

December 5, 2022

City of Vaughan
2141 Major Mackenzie Drive West
Vaughan, ON L6A 1T1

Attention: Rebecca Roach, Planner, Development Planning Department
Todd Coles, City Clerk
Ward 2 Councillor Adriano Volpentesta

Re: Office Plan Amendment File OP.20.010
Zoning By-Law Amendment Z.20.31
Owner: 2668654 Ontario Inc.
Ward 2 – Vicinity of Woodbridge Avenue and Kipling Avenue

Dear Ms. Roach,

The owner has submitted applications for Official Plan Amendment, Zoning By-Law Amendment approval to facilitate the proposed development of the Subject Lands of a 7-storey residential rental apartment building (Building 1) and a 5-storey residential apartment building (Building 2) with a total of 219 rental units and a Floor Space Index (FSI) of 2.16 times the area of the lot, accessed by a private driveway off of Woodbridge Avenue with connection to Kipling Avenue through an existing private condominium driveway located at 8025 Kipling Avenue.

As the active Ratepayer Association working to support the west Woodbridge Community, it has always been our hope that good planning would be the driving force behind any City of Vaughan housing initiative. Expanding housing options can have a positive effect on our neighbourhoods.

The Provincial Policy Statement 2020, Section 1.0 provides direction related to "Building Strong Healthy Communities" and is applicable to the Subject Property. It encourages a variety of land uses within communities and promotes initiatives that make efficient use of infrastructure.

Section 1.1.1. (b) states healthy liveable and safe communities are sustained by accommodating an appropriate affordable and market-based range and mix of residential types (*including single-detached, additional residential units, multi-unit housing, affordable housing, and housing for older persons*), employment (*including industrial and commercial*), institutional (*including places of worship, cemeteries, and*

long-term care homes), recreation, park and open space, and other uses to meet long-term needs.

The West Woodbridge Homeowners Association, Inc. believes an affordable and diverse housing supply is an essential foundation to meet the needs of our growing population. In a city like Vaughan, where housing costs have historically risen faster than household incomes, an affordable housing supply is necessary to ensure safe, secure housing is available to all residents. Particular attention should be directed towards seniors, young people initiating careers and residents who are increasingly being challenged by the unaffordability of Vaughan's housing market. In a stable, welcoming community built on principles of sustainability, housing choices should include a mix of homeownership and rental opportunities across housing types, sizes, and price points to accommodate diverse populations. As important as this is, however, access to affordable housing is unattainable for many people in the City of Vaughan. While core housing need is experienced by both renter and owner households, it is not evenly distributed between the house tenures.

Vaughan needs more secured rental housing for families and individuals as freehold ownership of nearly any type of built form – home or condo – is now a pipe dream for most people. Purpose-built, family-friendly rental buildings (not private landlords) is one of the few remaining ways to achieve housing security. Rental buildings with reasonable rents, amenities suitable for families and individuals, in neighbourhoods where families want to live – like west Woodbridge.

Based on our review of the available application materials and the preliminary issues identified in the report we respectfully request to allow the west Woodbridge Homeowners Association, Inc., and community members to work with City Planning Staff and the applicants' representatives to ensure good planning and the right of families and individuals to live in affordable housing in any corner of our great City.

Should you require anything further regarding this matter please do not hesitate to contact us.

Sincerely,



Nick Pinto
President
The WWA, Inc.