

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] File: OP.22.016 and Z.22.036 - Hwy 7 & Wigwoss Drive  
**Date:** Tuesday, January 24, 2023 12:13:43 PM

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-----Original Message-----

From: Christian M. Breda <[REDACTED]>  
Sent: Tuesday, January 24, 2023 12:05 PM  
To: Casandra Krysko <Casandra.Krysko@vaughan.ca>; Clerks@vaughan.ca  
Subject: [External] File: OP.22.016 and Z.22.036 - Hwy 7 & Wigwoss Drive

To whom this matter may concern,

Location: 10, 20 and 24 Wigwoss Drive  
File: OP.22.016 and Z.22.036

We moved onto Benjamin Drive 5 years ago with my family, prior to the current residential building located at the corner of Benjamin and Wigwoss was completed. Unfortunately I did not foresee the problems that would be brought into our neighborhood with this building going up.

There were of course the temporary headaches during the build with the mucky disaster on the streets all the time in addition to endless amount of workers vehicles lining the streets from morning until night, many double parked, making it very dangerous for our kids to play and for other drivers on the street getting in and out of their driveways. Once that was all over and residents started to move in, we now have many permanent issues in the neighborhood that along with another building will only multiply and degrade our beautiful neighborhood:

1. Street parking - many vehicles park on the street overnight and sometimes for days. This leads to frustration for us home owners on the street and constant calls to parking authority. The odd time we have a family gathering and require space on the street for guests, becomes so frustrating! It also creates issues for snow removal in the winter.

2. Dog waste - it's EVERYWHERE. This was not an issue before this condo existed. It is excessive and disgusting. Those of us with cameras know they are residents from the building. Many either do not clean up after their pets at all, or do pick it up only to just throw the bag on the street anyway or they throw it in our yard waste bags or recycling bins when they walk by. If you're lucky enough to catch them in the act and confront them, you're often told where to go. I know it's the not city's responsibility to fix ignorant people but you can at least consider keeping them away by not putting up another residential building.

3. TRAFFIC - we're congested enough in our neighborhood without another condo because our small local streets are used as shortcuts to avoid the Islington, Wigwoss and Hwy 7 intersections. Not to mention the length of HWY 7 from Pine Valley to Kipling. What should be only a 1 min drive is often at times upwards of 20 mins or more. Another condo along this corridor will only make this problem worse and with no room to expand HWY 7 between Islington & Kipling this would only amplify the problem.

My understanding from a recent Ratepayers Association meeting at Woodbridge Memorial Arena regarding a proposed building on Arrowhead Rd., the city and York region are in favour for these proposed buildings so that there will be more people taking transit along Hwy 7. Right now the numbers do not justify building the Viva bus route along Hwy 7 in this area because ridership is very low, the city and York region are now trying to force people to utilize transit by building more residential buildings which would justify their decision to build transit in the first place. Everyone in Woodbridge drives, look at all our driveways. Furthermore, CN Rail will not commit to hundreds of millions of dollars to expand and improve infrastructure between Islington and Kipling along Hwy 7 (under the railway bridge) to cater to all the new traffic congestion these proposed residential buildings will bring.

4. I myself have lived in a condo and know that sometimes they can bring unwanted residents into the neighborhoods. The amount of incidents where police need to be called there is concerning. These units inside the buildings will be purchased by non-residents or non-local people for investments, which leads to a high rental

occupancy. There is no pride of ownership and therefore increasing the amount of issues as stated here and all above points. We've spoken to friends living in the building so we know first hand that there is criminal activity going on from time to time...whether its domestic or other, it's more often than it should be. It's worrisome for all of us, especially those of us with young children. We put everything we had into moving into a beautiful, safe, neighborhood and hate to see these types of things happening so often is very disheartening.

Needless to say, our family and our entire street STRONGLY oppose another building going up in our neighborhood right at the end of our street or anywhere along this corridor of HWY 7 between Pine Valley & Kipling. I really do not think people from the city of Vaughan and York region quite understand the implications of their decisions when they allow proposals of these types of projects.

Please consider all this before any decisions are made.

Thank you and I hope my email is shared and noted in preparation for the February 7, 2023 at 7 pm hearing at Vaughan City Hall.

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