

Communication : C 85
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Paul C [REDACTED]
Sent: May-10-21 9:11 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; michaeltibolloCO@pc.ola.org; Ferri, Mario <Mario.Ferri@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>; Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: [External] Fw: 919819 Ontario Ltd. 1891445 Ontario Ltd. 5217 and 5225 Hwy 7, 26, 32 Hawman File # op.18.008 and z.18.013

Dear members of City of Vaughan Council,

I am a resident of [REDACTED] Hawman Ave. in Woodbridge. I am writing to you to make you aware of my family's and many local residents' opposition to the proposed development on the south east side of Kipling and Hwy 7, a 16 story condo, the proposed temporary access from Hawman Ave and/or access to Kipling Ave on the east side of the road.

This proposed application which has been presented to the City of Vaughan for a 16 story condo to be built on the south east section of Highway 7 and Kipling (along McKenzie Street) will be located directly east of a Petro Canada gas station. I am writing to you to express my opposition and local residents opposition to this proposed development. A number of residents along Hawman Ave, McKenzie Street and in the southern section of Kipling Ave have met several times and are rallying against this development. We along with many of the residents in the area appeared before the hearing on June 4, 2019 and expressed our opposition to this and other proposed developments in the Kipling/Hwy 7 intersection. **Many of the council members present agreed with our position and expressed their opposition to such a development for this neighborhood with one council member sitting that it could set a very unwanted precedent and that planning staff present at the meeting should really reconsider this proposal.**

One of the main issues of contention in addition to the building itself is the proposed north to south lane way/road the developer is proposing to be built on the condo property from McKenzie north, exiting south onto Hawman Ave. This would be an extremely egregious outcome for an otherwise quiet residential neighborhood.

Reasons for our opposition:

1. **Safety concerns of local residents** as a result of builder's proposed ingress and egress street from Mackenzie drive to Hawman ave. or proposed ingress/egress from Kipling Ave. My daughter has a disability (cerbral palsy) and uses a walker to walk along Hawman Ave. to get to a bus stop. If a street/laneway is approved from McKenzie St to Hawman ave., this will impact on her safety and ability to walk down the street to the bus stops in a safe manner because of the additional car traffic exiting onto Hawman to make a right (go south) on Kipling that will be a result of this proposed road. The builder is proposing this street out of Hawman because the only other way out for his condo dwellers would be right on Hwy 7 from McKenzie or an almost impossible left on Hwy 7 from McKenzie. This left on Hwy 7 from McKenzie St. in itself risky and could lead to an increased number of collisions since it is not an intersection with traffic lights and the number of cars that come eastbound to Kipling and Hwy 7 will impact the ability to make this left turn for residents of this condo, putting their safety at risk as well. THIS REASON IN ITSELF SHOULD BE IMPORTANT ENOUGH TO NOT APPROVE THIS DEVELOPMENT. Many parents walk their children along Hawman Ave. to bus stops in the mornings. During rush hour there are many cars heading south on Kipling trying to access Hwy 7. There is only one lane that goes north or right and one lane that goes left. The additional cars from the dwellers of this 16 story building using Hawman will cause a safety hazard for pedestrians. If my daughter is injured as a result of the increased number of vehicles on Hawman because of this development, I would certainly file a claim against the city for her injuries.

2. **Insufficient Infrastructure:** This is a residential area with single family homes. To add a 16 story condo is not only inappropriate but not in keeping with the residential landscape of single family dwellings. This crowded area already houses a condo of 12 stories at the south west corner of Hwy 7 and Kipling. Stacked townhouses have been built along Coles Ave and parking on the northside of the road has already become a nuisance. . Why would all this development have been approved in such an already crowded area with no throughway makes no sense to me and local residents.
3. In addition, there are several other developments in progress south and north of Kipling that will impact vehicular traffic flow on Kipling to Hwy 7 negatively in addition to the proposed 16 story condo. The area does not have the infrastructure to accommodate the additional vehicles which will be the result of this 16 story building and the other developments in the area. If there are 180 units in this 16 story condo, you can certainly expect almost the same number of vehicles that will suddenly be using Hawman, McKenzie and Kipling as the roads to get to Hwy 7. This is a safety concern for all pedestrians and other drivers, school bus pick up, children walking to bus stops, seniors walking on Hawman, etc. These vehicles will almost certainly use the streets for parking as well.
4. **Disaster and Evacuation:** The designation of this section of Woodbridge (Kipling/Hwy7) as an area of intensification is very poor planning on the city's part as the area does not have the infrastructure to accommodate the increased amount of vehicular traffic. There is only one way into south Kipling Ave and one way out. Rush hour traffic leaving this neighborhood is bad enough now. Add several hundred more cars and you will have the perfect storm of congestion and frustration. **There is no throughway to Steeles Ave from Kipling. If there is an emergency situation that will require evacuation of the area south of Kipling, it will be very challenging and dangerous with the addition of many more residents from both the low rise and high rise dwellings and additional vehicles as a result. The City of Vaughan would be accountable if such an evacuation became a disaster.**

I urge members of council and planning staff to oppose this application as it is very inappropriate for this location. There is no throughway on Kipling south, making only one exit from Kipling to highway 7 for an area with several hundred residential homes and condo/town homes. I believe safety of local tax paying residents who elected members into office should be paramount as this development will cause an inappropriate influx of vehicular traffic that is not sustainable south of Kipling Ave, a safety risk to children and senior pedestrian traffic and existing vehicular traffic, an increased risk of collisions to vehicles traveling along highway 7, and finally the demise of the character of one of the oldest residential neighborhoods in Vaughan. Please do the right thing and do not accept this application for the 16 story condo, for the local tax paying residents who have raised their families and expect to live out their senior years in a safe, pedestrian friendly neighborhood. I have nothing against this developer but it

needs to find a more appropriate place for this building and one that is zoned accordingly.

Thank you,

Paul Cucci

■ Hawman Ave
