

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)  
**Subject:** FW: [External] Objection to Z.22.036/OP.22.016  
**Date:** Thursday, February 2, 2023 12:33:16 PM

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**From:** Shariq M <[REDACTED]>  
**Sent:** Wednesday, February 01, 2023 8:40 AM  
**To:** Clerks@vaughan.ca  
**Cc:** Steven Del Duca <Steven.DelDuca@vaughan.ca>  
**Subject:** [External] Objection to Z.22.036/OP.22.016

Hi, this email is in regards to **Z.22.036/OP.22.016** a proposed 12-storey condo development on the corner of Wigwoss and Highway 7. I have copied the Mayor, Steven Del Duca on this email as the traffic concerns with this development apply to the Mayor's campaign platform.

I'm Qazi Shariq Mujib - resident and owner of [REDACTED] Highway 7, Woodbridge ON. My house is just across the proposed development. **I just wanted to voice my concerns and do not support this development.** Here are some of the reasons for the objection:

1. The traffic along this stretch is congested as is. **Has a traffic survey been conducted to see if Highway 7 at this stretch can take more load?** Please do share with me if so. This is the point where 3 lanes converge into 2 lanes between Wigwoss and Hwy 7 to past Kipling on Hwy 7 (heading westward). **This is a 'choke point' and bottleneck.** Between the hours of 3-7pm going west is a nightmare and eastwards from Martin Grove and Hwy 7 only opens up a bit past Bruce and Hwy 7 (because eastward 2 lanes expand to 3). **Simply put, the additional traffic from a 12-storey condo with 200+ units will make traffic come to a halt.** This is unacceptable.
2. The traffic will only get worse during construction. 2 lanes will become 1 essentially at this busy intersection. We the residents cannot sustain such prolonged commutes. Highway 7 is the main artery in Vaughan connecting Highways 427, 27 and 400 for residents in Toronto as well as Vaughan.
3. Mayor Steven Del Duca's platform for mayroshioip centred around easing traffic congestion, **especially around this stretch of Highway 7.**
4. The immediate vicinity does not have a 12-storey building (the nearest is 8 storeys, along the same stretch on Hwy 7). This building will 'stick out' and would not be aesthetically pleasing to our 'skyline'. Furthermore, most residences in the area, like mine, are detached/semi-detached or townhouses - i.e. single family homes. Not sky-reaching condos.

**I implore you to reflect upon the concerns of local residents like myself.** I understand we need new housing, but 12-storeys is too much. Please, get back to the drawing board with the developer. The city and developer needs to show us residents that our area can accommodate the influx of this much new construction and residents in an already traffic-packed and busy stretch of Woodbridge.

You may call me at [REDACTED] or reply to this email for clarification.

Regards,  
Shariq

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**Shariq Mujib, PhD,**  
**Ph: +1 [REDACTED], Email: [REDACTED]**