

**COMMUNICATION C116**  
**ITEM NO. 4**  
**COMMITTEE OF THE WHOLE**  
**(PUBLIC MEETING)**  
**March 1, 2022**

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**From:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Sent:** Thursday, February 17, 2022 7:35 PM  
**To:** Nadia Tasevski [REDACTED]  
**Cc:** DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>  
**Subject:** RE: [External] Proposed Weston & Major Mackenzie development

Hi Nadia,

Thank you for your email. I completely agree with all your comments. I will NOT be supporting this development in its current form. I will forward your concerns to our city planners for their consideration.

Sincerely,  
Rosanna

**Rosanna DeFrancesca**  
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**City of Vaughan | Ward 3 Councillor**  
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1



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**From:** Nadia Tasevski [REDACTED]  
**Sent:** Thursday, February 17, 2022 2:21 PM  
**To:** Rosanna DeFrancesca <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>  
**Subject:** [External] Proposed Weston & Major Mackenzie development

Rosanne, short of typing out, on my iPhone, my comments, findings and concerns regarding the proposed subject project, I have attached my hand written comments. Please share these with everyone concerned. Needless to say I find this proposal very disturbing and see it as the beginning of the destruction of this area and our lifestyles. Approving this development will be the beginning of the end. It will be an introduction to an American style ghetto, a Woodbridge Regent Park. A point of no return and a time of great regret.

## Affordable Housing

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U.A.A. - Vox Study by Matthew Iglesias

### Impacts of Affordable Housing Concentrations:

- Crime rates fall + property values rise when built in LOW-INCOME neighbourhoods (property tax 2)
- In high-income neighbourhoods led to 2.5% decline in property value and people fleeing the neighbourhood

### Project Scales

- In past USA focus was on large-scale affordable housing development considered to be 4,000 units (Note Weston + Major Mac proposes 2,700 units!)
- Today USA defines 50 or more units in a single site as large scale
- In 1970's problems with large-scale affordable/subsidized housing became increasingly apparent + led to the demolition of large high-rise affordable housing units ( Pruitt-Igoe, St. Louis + Cabrini Green in Chicago)
- Current shift to reducing concentration by focusing on smaller multi-family units:
  - 21-49 units in multi-family buildings
  - 5-20 units in very small duplexes/townhomes
  - 1-4 units in building classified single family
- Focus on scattered site development + smaller units
- Although large-scale development is cheaper impacts are more negative on neighbourhoods + residents

Source: Minnesota Housing Fair - Quincy

- Large-scale developments resulted in increased crime + scale of projects most important factor in determining impact on neighbourhoods
- Smaller developments had little impact
- Projects with 50 units or less in low-poverty areas have some benefit whereas the opposite is true in high-income areas
- as developments, based on management & upkeep, <sup>degenerate</sup> impacts become increasingly negative

Closing Comments:

I respectfully ask that Councillors do not lightly make the decision to allow such a large-scale affordable housing development at Webster & High Street. Do not be pushed into a decision that goes against common sense and does not represent your constituents. Do not discount the American experience with large-scale affordable housing developments, but rather learn from them. Americans are now moving to smaller, scattered concentrations & tearing down past high-density, large-scale buildings. Do not willingly, and neglectfully change the dynamics of what makes Woodbridge such a desirable place to live and work. Do not allow a ghetto to be built and drive away residence. Remember USA considered 1,000 units large scale, now it is 50, yet council is entertaining 2,700 hundred units - 5 times more!

Nadia Tasevski  
Auderna Crescent

Sent from N. Tasevski