

RE: York Region Housing – Meeting October 6, 2016 – Proposed affordable housing development on Woodbridge Avenue.

Attention: Denis Kelly, York Region Town Clerk;  
York Region; York Region Housing;  
City of Vaughan

My name is Frank Massara. I have been a York Region resident for 34 years. I was planning to attend the meeting but was unable to as I had to take my elderly mother to the hospital downtown Toronto. I was directed by Gino Rosati's office on Thursday, October 6 to send my letter, along with those of other concerned citizens to you in order to add this to the record for this meeting.

We have a petition signed by nearly a thousand Woodbridge residents (to which I would gladly provide to council upon request), and I am writing this letter in representation of these residents who are concerned about the proposed affordable housing development project on Woodbridge Ave.

**Here are our main concerns:**

- Numerous studies (including reports prepared by York Region) specify a **large influx of senior citizens in our population base**, many of which need affordable/assisted housing. We feel that the requirements for these citizens are not being met, and **recommend that the proposed development be geared 100% to seniors, and should include all the proper amenities and services to make the facility 'senior friendly', including recreation space, sporting activities and park space.**
- **Here are just a few key statistics** sourced from a recent York Region report:
  - o By 2011, **over 21% of the regions' population base** will be **comprised of seniors**;
  - o The numbers of **serious violations** (e.g. assault, criminal harassment, robbery, utter threats) **against York Region seniors have been increasing** between 2008 and 2012;
  - o Many **current and future seniors are faced with debt and inadequate savings**, which is especially important for those with low income and facing chronic health problems;
  - o **Substantial limitations with the supply of senior's rental housing** and new construction projects in York that are building accessible, easy to maintain, and close to amenities and services.
- There is currently a significant amount of **congestion** on Woodbridge Avenue due to current density
  - o **A proposed development geared 100% to seniors** would have a **dramatically lower affect on congestion** as seniors typically drive much less.
  - o There is currently a 30 unit Senior's complex at the proposed site along with 12 separate affordable housing units, and to increase it to the proposed 160 unit complex is a 281% increase in units. Area citizens recommend that **any proposed redevelopment should have no increase in the number of units, in order to reduce congestion and safety issues.**

- We recommend that **York Region should not condense large affordable developments at a few select sites but spread smaller developments through multiple areas in York Region.** Any large condensed affordable housing developments should be built in areas that are less congested like those located behind Vaughan City Hall, and at Yonge and Crosby.

Frank G. Massara  
Woodbridge, Ontario