

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](#)  
**Subject:** FW: [External] Z.22.036/OP.22.016  
**Date:** Wednesday, January 25, 2023 9:03:28 AM

---

**From:** ROMINA DI SALVO <[REDACTED]>  
**Sent:** Wednesday, January 25, 2023 12:51 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Z.22.036/OP.22.016

I am writing to oppose the apartment building proposal on the addresses identified 10, 20 and 24 Wigwoss Drive (Northeast corner of Wigwoss and Hwy 7.) .

With the increase of proposed developments in our area, this is 1 of many examples of developers greed to make profits by obtaining small plots of land to create mega structures that don't conform to the communities current low rise dwellings which is predominately detached homes. A 12 story building will create an impact to the area stationed next to a 7 story unit facing Hwy 7, adjacent to a 10 story unit on the North West corner of the street as well overpowering and overlooking the quiet community of detached homes. If in 2010 the OP was set at 6 stories, how can the City justify in accepting and entertaining such a proposal of 12 stories that clearly goes against the current OP and to top it off in confined dimensions of the plot of land?

Furthermore situated at the corner, this structure will only add to the present congested traffic of Hwy 7. The corner of Wigwoss/Hwy 7 is highly trafficked. It has turned into a detour route to many vehicles looking for alternate routes to access Islington Ave, Pine Valley and Willis. I have previously brought my concerns about the Wigwoss/Hwy 7 intersection to Transportation Operations of it being a safety concern. This development will add to the safety concerns. The intersection is consistently being blocked during mid to late afternoon with cars and transport trucks speeding so they can make the light only to stall in the middle of the intersection blocking opposite traffic. Cars miss light changes numerous times unable to make left turns to head East on Hwy 7 or go straight across highway 7 to Helen street. Pedestrians are also blocked from crossing. Furthermore, Hwy 7 three lanes bottle nose a few meters away, west from the intersection. With the 106 units proposed, the traffic pollution will further increase. With this new development, traffic will continue to back up onto Wigwoss with little measures to minimize intrusion of vehicular traffic into the residential streets.

Wigwoss is a residential street. As the proposal sets it will have its entrance and exits, loading zones, garbage pickups off Wigwoss. The street will not be able to handle the high density of people and traffic, especially with the adjacent 10 story building and it's residents sharing the same street to exit the community. Bottom line, this building has no place in a residential area. The infrastructure in the area is weak and does not have the capability to accommodate the high number of residents proposed in the development. The basic physical and organizational structures and facilities needed to accommodate this development is just not there. Power grids will get overpowered resulting in more outages where our community rarely has them. Moreover, this area sits on a nearby floodplain of the Jersey Creek. I vividly remember the townhouses behind this land encountered issues of flooding during construction. How can one confidently ensure such won't happen to this development which can stall the construction and delay timelines to only set back the development? Has an environmental study of the land been done? Has an archeological assessment been conducted to ensure the land under the current dwelling been clear as it sits within the 1 km radius sites of an indigenous village under Almont Park. If this is the case, why can't the community within the 1 km be designated as a heritage area protected by the city?

With the developers looking to amend the OP to 12, this will result in other developers to increase the number of floors resulting in a flood gate of more proposals and developments that will congest low rise detached, town home dwellings in Vaughan. This building at the proposed height and location will block the 7 story building next to it and its residents will be looking at a wall rather than the late afternoon sunshine. Would you like to see a wall from your balcony or window? I sure don't.

Furthermore, with the limited visitor parking available on site, where will the cars park? Also, the construction workers reporting to work, where will they park? If the land is a residential land, there is no space on this land to have all these cars parked.

When I purchased my townhome across the street (South Side of Hwy 7) I bought it on the basis of the area. Low traffic, quiet streets and safety. 13 years later, I have witnessed the changes and I fear with these new developments Vaughan will be losing their family friendly and safe reputation as more high rise, tower condos and apartments continue to be built becoming an interest to unfavorable situations. It will turn in to another Toronto to which many want to escape from.

In short, I feel developers don't care. They make a presentation of how these developments contribute to the community but in reality it only creates more confusion, traffic congestions, devaluing the settled community. Their promises to work with everyone is just a sly tactic to gain the communities trust and confidence but in reality, their end game is dollar signs.

We need to stop the development and set a precedent otherwise it will open up opportunities for other developers to buy plots of land and take advantage of settled communities. In end, the prices of these small sized apartments and condos are unaffordable. This is all about making a profit at our cost. The City needs to stop such developments and ensure they have thier residents interest at hand.

Sincerely  
Romina Di Salvo