

From: frank massara
Sent: Wednesday, January 25, 2017 1:35 PM
To: Regional Clerk
Subject:

Attention: Town Clerk
Regarding: Proposed affordable housing development on Woodbridge Avenue - please add to Housing York meeting on Thursday, January 26, 2017

My name is Frank Massara and I am writing in representation of the thousands of constituents who have expressed interest and concern about the proposed affordable housing development. We understand that the proposal has been approved, and development will be under way soon. We also understand that it is very important for all constituents – various levels of government, concerned/interested citizens, local/regional residents, and most importantly those truly in need - to work together in providing the best solution..

As you may be already aware, seniors are, by far, the fastest growing population in Woodbridge, York Region, Ontario and Canada. According to York Region studies, approximately 25% of the population is comprised of seniors; Many seniors and people with disabilities do not have enough income, nor the wherewithal to earn satisfactory income for key day-to-day living necessities, and especially, affordable 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, therefore, should be given priority for this project as they are most in need, least capable of earning income, and the fastest growing segment of the population.

The Current design of the building is also easily amenable to needs of Seniors, and only few (if any) potential modifications would be required.

It is no surprise that there have been a number of motor vehicle accidents and pedestrian/animal injuries due to congestion on Woodbridge and Kipling Avenues recently, and we feel that many of the traffic congestion related concerns will also be alleviated as seniors typically drive much less than the average person, and typically stay at home.

New regulation also requires, by law, that any new high-rise condominium development should include a certain percentage of units geared to affordable housing. We believe that this new initiative will more properly integrate those requiring subsidized housing with the community as opposed to condensing these people in large, massive developments leading to isolation from the rest of the community.

In conclusion we recommend that the approved affordable housing development be geared 100% to seniors (and to those with disabilities if the current design will allow for it). New regulations in place now also specify a percentage of units on all high-rise condo projects will be allocated to subsidized housing situations for low income earners.

Warm regards,
Frank Massara