

**Communication: C30**  
**Committee of the Whole (PM)**  
**May 2, 2023**  
**Item #2**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)  
**Subject:** FW: [External] Written Comment for Plan Amendment #OP.23.001 & Zoning By-Law Amendment #Z.23.002  
**Date:** Monday, May 1, 2023 9:27:53 AM

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**From:** Julia Kreyzin [REDACTED] >  
**Sent:** Sunday, April 30, 2023 8:09 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Written Comment for Plan Amendment #OP.23.001 & Zoning By-Law  
Amendment #Z.23.002

Hello,

My name is Julia and I'm writing in regards to the development and re-zoning proposal at 3300 Rutherford Rd. Plan Amendment # is OP.23.001 and the Zoning By-Law Amendment # is Z.23.002. Unfortunately I will not be able to attend the meeting in-person because of work so I would like to submit this as a written comment. I would also like to request a notice of council decision for these applications.

I live within the polling area with my family and we are very concerned about this land development proposal. We are hoping that the development proposal will be denied.

We have lived in this area since 2015 and in our experience, this area is already extremely busy (and getting busier every year) with traffic increasing from the large number of new condos being built at Jane and Rutherford as well as the seasonal traffic from Wonderland (from May to December). There is also additional seasonal traffic to our little neighborhood area due to Vaughan Mills.

Most of the side streets within the polling area do not have sidewalks on either side of the road (for example Love Run Rd. National Pine Dr., Deepsprings Cres. between Komura Rd. and Sweet River Blvd., Casabel Dr., and more). In order to take my young daughter to the park, we have to walk on the road, usually in the middle of the road to walk around all of the parked cars. There are also no speed bumps on any of the side streets other than the raised 4-way stop intersection at Sweet River Blvd. and Julliard Dr. There are a lot of other young families in the neighborhood as well as many senior citizens that like to walk through the neighborhood. There is already increased risk / danger involved with no sidewalks and having to walk on the road, and this risk / danger will only increase with the 3,000 + cars (assuming 1 car per residential unit) this new development would bring to the neighborhood. The development plan indicates there would be 8,546 sq.m. of space for non-residential use, which could also increase the number of cars in our neighborhood beyond the assumption of 1 car per residential unit.

In addition to the above, Sweet River Blvd. is already a very busy side street. It is used daily as a shortcut between Rutherford Rd. and Jane St. when the traffic on Rutherford Rd. gets too slow (which happens often) by people who do not live in this neighborhood. The intersection at Sweet River Blvd. and Rutherford Rd. is already extremely busy and will only get worse once all the new condos are built at Jane and Rutherford. The northern portion of Sweet River Blvd. up around the Vaughan Auto Mall (Auto Vaughan Dr.) can get very busy as well with the amount of cars that park on the street on Sweet River Blvd. Cars park on both sides of the street and tend to create "pinch points" where you have to drive carefully around the cars parked as well as around the cars driving in the opposite direction. Adding 3,000 + cars to the area would very negatively affect the traffic in this area.

For those of us that do live in the neighborhood, if you look at the map of the neighborhood, you will see that the only way to exit out of this neighborhood is onto Sweet River Blvd., especially for the houses on the side streets on the west side of Sweet River Blvd. The plan for the new development indicated four exits / entry points into the new development. The exit / entry on Rutherford Rd. would realistically be limited in use since they would not be able to make left turns out of or into the

development unless a new intersection with traffic lights were installed but that would drastically negatively affect this already traffic-heavy busy stretch of Rutherford Rd. The plan shows another exit / entry onto Canada's Wonderland Dr. but this is private property with the road not owned by the City so realistically, this exit / entry would never be built. That leaves the other two exits / entries, one on Komura Rd. and one on Sweet River Blvd. Whoever used the Komura Rd. exit would end up on Sweet River Blvd. anyways as it is the only street they can use to exit this neighborhood. Sweet River Blvd. is a single lane road and just does not have the capacity to handle the additional cars this development would bring.

A few times a year, every year, we get a glimpse of what it would be like to have a large number of additional cars in the neighborhood due to the fireworks at Canada's Wonderland. You can see the fireworks from our neighborhood and people from other areas drive here and park on all the side streets in order to see the fireworks. Once the fireworks are over, the amount of cars on the side streets and the amount of cars on Sweet River Blvd. is insane. Sweet River Blvd. and all the side streets are full of cars stuck in traffic and waiting to exit but since Sweet River Blvd. is the only exit street for most of the side streets in the neighborhood, the traffic takes a very long time to clear out. I can imagine the additional cars the proposed development would bring in would cause Sweet River Blvd. to be just as busy as this but instead of a few times a year, it would be daily.

Lastly, with the amount of condos being built at Jane and Rutherford, we are already concerned about the amount of added traffic that will bring to both Jane St. and Rutherford Rd. as well as to the amenities in the area. No new schools are being proposed to be built and no new grocery stores either. We have to drive our daughter across Jane St. and into another neighborhood just to take her to school. The nearest grocery store is across the highway at Rutherford and Weston, or alternatively have to drive north on Jane to Major Mackenzie to get to grocery stores. No new community centers are being proposed. Vellore Village CC is our closest community center and it's already incredibly difficult to get our daughter into the programs as the spots fill up very quickly.

Ultimately, we hope this proposed development will be denied. Thank you for taking the time to read through this whole message.

Regards,

Julia K.