

Communication : C 81  
Committee of the Whole (2)  
May 12, 2021  
Agenda Item # 5

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**Sent:** May-11-21 10:30 AM  
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**Subject:** [External] Proposed Development at 5217 and 5225 Hwy #7

Good morning,

We understand that the developers have come back with a revised proposal for a 12-story building at the above mentioned site, with temporary access from Hawman Avenue and future access from Kipling Avenue.

We are opposed to this development, for a number of reasons, the first and foremost of which would be traffic congestion and safety.

- As you know, this neighbourhood has only one access point, at Kipling and Hwy 7, which is already quite busy.
- Hwy 7 narrows down in this area and is always lined-up with traffic at rush hours. The alignment and elevation changes make for poor visibility, and the awkward intersection with

McKenzie Street exacerbates the situation.

- The most recent townhouse development between Coles and Hwy 7 has added to the traffic congestion, with westbound traffic exiting via Kipling Avenue, plus continuous (illegal) on-street parking.
- No responsible traffic planner could approve an exit from the proposed development onto Kipling Avenue, given the proximity to the busy intersection as described above.

In the 19 months we have lived in this neighbourhood we have already witnessed three serious accidents at the intersection of Kipling and Hwy 7, and we don't want to see any more.

Please do the right thing and reject this latest development proposal. Let these properties remain as the suburban residential usage they were meant to be.

Respectfully yours,

Gordon Kirk

■ Sara Street

Woodbridge ON

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