



From: Frank Massara [<mailto:fmassara@xlfinancing.com>]

Sent: Monday, December 05, 2016 4:25 PM

To: 'jeffrey.abrams@vaughan.ca'

Cc: 'gino.rosati@vaughan.ca'; 'Maurizio.bevilacqua@vaughan.ca'; 'marilyn.iafrate@vaughan.ca'; 'mario.ferri@vaughan.ca'; 'sandra.racco@vaughan.ca'; 'michael.dibiase@vaughan.ca'; 'tony.carella@vaughan.ca'; 'alan.shefman@vaughan.ca'; 'rosanna.defrancesca@vaughan.ca'

Subject: re: Committee of the Whole meeting - Proposed affordable housing on Woodbrege

Hello Mr. Abrams,

I was speaking to Ms. McEwan (Deputy Clerk) today and on Friday last week. In representation of hundreds of concerned constituents, she had suggested that I forward this email, and attached letter. I will also be forwarding several other letters from constituents (in a follow-up email), and petitions signed by hundreds of concerned constituents (to be faxed this evening).

A number of constituents had expressed interest in attending, but due to work commitments cannot make the 1pm meeting tomorrow, and have Respectfully asked if the meeting can be moved to the evening, as this is a very important matter that requires fair and democratic involvement between the community and council! Please confirm!

Kind Regards,
Frank

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Date: November 30, 2016

Re: Proposed Affordable Housing Development on Woodbridge Avenue

Attention: Vaughan Council

Hello, my name is Frank Massara. I have been a loyal resident and taxpayer of Vaughan/York Region for 34 years.

My family, relatives, friends and colleagues are all concerned about the proposed affordable housing development on Woodbridge Avenue. I would like to make the following statement in representation and support of the hundreds of constituents who have signed a petition, and also of the many thousands who strongly support our position and deep concern about the proposed affordable housing development on Woodbridge Avenue.

Surprisingly, I have found out from the last community meeting with Housing York that all the seniors that were residing in the current 30 unit seniors complex have been kicked out by Housing York over the last 2 months. There are also 14 affordable housing units to which the residents have not been displaced. I have shared this with my colleagues and constituents, and we find this to be very insensitive and disgraceful!

Seniors are by far, the fastest growing population group in Woodbridge, Vaughan, and York Region. According to York Region studies, approximately 25% of the population is comprised of seniors. Many seniors and people with disabilities are 'forgotten' and disrespected by other members of the community, do not have enough income, or the wherewithal to earn satisfactory income for critical day-to-day living necessities, and especially, cannot afford housing at a reasonable cost. The need for affordable housing geared to these people will increase dramatically over the next 10 years as baby boomers become seniors. These people should be given priority for this project as they are most in need, often neglected, least capable of earning income, and the fastest growing segment of the population.

The proposed affordable housing project is also extremely institutional looking, very massive, and does not conform to the Historical plan or the Heritage plan for Woodbridge Avenue. The plan does state that there should be a maximum of 3 floors if any views of neighboring buildings are obstructed. Any such proposed building should also contain further amenities to service the seniors and disabled people (sport, leisure, accessibility, space etc.). Also, any such proposed building should be in conformity with the beautifully landscaped plan for Woodbridge Avenue and Market Lane proposed by Heritage Vaughan. This proposed building does not blend in with this plan.

The proposed building also represents a 300% increase in units to 160 units. This will dramatically increase traffic, congestion and chaos in the area. I have personally witnessed 2 separate events over the last few months where a dog was hit and killed by a car at the intersection of Kipling and Woodbridge Avenue, and a person was hit by a car coming out of the parking lot of one of the buildings. I have also heard of many more such incidents.

We therefore recommend that for any such proposed development, 90% of the units should be geared to seniors and the other 10% to handicapped persons or persons with disabilities. The proposed building needs to be modified to a smaller size and a much lower number of units. The proposed building also needs to have a much more warmer and organic feel, so as to fit with the surrounding neighborhood, and accommodate for Heritage planning objectives, obstruction and congestion issues, and for increased amenities for seniors and the disabled. We also strongly recommend that York Region not condense this massive affordable development in an area which is highly congested, but instead spread this type development evenly throughout multiple areas in York Region.

Kind Regards,

A handwritten signature in black ink, appearing to read 'F. Massara', written in a cursive style.

Frank G. Massara