

**C9**  
**COMMUNICATION**  
**COUNCIL – JANUARY 24, 2023**  
**CW (PM) - Report No. 3, Item 1**

**From:** [Pina Sacco](#)  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External] Celebration Estates Inc. Deputation: Committee of the Whole Meeting on Jan 17/23  
**Date:** January-16-23 1:44:10 PM  
**Attachments:** [Celebration Estates Inc. Deputation.docx](#)

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Good afternoon,

Please find attached my deputation that I would like to submit and to be entered regarding the amendments being proposed by Celebration Estates Inc. This is an agenda item for the Committee of the Whole Meeting being held Tuesday January 17, 2023.

Given that I cannot attend in person to give the deputation, please enter my written submission.

Please acknowledge receipt of the deputation and that it has been submitted as part of the discussion.

Respectfully,  
Pina Sacco.

Celebration Estates Inc  
Committee of the Whole  
Written Deputation  
Tuesday January 17, 2023

My name is Pina Sacco and I reside in the Village Core of Woodbridge, and I am a member of the Village of Woodbridge Homeowners Association. I would like to submit a deputation outlining my concerns with the proposed amendments being sought by Celebrations Estates at 11, 15, 23, and 276 Landsdowne Ave (vicinity of Regional Road 7 and Kipling Ave.

My concerns relate to precedence, traffic safety, traffic congestion and intensification.

Celebration Estates Inc. seeks to get approval for amendments to a prior proposal that has already been discussed, voted and passed by Vaughan City Council. This amendment would see the this development increase from a 10-storey build to an 11-storey building increasing the number of residential condo units to 180. This would also see the FSI increase to 3.58. My concern is the validity of Council decisions and whether residents can trust Council to keep its decisions and not cave to the desires of developers. Why is Council not sticking to its original decision, if this decision has already been vetted, voted and passed by Council? Why is Council flip flopping on its decision and thus setting a precedent of future applications, indicating to developers that they can continue to press for increases, and signalling to residents that Council's decisions are vulnerable to the whims of developers? Residents should feel secure in knowing that Council's decisions are not subject to the advantages of the economic gains of developers over the concerns and desires of the community represented by said Council.

The expansion of this development will lead to increased units which will lead to increased traffic in an established community with Woodbridge Public School, which is across the street from this new development. The increased traffic will only cause more congestion along Hwy & 7 and the surrounding neighbourhood streets. This increase in traffic presents safety concerns for school children walking to school, parents driving their children to school and also residents who live in the area. Moreover the entrance to the building will be off of Hwy & which only means more cars will be using the same lane that is a "bus lane" when drivers are trying to enter the building. Again this is a safety issues, as cars already try to 'beat' the bus as they head west on Hwy 7 from Islington to Kipling so that they can make a right hand turn at Kipling before getting stuck behind a bus. No consideration has been given for an additional lane to accommodate the turn into the entrance of this building.

Traffic infrastructure is a problem for residents in the area and an increase in the proposal will only make the situation worse. Congestion along Hwy 7 from Helen St. to Kipling Ave is already at a snail's pace during many hours of the day. This area has a limited two lane east and two lane west traffic configuration, and as well as a steep incline and decline as you approach Islington Ave. This is a common accident-prone area. To exasperate the problem, the entrance to this building is just past the railway bridge before approaching Kipling Ave. where residents have been told in the past that Hwy 7 can not be expanded to alleviate the present congestion because of the City does not own the bridge and expansion will require CN approval and involvement. Why does Council continue to ignore the traffic impact and infrastructure shortcomings that this area, and the negative impacts that this development and other future developments (some that are already on the books) will have on vehicular, transit and pedestrian use?

Moreover the residents of the Village of Woodbridge have seen an increase follow of traffic along Woodbridge Ave. from Islington to Kipling over the last 15 years. This increase is due to driver frustration which results from congestion along Hwy 7 from Islington to Kipling. Drivers are using Woodbridge Ave to bypass this congestion along Hwy 7 causing traffic and safety issues in the Village Core. The concerns and complaints of the residents of the Village Core have seemed to fall on deaf ears and (as the last municipal election showed) residents have become disillusioned with their representative. The Woodbridge Village Core has endured development projects in the area and vicinity that were not to particulars of City Plan, and they have witnessed a degradation not an improvement to the vitality of the Core. While residents are not opposed to development, they would like Council and developers to abide by the particulars of the City Plan, especially when it has direct impacts on the Historic area of Woodbridge.

For these reasons I wish to express my concern and opposition to the amendments to the Celebration Estates Inc proposal and hope that Council makes good on its previous decision regarding this development.

Respectfully,

Pina Sacco

■ Amos Maynard Circle Woodbridge ONT ■