

COMMUNICATION – C15  
ITEM 4  
Committee of the Whole (Public Meeting)  
April 7, 2021

From: Art Moyed [REDACTED] >  
Sent: Tuesday, April 06, 2021, 10:50 AM  
To: Clerks@vaughan.ca  
Subject: [External] Re: Development on 158 and 166 Wallace St. Sunfield Homes (Wallace) II Inc.

Good Morning

I am writing this to voice my concerns and rejection re the new development proposal on 158 and 166 Wallace st. Woodbridge.

My family and I are proud owners of the heritage home at [REDACTED] Wallace St. We were so delighted to own this very unique house on this very unique street. The neighbourhood has predominant characteristics and is suitable for single family residential homes, not mid and high rises for many reasons.

- The new development will bring a lot of traffic. Wallace st. is a narrow dead end street. It is so narrow that 2 cars cannot pass if another car is parked on the side. We experience this every day at the intersection of Wallace and Woodbridge Ave. every single time we exit or enter the street. The new development, with so many new tenants, and their guest visitors will turn this otherwise iconic tranquil neighbourhood into a crowded all day long parking lot and a lot of hassle for getting in and out with cars getting literally stuck if faced by opposing traffic.

- The added traffic will make the street unsafe. I have 2 children at the ages of 13 and 7 and feel very concerned about their safety with the added traffic.

- Even though the new development is adjacent to HWY 7, IT HAS NO CAR ACCESS TO HIGHWAY 7 (which is great) but this will require all cars to enter and exit from the other end of the street.

- Added day long traffic will add to air quality and micro pollution of the neighbourhood.

- THIS DEVELOPMENT IS UNSAFE and I am very concerned about this. What will happen if there is need for first responders. HOW FIRE TRUCKS WILL BE ABLE TO MANOEUVRE AND OPERATE ON A NARROW STREET AND HOW COULD FIREFIGHTERS DO THEIR JOB WITH ALL THE UNNECESSARY AND ADDED TRAFFIC AND PARKED CARS?? This makes me very concerned about the safety of the entire community and my very own family.

- Wallace Street is an attraction. It draws many people and families to take a stroll, walk, bike and have a great time with their friends and family. The added traffic will steal this feature away from Wallace.

- We interact with a lot of people who walk on the street and hear 3 things from them all the time

1- How much they LOVE our house as a heritage beauty and value it contributes to the entire neighbourhood.

2- They can't hide their joy and satisfaction and how much they LOVE knowing this stretch, our house included, is no longer going to be demolished, as 57 Wallace and adjacent buildings were once on a death row to become low-rises and

3- How unhappy and frustrated they are with the new development that is already in place on the south west corner of Wallace St. and Woodbridge Ave.

- This street is a perfect spot for single family homes and that place suites one or two residential homes, not tens of units. The neighbourhood is already compacted with many condo units and to our surprise and frustration, the developer is trying to **SQUEEZ 27 UNITS ON A LAND THAT IS FIT FOR TWO HOMES**. This will have a negative impact on the entire community and will put a dent on the quality of life and lifestyle of those who call here home.

Look how disproportionate this ugly monster is as opposed to the heritage house next to it and the narrow street that is supposed to carry all the traffic chaos it will bring to it. At the very end of a dead end, heritage street. SERIOUSLY??????



Figure 8: Preliminary visualization of the proposed development against the surrounding context. Prepared by Weston Consulting

As a tax paying resident on Wallace St. I am fully opposing this development proposal and would like to urge the city to consider all aspects and the drawbacks it will bring. It makes me feel like this is just about MONEY AND PROFIT period. Not the neighbourhood, not the community, not the residents, not the kids who live and play here, and not the quality of life, just making a few more bucks and selling more units. If done, the damage it causes will be irreversible.

Art Moayed  
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