

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

From: Maria Petrolo [REDACTED]
Sent: Sunday, February 06, 2022 11:04 PM
To: Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>
Cc: 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.

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 neighborhood from unfair intensification. Several experienced lawyers and accredited planners participated in the hearing representing Vaughan, York Region, Ontario, WWHHA (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 neighborhood, 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-storeys
- [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
- acceptable transition or step back planning principals from the 4 adjacent properties have not been fully implemented
- the proposed building is not at an intersection but mid-block
- nowhere in Vaughan is there a 12-storey building 9 meters from a bungalow along HWY #7

Intensification Developments in our Neighbourhood

- our community is not NIMBY as we have done our part to facilitate intensification.
- 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!

Respectively,

Salvatore Rosina and Maria Petrolo

■ McKenzie St

Sent from my iPad