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COMMUNICATION
COUNCIL – February 22, 2023
CW (PM) - Report No. 8, Item 2

To: Honourable Mayor Del Duca, Members of City of Vaughan Council and City Clerk

From: Elisa Testa

Date: February 7, 2023

Re: Application Proposal for Condominium Complex at 10, 20 and 24 Wigwoss Dr. and Highway #7,
File Number Z.22.036/OP.22.016

Dear Honourable Mayor Del Duca, Councillors of Vaughan and City Clerk for City of Vaughan;

My name is Elisa Testa and I live at [REDACTED] Bruce Street in Woodbridge. I am also secretary to the Vaughanwood Ratepayers Association. I am speaking on the proposed development at 10, 20 and 24 Wigwoss Drive and Highway #7 and I am asking you to reject this proposal because of the following reasons:

First, these two blocks of land, on which this site is on, from Pine Valley Drive to Islington Avenue are completely saturated with pre-existing development and contain well-established communities, both on the south side of Highway #7, where I happen to live, and on the north side, such as the Wigwoss area. These communities have been there for 40 plus years. As a result of this over-saturation of development over the years, the traffic completely bottlenecks in this stretch of Highway #7 to the point of relentless grid lock. I know because I experience it frequently, especially during extreme weather conditions such as the snowstorm we had two weeks ago. I was on Highway #7 travelling westbound towards Helen Street. It took me 25 minutes to move one block. Snow ploughs could not get through and if emergency vehicles were needed, they too would not have been able to get through. How is this effective or even responsible urban planning?

I know that there has been talk of road expansion in this part of Highway #7 and adding a rapid transit system from Bruce Street all the way to Brampton. I was part of the recent Live Virtual Meeting given by Metrolinx on January 26, 2023. I asked questions on the road expansion on this stretch of Highway #7, and they could not adequately answer my questions as there simply is not enough lateral space from Bruce Street to Kipling Avenue. They called this narrowed part of the road, a pinch spot. Further to the lack of width, there is significant sloping on this road, the Humber River flows under the bridge just west of Islington Avenue and up the slope towards Kipling Avenue, we have the CN/CP Bridge. On both sides of the pillars of the bridge, there is also very significant sloping and there is green space. On the east side of Islington, on the north and south sides of Highway#7, we have residential and commercial sites where front doors basically go right up to the sidewalk. The stacked towns on the south side have been recently built. It is Geography 101! Anyone could see that the space is very tight. If the only solution is to burrow into the existing road or into the slope to make subterrain underpasses in the future, that would

entail to raise an enormous amount of money by the region. Is that feasible? And if it is even remotely possible, how many years would that take? Why would you further develop on a stretch of land, adding thousands of occupants, where there is a grossly lacking infrastructure? We have yet another proposal for a 14 storey condo complex on Highway #7 and Arrowhead and still another adjacent to Hillcrest Cemetery. This one has already been approved for 9 storeys and the landowner has recently reapplied and has asked for even more storeys. Yikes!!

Honourable Mayor Del Duca and Councillors of Vaughan, until we have the infrastructure to support this amount of growth, you must carefully monitor development by allowing a reduced height of the condos, or not allow it altogether as the future of widening a major part of a road access is unpredictable.

Finally, why are we allowing for this land developer to build something completely inappropriate such as 14 storey condo on infill lots on a street that is clearly designated for single family dwellings? The building that is already there at the north west corner of Wigwoss and Highway #7 is grandfathered on what was previously a commercial site, a pre-existing mall, what is this proposal grandfathered on but three single family dwellings, Therefore, we are asking you to reject this ridiculous proposal or in the least demand for modifications to the plans. It must be seriously scaled down.

Thank you all, for your consideration and attention to this matter.

Sincerely,

Elisa Testa

■ Bruce Street

Woodbridge, Ontario

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