeles Avenue

**Over the years the only change has been increased traffic creating a bottleneck at this intersection which hampers emergency vehicles from navigating through.**

#### **Vaughan Mid-Rise Residential Guidelines**

- proposed development (12-storeys, 166 units, 192 parking spots) is neither harmonious nor consistent with the surrounding neighbourhood
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#### **Intensification Developments in our Neighbourhood**

- our community is not NIMBY as we have done our part to facilitate intensification.
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**Please we ask that you oppose the proposed amendment to the Low-Rise Residential Zoning.**

**Do what is in the best interest of our community!**

**Respectively,**

**Frank Renda**

**██████ Veneto Dr.  
Woodbridge ON  
██████**

**To:** Clerks@vaughan.ca  
**Subject:** RE: [External] Opposition to Proposed Development at Kipling Ave. & Hwy. 7 -Woodbridge

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**From:** Gianna Di Iorio [REDACTED]  
**Sent:** February-06-22 6:08 PM  
**To:** [Council@vaughan.ca](mailto:Council@vaughan.ca)  
**Subject:** [External] Opposition to Proposed Development at Kipling Ave. & Hwy. 7 -Woodbridge

Dear Mayor Bevilacqua and City of Vaughan Council Members,

The attached letter explains, in detail, the reasons why I am opposed to the proposed development 919819 Ontario Ltd. and 1891445 Ontario Inc.

Thank you, in advance, for taking the time to read the information attached.

Respectfully,

Gianna Di Iorio

■ Graceview Court

Woodbridge

■

**Feb. 7<sup>th</sup>, 2022**

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Please we ask that you oppose the proposed amendment to the Low-Rise Residential Zoning.

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Respectively,  
Gianna Di Iorio  
■ Graceview Court  
Woodbridge

**To:** Clerks@vaughan.ca  
**Subject:** RE: [External] Oppose 12-Storey Development

---

**From:** Dean Velk [REDACTED]  
**Sent:** February-06-22 6:08 PM  
**To:** [Council@vaughan.ca](mailto:Council@vaughan.ca)  
**Subject:** [External] Oppose 12-Storey Development

Dear Mayor,

Please have the attached letter entered as an opposition to the proposed development adjacent to the south east corner of Highway 7 and Kipling Ave.

My name is Dean Velk and I'm a resident of 26 years in this community at [REDACTED] Angelina Ave Woodbridge.

I can be reached at [REDACTED] or my cell at [REDACTED]

Thank you for taking the time to ensure the communities voices and concerns are heard.

Best regards. Dean Velk

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Do what is in the best interest of our community!

Respectively,

Your Name

Address

**To:** Clerks@vaughan.ca  
**Subject:** RE: [External] Letter to Council Members (1).docx - Word

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**From:** Gianluca Spagnolo [REDACTED]  
**Sent:** February-06-22 5:09 PM  
**To:** [Council@vaughan.ca](mailto:Council@vaughan.ca)  
**Subject:** [External] Letter to Council Members (1).docx - Word



**Feb. 7<sup>th</sup>, 2022**

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Respectively,

Your Name

Gianluca Spagnolo

Address



Gracview Ct

**To:** Clerks@vaughan.ca  
**Subject:** RE: [External] Council oppose the proposed amendment of the existing Low-Rise Residential Zoning Designation to Mid-Rise Residential on the two lots, 5217 & 5225 HWY #7.

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**From:** Maria & Enrico D'Amico [REDACTED]

**Sent:** February-06-22 6:27 PM

**To:** [Council@vaughan.ca](mailto:Council@vaughan.ca)

**Subject:** [External] Council oppose the proposed amendment of the existing Low-Rise Residential Zoning Designation to Mid-Rise Residential on the two lots, 5217 & 5225 HWY #7.

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Please we ask that you oppose the proposed amendment to the Low-Rise Residential Zoning.

Do what is in the best interest of our community!

**Sincerely, from the 4 legal voters,**

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

**██████ Veneto Drive  
Woodbridge, Ontario  
████████████████**

**Maria & Enrico D'Amico**

**To:** Clerks@vaughan.ca  
**Subject:** RE: [External] Opposing 12 story building at Hwy 7 and Kipling

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**From:** Patrizia Vidale [REDACTED]  
**Sent:** February-06-22 7:52 PM  
**To:** [Council@vaughan.ca](mailto:Council@vaughan.ca)  
**Subject:** [External] Opposing 12 story building at Hwy 7 and Kipling

We strongly oppose the development of the 12 story building near Hwy 7 and Kipling.

Alex, Patrizia and Gabriele Cianfarani

**Feb. 7<sup>th</sup>, 2022**

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Respectively,

Your Name

Address

**To:** Clerks@vaughan.ca  
**Subject:** RE: [External] Hwy#7/Kipling

---

**From:** Steve Lioukras <[stevelioukras@yahoo.ca](mailto:stevelioukras@yahoo.ca)>  
**Sent:** February-06-22 9:01 PM  
**To:** [Council@vaughan.ca](mailto:Council@vaughan.ca)  
**Subject:** [External] Hwy#7/Kipling

Thank you,  
Steve Lioukras

**Team 2000 Realty Inc., Brokerage**  
7611 Pine Valley Drive, Suite #38  
Vaughan, Ontario  
L4L 0A2  
C: (416) 704.0204  
T: (416) 746.2999  
E: [steve4realtor@yahoo.ca](mailto:steve4realtor@yahoo.ca)

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#### **Vaughan Mid-Rise Residential Guidelines**

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Please we ask that you oppose the proposed amendment to the Low-Rise Residential Zoning.

Do what is in the best interest of our community!

Respectively,

Your Name

Address

**To:** Clerks@vaughan.ca  
**Subject:** RE: [External] FW: Oppose 12-Storey Development

---

**From:** Charles Tornabene <[charles.tornabene@dehavilland.com](mailto:charles.tornabene@dehavilland.com)>  
**Sent:** February-07-22 7:45 AM  
**To:** [Council@vaughan.ca](mailto:Council@vaughan.ca)  
**Cc:** [REDACTED]  
**Subject:** [External] FW: Oppose 12-Storey Development

It is getting harder and harder to get through the Hwy 7 and Kipling intersection. This should not happen.

Thanks,

Charles Tornabene  
Senior manufacturing engineer,  
Series Q400 product development,  
De Havilland Aircraft of Canada, Toronto  
416-375-3774  
[charles.tornabene@dehavilland.com](mailto:charles.tornabene@dehavilland.com)



DE HAVILLAND AIRCRAFT  
OF CANADA LIMITED

**Feb. 7<sup>th</sup>, 2022**

**Dear Mayor Bevilacqua, Vaughan Councilors and City of Vaughan Staff,**

**SUBJECT: ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819  
ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26 AND 32  
HAWMAN AVENUE FILES: OP.18.008 AND Z.18.01  
February 8, 2022 - Committee of the Whole Closed Meeting**

**We kindly request that Council oppose the proposed amendment of the existing Low-Rise Residential Zoning Designation to Mid-Rise Residential on the two lots, 5217 & 5225 HWY #7. We request that Vaughan Council instruct staff to retain a lawyer and a planner to defend this opposition at the scheduled Ontario Land Tribunal.**

**June 22nd, 2021**

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- signed by 263 residents representing 72% of low-density landlocked community**
- all of the adjacent residents and 91% of those on McKenzie Street & Hawman Avenue**

**June 25, 2009**

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Respectively,

Charles Tornabene

 Veneto Drive.

**From:** Clerks@vaughan.ca  
**Sent:** Monday, February 7, 2022 9:27 AM  
**To:** Isabel Leung  
**Subject:** FW: [External] Letter  
**Attachments:** Letter to Council Members (1).docx

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**From:** Palma Iacoucci [REDACTED]  
**Sent:** February-07-22 6:47 AM  
**To:** [Council@vaughan.ca](mailto:Council@vaughan.ca)  
**Subject:** [External] Letter

Dear Mayor and Councillors:

Please consider my point of view and those of my neighbourhood by reading this letter. Thank you,

Palma Iacoucci



**Feb. 7<sup>th</sup>, 2022**

**Dear Mayor Bevilacqua, Vaughan Councilors and City of Vaughan Staff,**

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Palma Iacoucci

■ Hawman Ave.  
Woodbridge, Ontario  
■

**Subject:** FW: [External] Opposition to 12-Storey Development (Kipling/Highway 7) - ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26 AND 32 HAWMAN AVENUE FILES: OP.18.008 AND Z.18.0

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**From:** Charles B [REDACTED]  
**Sent:** February-06-22 9:14 PM  
**To:** [Council@vaughan.ca](mailto:Council@vaughan.ca)

**Subject:** [External] Opposition to 12-Storey Development (Kipling/Highway 7) - ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26 AND 32 HAWMAN AVENUE FILES: OP.18.008 AND Z.18.01

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Respectively,

Charles & Laura Belfiore

████ Veneto Drive, Woodbridge, ON █████



Virus-free. [www.avg.com](http://www.avg.com)

**Subject:** FW: [External] ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26 AND 32 HAWMAN AVENUE FILES: OP.18.008 AND Z.18.01 February 8, 2022 - Committee of the Whole Closed Meeting

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**From:** R S [REDACTED]  
**Sent:** February-07-22 8:27 AM  
**To:** [Council@vaughan.ca](mailto:Council@vaughan.ca)

**Subject:** [External] ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26 AND 32 HAWMAN AVENUE FILES: OP.18.008 AND Z.18.01 February 8, 2022 - Committee of the Whole Closed Meeting

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**Do what is in the best interest of our community!**

**Respectively,**

**Rosanna Santavenere**

**■ Veneto drive**  
**Woodbridge ON**



--

Rosanna Santavenere, CHRM



**Subject:** FW: [External]

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**From:** Anna Morrone [REDACTED]  
**Sent:** February-07-22 9:03 AM  
**To:** [Council@vaughan.ca](mailto:Council@vaughan.ca)  
**Subject:** [External]

Dear Mayor Bevilacqua, Vaughan Councilors and City of Vaughan Staff,

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Respectively,  
 Anna Morrone  
 Veneto Drive

**Subject:** FW: [External] Re: I Oppose proposed development at South-East side of HWY and Kipling  
**Attachments:** Letter to Council Members (1).docx

---

**From:** an s0 [REDACTED]

**Sent:** February-07-22 9:33 AM

**To:** [Council@vaughan.ca](mailto:Council@vaughan.ca)

**Subject:** [External] Re: I Oppose proposed development at South-East side of HWY and Kipling

My name: Anna and Vincenzo Somma

[REDACTED] Angelina Ave. Woodbridge  
[REDACTED]

Sent from my iPhone

> On Feb 7, 2022, at 9:30 AM, an s0 <[asomma5555@gmail.com](mailto:asomma5555@gmail.com)> wrote:

>  
>  
>  
>  
>  
>  
>  
>

> Sent from my iPhone

**Feb. 7<sup>th</sup>, 2022**

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Respectively,

Your Name

Address

**Subject:** FW: [External] Fwd: condo development at Hawman Ave. and Kipling.

---

**From:** Anna Kozarac [REDACTED]

**Sent:** February-07-22 9:32 AM

**To:** [Council@vaughan.ca](mailto:Council@vaughan.ca)

**Subject:** [External] Fwd: condo development at Hawman Ave. and Kipling.

Sent from my iPhone

**Feb. 7<sup>th</sup>, 2022**

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February 8, 2022 - Committee of the Whole Closed Meeting

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**Respectively,**

**Mr. & Mrs. Kozarac  
[REDACTED] Hawman Avenue  
Woodbridge, ON  
[REDACTED]**

Feb. 7<sup>th</sup>, 2022

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Respectively,

Elisangela Barroso

 Tasha Court Woodbridge Ontario



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**Subject:** FW: [External] FW: ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819  
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**Attachments:** Letter to Council Members Kipling and Hwy 7 SE corner.docx

**COMMUNICATION C21  
ITEM NO. 2  
COMMITTEE OF THE  
WHOLE (CLOSED SESSION)  
February 8, 2022**

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**From:** Robert DeLuca <[rdeluca@publicstorage.ca](mailto:rdeluca@publicstorage.ca)>

**Sent:** February-07-22 11:18 AM

**To:** [Council@vaughan.ca](mailto:Council@vaughan.ca)

**Subject:** [External] FW: ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819 ONTARIO LTD. AND  
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When will this ever end. Absolutely disgusting at what is happening to our city with greedy  
developers. Whatever happened to responsible intensification. Yeah it never existed.



**Robert De Luca**  
**Director Sales and Marketing**

Public Storage Canadian Properties  
1740 Argentia Road  
Mississauga, ON, L5N 3K3

Phone: 905.677.0363 x 225

Mobile : 647.892.3719

Email: [rdeluca@publicstorage.ca](mailto:rdeluca@publicstorage.ca)

Web: [publicstorage.ca](http://publicstorage.ca)

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Robert and Elsa De Luca  
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 Vaughan, Ontario  
 ■

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Respectively,

Vasile Huma

Address: [REDACTED] Angelina Avenue, Woodbridge, [REDACTED], ON

**To:** Clerks@vaughan.ca  
**Subject:** RE: [External] 5217 AND 5225 HIGHWAY 7, AND 26 AND 32 HAWMAN AVENUE

---

**From:** Suganthy Maheson [REDACTED]  
**Sent:** February-07-22 11:50 AM  
**To:** [Council@vaughan.ca](mailto:Council@vaughan.ca)  
**Subject:** [External] 5217 AND 5225 HIGHWAY 7, AND 26 AND 32 HAWMAN AVENUE

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██████ Veneto Drive,  
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Tamara Fontana

■ Angelina Avenue  
Woodbridge, ON ■

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**Subject:** RE: [External] REJECT - OLT CASE NO. OLT-21-001221 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26 AND 32 HAWMAN AVENUE FILES: OP.18.008 AND Z.18.01 - February 8, 2022 Committee of the Whole Closed Meeting

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**From:** Clerks@vaughan.ca <Clerks@vaughan.ca>  
**Sent:** Monday, February 7, 2022 2:19 PM  
**To:** Isabel Leung <Isabel.Leung@vaughan.ca>  
**Subject:** FW: [External] REJECT - OLT CASE NO. OLT-21-001221 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26 AND 32 HAWMAN AVENUE FILES: OP.18.008 AND Z.18.01 - February 8, 2022 Committee of the Whole Closed Meeting

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**From:** [REDACTED]  
**Sent:** Monday, February 07, 2022 2:09 PM  
**To:** Maurizio Bevilacqua <[Maurizio.Bevilacqua@vaughan.ca](mailto:Maurizio.Bevilacqua@vaughan.ca)>; Mario Ferri <[Mario.Ferri@vaughan.ca](mailto:Mario.Ferri@vaughan.ca)>; Gino Rosati <[Gino.Rosati@vaughan.ca](mailto:Gino.Rosati@vaughan.ca)>; Linda Jackson <[Linda.Jackson@vaughan.ca](mailto:Linda.Jackson@vaughan.ca)>; Tony Carella <[Tony.Carella@vaughan.ca](mailto:Tony.Carella@vaughan.ca)>; Marilyn lafrate <[Marilyn.lafrate@vaughan.ca](mailto:Marilyn.lafrate@vaughan.ca)>; Rosanna DeFrancesca <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>; Sandra Yeung Racco <[Sandra.Racco@vaughan.ca](mailto:Sandra.Racco@vaughan.ca)>; Alan Shefman <[Alan.Shefman@vaughan.ca](mailto:Alan.Shefman@vaughan.ca)>; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
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- Our community is not NIMPY as we have done our part to facilitate intensification.
- a condo at the southwest corner - stacked townhomes on the west of the condo
- Stacked townhouse development approved further south off Kipling
- two condos have been approved at HWY 7 and Lansdowne.

Please we ask that you oppose the proposed amendment to the Low-Rise Residential zoning.

Do what is in the best interest of our community!!!!

Respectively long time residents and voters of this community,

Vicky Spizzirri

■ Hawman Avenue

**To:** Clerks@vaughan.ca  
**Subject:** RE: [External] Proposed Development at Kipling Ave. & Hwy. 7

From: Nicole Di Iorio [REDACTED]  
Sent: February-06-22 10:05 PM  
To: Council@vaughan.ca  
Subject: [External] Proposed Development at Kipling Ave. & Hwy. 7

Good Day City of Vaughan Council Members,

I am a 20+ year resident of the Kipling Ave. and Hwy 7 community.  
I want to reiterate my concerns regarding the proposal #919819 Ontario Ltd. and Ontario 1891445 Inc.

This proposal goes against the OPA661 and amendments (signed by city of Vaughan Council on the 27th of November 2009) and agreed to with the then 'OMB.'

In the amendments, we made concessions so that we would not be in this position again and yet, here we are.  
Why? What was the purpose of this 'signed' amendment to the OPA661?

This is not a deterrent against intensification, but rather an issue of common sense. You can't force a square peg into a circular hole. It does not fit.

If you are familiar with my community, and I mean truly similar, then you will agree that this proposal should not be allowed in this location.

On February 9th, please vote "NO".

Thank you,  
Nicole Di Iorio

Feb. 7<sup>th</sup>, 2022

Dear Mayor Bevilacqua, Vaughan Councilors and City of Vaughan Staff,

**SUBJECT:** ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819  
ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26 AND 32  
HAWMAN AVENUE FILES: OP.18.008 AND Z.18.01  
February 8, 2022 - Committee of the Whole Closed Meeting

We kindly request that Council oppose the proposed amendment of the existing Low-Rise Residential Zoning Designation to Mid-Rise Residential on the two lots, 5217 & 5225 HWY #7. We request that Vaughan Council instruct staff to retain a lawyer and a planner to defend this opposition at the scheduled Ontario Land Tribunal.

**June 22nd, 2021**

**Resident Petition Opposing Proposed Amendment Presented to Council**

- signed by 263 residents representing 72% of low-density landlocked community
- all of the adjacent residents and 91% of those on McKenzie Street & Hawman Avenue

**June 25, 2009**

**OMB Supported the Low-Rise Residential Zoning**

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**OMB Madame Chair S.J. Sutherland Stated in the Memorandum of Oral Decision:**

“The Board heard unchallenged expert land use planning evidence in support of the application, as amended by the settlement agreement, from Mauro Peverini, on behalf of the City and Rosemary Humphries, on Behalf of the Applicant/Appellant”

“the adjustment of the boundary line for OPA 661, as represented in the settlement, helps protect the character of the well maintained neighbourhood, the proposed development borders, and represents good planning”

“the settlement is in the public interest”

Settlement highlights which were subsequently embedded in the Vaughan Official Plan 2010, and which influenced local residents to vote 60% in favour of the settlement:

- low density residential boundary line to be repositioned
- Petro Canada property maximum height 6-stories

- 5225 HWY 7 maximum height 4-storeys
- 5217 HWY #7 no intensification
- McKenzie Street removed from regional intensification corridor

#### Kipling Avenue & HWY #7

There have been no changes to the south side of HWY #7 east of Kipling Avenue to justify an amendment to the existing Low-Rise Residential Zoning.

- HWY 7 has not been widened, on this section of HWY #7
  - no rapid transit lanes on this section of HWY #7
  - no transit on Kipling Avenue– Kipling Avenue & HWY #7 intersection continues to be a small awkwardly configured intersection
  - intersection is on a crest of a hill
  - Kipling Avenue south is a dead end and does not extend to Steeles Avenue
- Over the years the only change has been increased traffic creating a bottleneck at this intersection which hampers emergency vehicles from navigating through.

#### Vaughan Mid-Rise Residential Guidelines

- proposed development (12-storeys, 166 units, 192 parking spots) is neither harmonious nor consistent with the surrounding neighbourhood
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Respectively,

Ming Zhang & Wei Jiang

██████ Veneto Drive, Woodbridge, ON, ██████

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Frank Commisso  
 ■ Graceview Court  
 Woodbridge, ON.  
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