

Subject:

Opposition to proposed condo development @ 5217 & 5225 Regional Road 7 and 26
& 32 Hawman Ave

**PUBLIC HEARING
COMMUNICATION**

C5

Date: June 4/19 ITEM NO. 1

From: pvascotto [REDACTED]

Sent: Tuesday, June 04, 2019 2:25 PM

To: Carella, Tony <Tony.Carella@vaughan.ca>; Cardile, Lucy <Lucy.Cardile@vaughan.ca>; Clerks@vaughan.ca

Subject: Opposition to proposed condo development @ 5217 & 5225 Regional Road 7 and 26 & 32 Hawman Ave

This email is written notification of our extreme displeasure and opposition to the proposed 16 Storey Tower apartment Building application on 5217 and 5225 Regional Road 7 and 26 and 32 Hawman Avenue.

The existing single family detached dwellings are not in harmony with the abomination being proposed on June 4, 2019. It is dramatically against residents' wishes and is unacceptable. The briefing to existing residents of the applicant's planners' rationale did nothing to adequately justify this tower application. The zoning determinations were completed in 1990; a time when there were no homes or residents to consider. They have not been re-visited or revised since then. In 2019 there are considerably more variables that must be included.

The access to whatever application is ultimately approved by the committee **must be confined to HWY 7 exclusively**. At this time Kipling is already inundated with traffic as there is one way in and one way out of our combined subdivisions. As you are aware there is a development in the works at the south end of Kipling that will contribute even more traffic. As well there is existing businesses: an Italian Social Club, the Veneto Tennis Club, the META Centre, the Veneto Centre and a daycare facility that each contribute to vehicular congestion.

Liability must be considered when providing for emergencies that occur within the subdivision. As an example, last year's FordFest brought our subdivision to its knees. As residents of Angelina Avenue we were unable to enter at Kipling and Hwy 7, having just left St. Peter's Church Service, and were halted on Woodbridge Avenue as traffic came to a standstill. **Had an emergency occurred that required evacuation of person or persons, it could not have been accomplished.**

Further to this, the residents cannot reconcile how Hwy 7 can be in plans to be heavily developed when the road has not been widened. With road construction ongoing along the Hwy 7 corridor east of Kipling, traffic has effectively come to a standstill most of the time and will not be any different when construction is completed as traffic funnels to two lanes west of Bruce Street.

In conclusion, residents would have to question the wisdom of allowing many high-rise towers to be constructed in this small area of Woodbridge between Islington and Woodstream Avenues? Nowhere along Hwy 7, except in the area just listed, are there towers as high as the existing ones and the ones proposed. Hwy 7 at Weston Road does have towers but that is an industrial and commercial area and therefore, towers do not bring down land value as this 16 Storey Tower Building in our neighbourhood surely will.

This small area is residential and has been largely ignored when it comes to updating; vis a vis the CN Rail bridge.

We urge the committee to seriously and thoroughly contemplate this proposed building application and consider the detriment to our neighbourhood.

Giampaolo & Linda Vascotto

[REDACTED] Angelina Avenue