

COMMITTEE OF THE WHOLE (PUBLIC MEETING) – MAY 2, 2023**COMMUNICATIONS**

<u>Distributed April 28, 2023</u>	<u>Item No.</u>
C1. Stephanie Pasceri, Resident, dated April 12, 2023	2
C2. Natalya Amelina and Victor Kuzov, Camino Drive, Maple, dated April 17, 2023	2
C3. Kevin Dushi, Deepsprings Crescent, Vaughan, dated March 23, 2023	2
C4. Yoav Hadany, Casabel Drive, Maple, dated April 20, 2023	2
C5. Peter Switzer, Director, Maintenance & Construction, Canada's Wonderland, Canada's Wonderland Drive, Vaughan, dated April 18, 2023	2
C6. Josefina Moruz, National Pine Drive, Vaughan, dated April 19, 2023	2
C7. Van Tram, National Pine Drive, Maple, dated April 20, 2023	2
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C15. Zlata Rozanova, Resident, dated April 24, 2023	2
C16. Garo Ekserci, Jarrett Court, Maple, dated April 24, 2023	2
C17. Nataliya and Sergiy Moroz, Love Run Road, Vaughan, dated April 23, 2023	2
C18. Natalia Revzin, Resident, dated April 24, 2023	2

Disclaimer Respecting External Communications

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Please note there may be further Communications.

COMMITTEE OF THE WHOLE (PUBLIC MEETING) – MAY 2, 2023**COMMUNICATIONS**

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Distributed May 1, 2023

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C32.	Malone Given Parsons, Presentation material titled “ <i>Nashville Major Developments Inc., Application for Zoning By-law Amendment and Site Plan File Nos. Z.22.027 & DA.22.055, Block 226, Plan 65M4373</i> ”, Renfrew Drive, Markham, dated May 2, 2023	1
C33.	Urban Strategies Inc., Presentation material titled “ <i>3300 Rutherford Road, Combined Official Plan Amendment No. OP.23.001 & Zoning By-law Amendment Z.23.002</i> ”, Spadina Avenue, Toronto, dated May 2, 2023	2

Received at meeting

C34.	Yoav Hadany, Casabel Drive, Maple, dated May 2, 2023	2
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Please note there may be further Communications.

COMMITTEE OF THE WHOLE (PUBLIC MEETING) – MAY 2, 2023

COMMUNICATIONS

C35. Chunlai Wang, National Pines Drive, Vaughan	2
C36. Melissa, National Pines Drive, Vaughan	2

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Please note there may be further Communications.

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](#)
Subject: FW: [External] Written Comments - file OP.23.001, Z.23.002
Date: Thursday, April 13, 2023 1:52:34 PM

From: Stephanie Pasceri <[REDACTED]>
Sent: Wednesday, April 12, 2023 8:30 PM
To: Clerks@vaughan.ca
Subject: [External] Written Comments - file OP.23.001, Z.23.002

Hello,

As a resident of the area (Camino Drive), adjacent to the zoning request in this application, my family and I strongly DO NOT support this application and urge council to reject this request.

Please consider the following points:

- 1) CONGESTION/POLLUTION: Congestion and pollution in this area is already at a high, taking upwards of 20 minutes on some occasions to reach the highway entrance, especially during rush hour. Adding 3,000+ residential units will ensure this congestion lasts 24/7 and not just during rush hour; not to mention the pollution it will create against the surrounding environment, which is home to many parks and bodies of water.
- 2) The restaurants and storefronts in the existing area are very appealing to current residents of the area. Take for example, The Keg, which my family personally dines at frequently. Particularly during the pandemic and to date, it is convenient to be able to pickup the food to go and it would still be warm by the time we come home—especially if we have to work late in the evenings.
- 3) SAFETY: Adding 6 buildings with 7 towers and 3,000+ residents will also create a lot of noise and safety concerns, on top of all the congestion and pollution. The applicant is treating this area like the downtown core. We live in the suburbs and moved here thinking that it would be a quieter spot than the city to raise our family. Building these towers will leave current residents like us seriously questioning our future here.
- 4) EDUCATION/DAYCARE: with all the expected new residents of these buildings, I strongly urge council to evaluate how this will affect the schools and daycares in the surrounding area and how it will affect accessibility/availability. Is the City of Vaughan prepared to add new schools and daycares to support the increase in population?

These are a few points, however, I'm sure there are others that may be raised at the meeting against this application.

From one very concerned family to you, the council, please consider all factors and not just the monetary motivations behind this application.

Kindly,
Stephanie P.

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](#)
Subject: FW: [External] Message for Members of Council - 3300 Rutherford Road (vicinity of Rutherford and HWY 400)
Date: Monday, April 17, 2023 9:29:25 AM

From: NATALYA AMELINA <[REDACTED]>
Sent: Sunday, April 16, 2023 8:27 AM
To: Clerks@vaughan.ca
Subject: [External] Message for Members of Council - 3300 Rutherford Road (vicinity of Rutherford and HWY 400)

Good Day,

We've been living in this area for 20 years and every year the traffic gets worst and worst.

We really horrified by the news of this proposed development.

Seven new condos in our area??? No, no, no... Did you find a solution with existing traffic in Rutherford/HWY 400 area already? Had somebody tried to find it?

We, people who live in this area, are suffering from bumper to bumper daily driving frustration. Public transportation is unable to accommodate our needs as work places are far east and far west, so it's unavoidable to use cars to get to and from work.

We understand the situation with housing crisis, but you have to think of other areas to build those condos/houses.

Please review and consider our comments while making your decision.

Natalya Amelina and Viktor Kuzov

[REDACTED] Camino Drive, Maple, ON, [REDACTED]
[REDACTED]

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](#)
Subject: FW: Files #OP.23.001 / Z.23.002 - 3300 Rutherford Developments Inc.
Date: Tuesday, April 18, 2023 7:49:04 AM

From: Margaret Holyday <Margaret.Holyday@vaughan.ca>
Sent: Monday, April 17, 2023 8:05 PM
To: kevin dushi <[REDACTED]>
Cc: Clerks@vaughan.ca
Subject: Files #OP.23.001 / Z.23.002 - 3300 Rutherford Developments Inc.

Hi Kevin,

Thank you for your below email. I am the Planner who has carriage of the above noted files. I will keep your email on file and have copied our Clerks Department for their information. Should you wish to speak at the upcoming May 2, 2023 Public Meeting at 7pm, please contact the Clerks Department prior to for further information.

Thank you,

Margaret Holyday, MCIP RPP
Senior Planner
905-832-8585 ext. 8216 | margaret.holyday@vaughan.ca

City of Vaughan | Development Planning Department
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1



From: kevin dushi <[REDACTED]>
Sent: Thursday, March 23, 2023 2:58 PM
To: Margaret Holyday <Margaret.Holyday@vaughan.ca>
Subject: [External] #OP.23.001 / Z.23.002

Dear Margaret Holyday,

I am writing to you as a long-time resident of Vaughan, living at [REDACTED] Deepsprings crescent. I would like to express my deep concerns and frustrations about the proposal to construct over 3000 new high-rise condo units at 3300 Rutherford Road, which will have a significant negative impact on my small suburb that borders the plaza. Firstly, as if traffic on Rutherford was not bad enough, the construction of high-rise condo units will result in an increase in congestion and through traffic, making it more difficult for me and other residents to commute to work or carry out their daily activities. This will be a significant inconvenience and put my and the communities safety at risk as the new community would feed directly to Kumora park, a popular spot for local children and pets. Secondly, the construction of high-rise condo units will likely have a negative impact on my property value, due to the increased noise pollution, loss of privacy, and reduced access to natural light. This will affect the quality of life of the residents, and it may create challenges in years to come. Thirdly, the environmental impact of

constructing high-rise condo units cannot be ignored. The increased population density will put a strain on the local environment, including air and water quality and the natural habitat of local wildlife. This will have a negative effect on the local ecosystem and the health of residents. Fourthly, the addition of high-rise condo units will put a strain on the local infrastructure, including roads, schools, and hospitals. This may result in an increased burden on taxpayers to fund necessary improvements.

Finally, high-rise condo units often lack the amenities that are typically found in a small suburb, such as green spaces, parks, and playgrounds. This can make it more difficult for families with children to find suitable activities and places to play. The addition of large developments can significantly alter the character of a small suburb, making the area feel more urban and less like a peaceful residential community. I urge you to work with the community to find a more reasonable solution that will not negatively impact our lives. I request that you put me and all the others families living in my suburb on the mailing list for the city council meeting. We have a right to live in a safe and healthy environment, and we will not stand by while Almadev, a multi-million dollar development firm destroys it for their profits.

Regards,
Kevin Dushi

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](#)
Subject: FW: [External] 3300 Rutherford Developments
Date: Thursday, April 20, 2023 9:12:58 AM

From: Yoav Hadany [REDACTED] >
Sent: Thursday, April 20, 2023 7:27 AM
To: Clerks@vaughan.ca
Subject: [External] 3300 Rutherford Developments

Regional File Number:
LOPA.23.V.0007
External Reference Number:
OP.23.001

I am writing to express my strong objection to the proposed development at 3300 Rutherford Road. As a resident of the small neighborhood directly behind the proposed development, I am deeply concerned about the negative impacts that this development will have on our community.

The proposed development seeks to rezone and redesignate the land to allow for a mixed-use development of six buildings with seven towers ranging in height from 6 to 35 storeys. This development will consist of approximately 3,047 residential units and 8,546 m² of non-residential uses with a floor space index of 5.67 times the area of the lot. This will undoubtedly have a negative impact on the quality of life in our small neighborhood, and I urge you to reconsider the approval of this development.

Here are some of my concerns about the proposed development:

- **Blocking the sun and view of the south skies:** The development is on the south side of a narrow street across from the first row of homes. The buildings will be towering over our homes and blocking the sun, view of the skies, and our privacy.
- **Increased traffic:** The proposed development will bring in a large number of people, which will increase the traffic on our already narrow streets. This will create congestion, noise pollution, and safety concerns for our children, seniors, and other vulnerable members of our community.
- **Negative impact on home value:** The proposed development will have a negative impact on the value of our homes. The increased traffic, noise pollution, and loss of privacy will make our homes less desirable to potential buyers.
- **Disruption to the peaceful residential environment:** The proposed development is not in line with the character of the existing neighborhood and would disrupt the peaceful residential environment.

The size and scale of the development are completely out of proportion with the surrounding residential homes, and the increased activity and noise will significantly decrease the quality of life for residents.

In conclusion, I strongly urge you to reconsider the approval of the proposed development at 3300 Rutherford Road. The negative impacts on the local community, including increased traffic, noise pollution, and decreased quality of life, are simply too great to ignore. I ask that you take our concerns seriously and work with us to find a more appropriate solution that will benefit both the local community and the developer.

Sincerely,

Yoav Hadany
[REDACTED] Casabel Drive
Maple, Ontario
[REDACTED]

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](#)
Subject: FW: [External] RE: 3300 Rutherford Road - OP.23.001 and Z.23.002
Date: Thursday, April 20, 2023 12:38:18 PM

FYI

From: Margaret Holyday <Margaret.Holyday@vaughan.ca>
Sent: Thursday, April 20, 2023 12:36 PM
To: Switzer, Peter <peter.switzer@canadaswonderland.com>
Cc: Mary Caputo <Mary.Caputo@vaughan.ca>; Nancy Tuckett <Nancy.Tuckett@vaughan.ca>; Haiqing Xu <Haiqing.Xu@vaughan.ca>; Clerks@vaughan.ca
Subject: RE: [External] RE: 3300 Rutherford Road - OP.23.001 and Z.23.002

Hi Peter,

Yes your email will be brought forward to the public meeting that night however, I strongly encourage you to attend in person, in addition to your letter. This way you will be able to reiterate your concerns in public and should Council have any questions, you will be able to answer them. There is also an option to attend the meeting online, please contact the Clerks Department copied on this email for more information.

Thanks,
Margaret

From: Switzer, Peter <peter.switzer@canadaswonderland.com>
Sent: Wednesday, April 19, 2023 7:24 AM
To: Margaret Holyday <Margaret.Holyday@vaughan.ca>
Cc: Mary Caputo <Mary.Caputo@vaughan.ca>; Nancy Tuckett <Nancy.Tuckett@vaughan.ca>; Haiqing Xu <Haiqing.Xu@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] RE: 3300 Rutherford Road - OP.23.001 and Z.23.002

Hi Margaret,

Thank you for your reply.

Can you please advise if Canada's Wonderland's objection will be brought forward during the public meeting or if it needs to be done so in person or on-line?

Kind regards,

Peter Switzer
Director, Maintenance & Construction
Canada's Wonderland
905-832-7422

From: Margaret Holyday <Margaret.Holyday@vaughan.ca>
Sent: Tuesday, April 18, 2023 10:04 PM
To: Switzer, Peter <peter.switzer@canadaswonderland.com>
Cc: Mary Caputo <Mary.Caputo@vaughan.ca>; Nancy Tuckett <Nancy.Tuckett@vaughan.ca>;
Haiqing Xu <Haiqing.Xu@vaughan.ca>; Clerks@vaughan.ca
Subject: 3300 Rutherford Road - OP.23.001 and Z.23.002

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Hi Peter,

Thank you for your email. I am the Planner who has carriage of the above noted files. I note your concerns and will keep your email on file.

The applications will be proceeding to the May 2nd Public Meeting at 7:00 pm. Should you wish to speak at the meeting either in person or on-line, pre-registration is required by contacting the City Clerk at clerks@vaughan.ca copied on this email no later than NOON on the last business day before the meeting.

Sincerely,

Margaret Holyday, MCIP RPP

Senior Planner

905-832-8585 ext. 8216 | margaret.holyday@vaughan.ca

City of Vaughan | Development Planning Department

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1



From: "Switzer, Peter" <peter.switzer@canadaswonderland.com>
Date: April 18, 2023 at 4:48:59 PM EDT
To: Service Vaughan - VOL <Service@vaughan.ca>
Cc: Haiqing Xu <Haiqing.Xu@vaughan.ca>
Subject: [External] 3300 Rutherford Road - OP.23.001 and Z.23.002

Attention City of Vaughan Planning department,

Canada's Wonderland has received notice of public meeting regarding Official Plan Amendment File OP.23.001 and Zoning By-Law Amendment File Z.23.002 related to planned development at 3300 Rutherford Road. Attachment 2 (Site Plan and Proposed Zoning) for 3300 Rutherford Road

shows a road connection to Canada's Wonderland Drive. Canada's Wonderland Drive is a private road and no agreement has been made for connection to this private road. Canada's Wonderland objects to the site plan, specifically related to the connection to Canada's Wonderland Drive. Please enter this objection into the public record regarding the Official Plan Amendment file OP.23.001.

Thank you.

Peter Switzer
Director, Maintenance & Construction
Canada's Wonderland
905-832-7422

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From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](#); [Todd Coles](#); [Isabel Leung](#)
Subject: FW: [External] New zoning meeting - 3300 Rutherford Developments Files OP.23.001 & Z.23.002
Date: Thursday, April 20, 2023 9:15:40 AM

From: josefina moruz [REDACTED] >
Sent: Wednesday, April 19, 2023 6:29 PM
To: Margaret Holyday <Margaret.Holyday@vaughan.ca>
Cc: Clerks@vaughan.ca; Mary Caputo <Mary.Caputo@vaughan.ca>; Nancy Tuckett <Nancy.Tuckett@vaughan.ca>; Andrea Buchanan <Andrea.Buchanan@vaughan.ca>
Subject: Re: [External] New zoning meeting - 3300 Rutherford Developments Files OP.23.001 & Z.23.002

Thank you, Margret for your prompt response, it is greatly appreciated.

My apologies for misspelling your last name in the previous email.

We are indeed located within the polling area, at [REDACTED] National Pine Dr. There are others on our street and adjacent one who haven't received notifications, even though as per Andrea Buchanan email, it seems letters went out to our addresses.

It is unfortunate because people in the neighbourhood are disappointed, especially that we are going to be the most affected, if this development will go ahead.

I'll make the effort to be in attendance on May 2nd, although I'll be traveling outside the country returning at the end of month, so this is really short notice for some of us.

I thank you again for your kind and quick reply.

All the best.
Josefina Moruz

From: Margaret Holyday <Margaret.Holyday@vaughan.ca>
Sent: April 19, 2023 8:03 PM
To: josefina moruz <[REDACTED]>
Cc: Clerks@vaughan.ca <Clerks@vaughan.ca>; Mary Caputo <Mary.Caputo@vaughan.ca>; Nancy Tuckett <Nancy.Tuckett@vaughan.ca>
Subject: FW: [External] New zoning meeting - 3300 Rutherford Developments Files OP.23.001 & Z.23.002

Hi Josefina,

Thank you for bringing this to our attention. I have copied our Clerks Department to review the polling data and mailouts. Attached is the polling map that notice was to be mailed. Can you please confirm if you are within the black polling line?

Thanks,

Margaret Holyday, MCIP RPP

Senior Planner

[905-832-8585](tel:905-832-8585) ext. 8216 | margaret.holyday@vaughan.ca

City of Vaughan | Development Planning Department

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1



From: josefina moruz <jmoruz@hotmail.com>

Sent: Wednesday, April 19, 2023 3:26 PM

To: Margaret Holyday <Margaret.Holyday@vaughan.ca>

Subject: [External] New zoning meeting

Good day Ms Holiday,

This correspondence is in regards to file OP 23001 and Z23002.

It seems that this process is totally un-transparent, not to say opaque, and this is completely unacceptable considering the disruption of our life due to the new zoning development in planning.

A letter was supposed to go in the area for all that will be affected by this nonsensical construction, and to our dismay, with the exception of one address, no one else was notified or received letters regarding the meeting on May 2, 2023 at 7 pm.

City is supposed to work on behalf of citizens, as representatives are elected by the citizens of Vaughan, not the developers.

The time frame is very short for such a fake meeting, as it seems no one is actually interested in our views.

We are all against this mega-development, where traffic is already a nightmare so to add 3000 more apartments, I wonder if those who approve these projects have any contact with the reality on the ground. Pollution, noise, mental health, carbon reduction - are all these just electoral propaganda and PR?

I would recommend to have more meetings so every tax payer from this neighborhood get the chance to be informed and be able to make their views known.

Thank you for your attention to this matter.

Sincerely,

Josefina Moruz

[REDACTED]

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From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](#)
Subject: FW: [External] 3300 Rutherford road new building construction application
Date: Thursday, April 20, 2023 2:10:32 PM

From: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Sent: Thursday, April 20, 2023 2:03 PM
To: Clerks@vaughan.ca
Cc: Gina Ciampa <Gina.Ciampa@vaughan.ca>
Subject: Fwd: [External] 3300 Rutherford road new building construction application

Re CW May 2 (PM)

Sent from my iPad

Begin forwarded message:

From: Huyenvan Tram <[REDACTED]>
Date: April 20, 2023 at 11:29:37 AM EDT
To: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Subject: [External] 3300 Rutherford road new building construction application

Good morning Ms. lafrate,

I am a concern citizen who is so worry when receiving the notice of the application to build 7 towers at the above address.

The area is currently terrible with traffic. Rutherford road and Jane Street is a very busy intersection. Several high rise buildings is currently in construction.

Existing cars from HW400 already filled up Rutherford road both ways. Vaughan Mills mall near by added more traffic to the intersection. If you want to turn to Sweet River blvd from Rutherford, you need to line up for a while. It's even worst if you try to enter Rutherford from Sweet River blvd, the line could be long up to the next 2 intersections.

I can not imagine what will happen if they build 7 more towers in the future. How much more traffic we will have to suffer?

Please do a survey to see yourself how bad the traffic is at peak hours. Please do not approve the application as it will badly affect the nearby residents.

I thank you for listening to my concern and be my voice at the meeting.

Wish you a wonderful day.

Van Tram

■ National Pine drive

Maple, ON ■

■

From: [Marilyn Iafrate](#)
To: Clerks@vaughan.ca
Subject: Fwd: [External] 3300 Rutherford - Proposed Development
Date: Thursday, April 20, 2023 3:13:10 PM
Attachments: [Comments-3300 Rutherford Ammedments.docx](#)

Re May 2 CW (PM)

The residents has given permission to have this forwarded to you.

Thanks

Sent from my iPad

Begin forwarded message:

From: Garo Ekserci <[REDACTED]>
Date: April 20, 2023 at 9:08:30 AM EDT
To: Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>, Gina Ciampa <Gina.Ciampa@vaughan.ca>
Subject: [External] 3300 Rutherford - Proposed Development

Dear Marilyn Iafrate,

I am reaching out to you as a concerned citizen regarding a proposed redevelopment plan at 3300 Rutherford Road, and hope that you will advocate for the families in my neighbourhood.

I am very surprised that a plan of this scale is even being considered for this neighbourhood as it seems completely unreasonable. As a resident in the affected area I am quite concerned about the scale of this project and how it is going to impact the quality of life for my family and the families that live in my community. Purchasing a home is a major purchase for most people in their lifetime, and homeowners in this community purchased with the expectation that living conditions would remain comparable to existing conditions. This development as proposed will drastically alter our living conditions and it is not fair to assume that those that are unhappy with this can simply pack up and move somewhere else.

I have attached a short comment sheet with some of my immediate concerns regarding this proposal that I hope you can review, which I will also forward to the 'Office of the City Clerk' to be considered at the Public meeting to take place on May 2, 2023. I have no experience dealing with rezoning/redevelopment issues, which is why I am reaching out to you for any advice or help you can offer in this

matter. Any help you can offer is greatly appreciated and please let me know if there is someone else I should be contacting regarding this matter.

Sincerely,

Garo Ekserci

■ Jarrett Crt.

Maple, ON. ■

City of Vaughan
Office of the City Clerk

RE:
3300 Rutherford Developments Inc.
Official Plan Amendment File OP.23.001
Zoning By-law Amendment File Z.23.002

As a resident in the affected area I am writing to express some of my concerns regarding the proposed development of a 6 building, 7 tower complex immediately next to an established neighbourhood. I am actually quite appalled that the city of Vaughan would even consider this type of development, and the city must seriously consider the impact on people living in the existing community. I am not opposed to progress and development of our city, but the scale of this proposed project is just not suitable for the existing neighbourhood. Below are some points that must be considered.

Traffic & Safety

- There is currently an excessive amount of vehicles moving through and around this neighbourhood due to the proximity of Vaughan Mills, Canada's Wonderland, and vehicles using SWEETRIVER Blvd. & JULLIARD Dr. to bypass JANE and RUTHERFORD.
- The roads in the neighbourhood presently cannot accommodate the current traffic demands, and the additional traffic associated with the estimated 3,047 residential units and whatever non-residential uses planned for this complex will only worsen the already existing traffic problems below.
- During peak times it is extremely difficult to access RUTHERFORD from SWEETRIVER Blvd. or to access SWEETRIVER and JULLIARD from RUTHERFORD.
- Non-resident traffic passing through SWEETRIVER blocks the ability of local traffic to move in and out of the neighbourhood.
- It has become unsafe for pedestrians to cross neighbourhood streets due to cars speeding through SWEETRIVER and JULLIARD as they bypass major streets.

Deterioration of Neighbourhood Quality of Life

- Home owners purchased in this community with the expectation of the current community make up. Buildings towering over our houses was not part of the equation when deciding to purchase in this neighbourhood. The proposed development is a drastic and unreasonable alteration of the community.
- A development of this scale does not belong next to a neighbourhood of 2 story houses, this type of proposed development should occur in an area where existing housing is more compatible. As proposed, this development does not compliment or improve the existing community.
- It is unreasonable to expect that current homeowners would want this development, and in the current economic climate it is simply out of reach for most to just pick up and move so that they can maintain the circumstances they originally invested in.

- Noise levels are going to worsen. The number of vehicles moving in and out of the neighbourhood is going to drastically increase with this development.
- Noise levels related to demolition and construction are going to become a daily feature of our neighbourhood for the duration of the project.
- Safety, as mentioned earlier is already a problem trying to cross streets in the community due to outside traffic. This development is only going worsen this situation.
- Current parks are already looking run down, littered, and neglected. For example, I cannot remember the last time the tennis court at Komura park was in good enough condition to enjoy with my children and the garbage bins in local parks are always overflowing. The addition of this many residents is not likely to improve our park spaces, but only make them worse.

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](#)
Subject: FW: [External] The new condo development
Date: Monday, April 24, 2023 9:38:48 AM

From: tara.corridore [REDACTED] >
Sent: Sunday, April 23, 2023 5:10 PM
To: Clerks@vaughan.ca; Anna Venturo <Anna.Venturo@vaughan.ca>; Service Vaughan - VOL <Service@vaughan.ca>; mayor@vaughan.ca; anna.roberts@parl.gc.ca
Subject: [External] The new condo development

Dear MP,

I am writing this email to voice my concerns and issues that I have with the new condo development plan in our neighborhood in Maple (Sweetriver & Rutherford). My concerns and issues are as follows:

1. People will be losing their jobs, Decathlon just opened not too long ago, the store has great prices and draws lots of customers.
2. The Keg has been there for many years, it's always busy.
3. Astoria which also opened not too long ago is thriving because they cater to schools in our area for students to enjoy.
4. The pharmacy it's convenient because it's close.

I for one think that building condos there would make for more congestion and traffic. Our neighborhood already has enough traffic with Wonderland, Vaughan Mills and with all the road construction and other condos. People are driving through our neighborhood just to get around and not to mention some drive like maniacs. I feel that we already have enough condos. Take a look at Hwy 7 and Jane has some as well. It's too congested and busy.

Also, people are moving out of our city for these specific reasons: the congestion, the traffic and the prices of living. It's too much. I've also noticed that the animals, for example coyotes, are coming into our neighborhoods because they are being drawn out of their homes and have nowhere else to go which makes it a major concern for our safety.

When my family and I decided to move to this neighborhood it was because of all these stores it's convenient and you can just walk to them and not have to drive so you save on gas and protect the environment from pollutants.

Our community is roughly an older community with a lot of elderly people. They like things to be easily accessible to them and they like to live peacefully and quietly and a lot of them no longer drive, they walk to these stores to do their shopping. It becomes a daily routine for them going to these stores. If they're gone, what do they do?

Kindest regards,
Concerned neighbor.

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](#)
Subject: FW: [External] Official Plan Amendment File OP.23.001, Zoning By-Law Z.23.002, Applicant: 3300 Rutherford Developments Inc. Ward 1
Date: Monday, April 24, 2023 9:39:25 AM

From: Enzo Corridore <[REDACTED]>
Sent: Sunday, April 23, 2023 11:57 AM
To: anna.roberts@parl.gc.ca; Clerks@vaughan.ca; Service Vaughan - VOL <Service@vaughan.ca>; mayor@vaughan.ca; Anna Venturo <Anna.Venturo@vaughan.ca>
Subject: [External] Official Plan Amendment File OP.23.001, Zoning By-Law Z.23.002, Applicant: 3300 Rutherford Developments Inc. Ward 1

Dear MP,

We are writing this email to voice our concerns and issues with the new development plan in our neighborhood.

Our stated concerns and issues are:

Jobs will be lost for example, The Keg in which is always busy and has great reviews.

Decathlon has just opened jobs will be lost and it has great sales due to it's great prices, not to mention all the other businesses around there do well for themselves.

Astoria has great food, they provide and deliver lunches to students in schools in our community.

Why put high rise buildings in the middle of suburbs?? Avenue rd and 401 hwy started building condos near a subdivision but they are not high rised buildings.

We have a huge problem with crime in Ontario, High rise condos bring crime because of rental units and air BnB, which makes it uncontrollable.

This community has a lot of traffic already with all of it's construction.- Cars / trucks that speed thru Sweet River Blvd / Julliard dr to access Jane st, and Rutherford rd. People have no where to detour. People had moved to this community because of the convenience and easy access to these business, they can walk and not have to drive, so it saves on pollution.

This area of Maple is too congested with traffic which is making people move further away and more accidents are occurring. Many of our neighbours have complained to the city of Vaughan several times about the speeding

on Julliard dr and Sweet River and nothing was done, so if we build high rise condos it will be a grid lock and cause drivers more rage.

It takes more than 30 mins already to get out of Maple because of all the construction so it makes it harder for drivers to commute.

There are more areas in Woodbridge and Maple that have bigger lots and fields that are not being used and are located in areas where there is less congestion.

We don't have enough housing, not everyone wants to live in condos, building more condos in a congested community already makes for more chaos.

We moved here to the suburbs not downtown. Please advise, do not build high rise condos. 3 storey

condos would be a better option if none at all.

Thanks,
kindest regards a concerned citizen.

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)
Subject: FW: [External] 3300 Rutherford - "Files OP 23001 and Z23002 new zoning development"
Date: Monday, April 24, 2023 9:39:31 AM

From: Naser.Malgharani <[REDACTED]>
Sent: Saturday, April 22, 2023 11:43 AM
To: Clerks@vaughan.ca; Margaret Holyday <Margaret.Holyday@vaughan.ca>
Subject: [External] 3300 Rutherford - "Files OP 23001 and Z23002 new zoning development"

To Whom It may concern,

I am writing to express my deep concern and objection to the proposed construction of seven towers in my neighbourhood, 3300 Rutherford. As a long-term resident of this area ([REDACTED] National Pine Dr), I have seen how rapid and uncontrolled development can harm the community and the environment.

The proposed project raises several issues that must be addressed before any further action is taken. First and foremost, the scale and density of the project are completely out of proportion with the existing neighbourhood. The towers would not only create an eyesore and increase congestion, but they significantly alter the character of our community and have serious consequences for the quality of life of residents. The increased traffic, noise, pollution, and density would create a significant strain on our already overburdened infrastructure and negatively impact our daily lives.

Moreover, the project would have a significant impact on the local environment. The construction process would generate noise, dust, and emissions, which could harm the health and well-being of residents, particularly those with respiratory problems. Additionally, the towers would block sunlight, create wind tunnels, and increase the urban heat island effect, all of which would negatively impact the local flora and fauna. Especially based on plan my street will be affected directly by changing it to a public street!!!

Finally, the proposed project would also have an adverse effect on property values in the area. Many residents have invested heavily in their homes and expect to live in a stable and pleasant environment. The towers would likely decrease the value of homes and make the area less attractive to prospective buyers.

Given these concerns, I strongly disagree with this project and urge you to reconsider the proposed project and to engage in a more open and transparent dialogue with residents. I will be attending in the meeting on May 2, 7 Pm.

Thank you for your attention to this matter.

Thanks,

Naser & Joanne

[REDACTED] National Pine Dr.

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](#)
Subject: FW: [External] Concern about newbuild proposal RE: PM MAY2 ITEM #2
Date: Monday, April 24, 2023 12:27:19 PM

From: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Sent: Monday, April 24, 2023 12:24 PM
To: Clerks@vaughan.ca
Subject: Fwd: [External] Concern about newbuild proposal RE: PM MAY2 ITEM #2

The resident has given permission to share this with you to include as part of the public communications.

Thank you

Sent from my iPad

Begin forwarded message:

From: josheline V [REDACTED] >
Date: April 24, 2023 at 11:35:20 AM EDT
To: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Subject: [External] Concern about newbuild proposal

Hello Marilyn,

I am a resident in Maple, I live near the new proposed development on Rutherford and Hwy 400 and honestly quite concerned for the monstrous size of the project. If the development goes ahead as shown with those high rises, our backyard will have no privacy. We will have people from the building looking into my backyard (I have young children) Traffic is another problem, We already struggle especially during the summer time that Canada's wonderland is open because it is really difficult to get to my street as many cars block the streets to get into or out of Wonderland also have cars racing through our court le sac (thinking they can get into Canada's wonderland from there) Is is not safe , we need a traffic light there (between sweet river boulevard and Komura rd) Also across the main intersection there are weekly accidents I don't know why isn't there a traffic light until now.(between Sweet river boulevard and fishersment way) the exit to Vaughan Mills. This is very dangerous, My teeneager works at Vaughan mills

and to be honest I am terrified to send her walking to the mall because there is no sidewalk on sweet river boulevard once you cross Rutherford and that's where all the accidents happen ALL THE TIME , people trying to exit the plazas (on the right and left) to get to the highway.

Please something has to change. Now this new proposal will make things so much worse, somebody has to listen to the residents first. I used to live in Downtown Toronto and decided to move to the suburbs with my growing family 7 years ago away from the traffic and high rises only to find myself in the same situation soon. I hope this doesn't happen.

Thank you

Josheline Atalaya

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](#)
Subject: FW: [External] Regarding Very Negative Impact in our Neighborhood of New Development at 3300 Rutherford Plaza
Date: Tuesday, April 25, 2023 9:28:43 AM

From: Yakov Kandyba <[REDACTED]>
Sent: Monday, April 24, 2023 10:36 PM
To: Clerks@vaughan.ca
Cc: Service Vaughan - VOL <Service@vaughan.ca>; Anna Venturo <Anna.Venturo@vaughan.ca>
Subject: [External] Regarding Very Negative Impact in our Neighborhood of New Development at 3300 Rutherford Plaza

To whom it may concern,

I am writing this letter to express our burning concern in regards to Official Amendment file OP.23.001 Zoning By-law Amendment File Z.23.002. I reside in the polling area at [REDACTED] Camino Dr, Maple [REDACTED] and I am extremely worried about the potential development of 7 high-rise buildings (17- 35 storey high) in addition to another 6 buildings 6-12 storey high at the Rutherford and Sweet River Blvd intersection due to congestion in the area, traffic, safety issues and adequate accommodations for children.

In the last 10 years a lot of high rise condo buildings have been built in the area, but no changes have been made to the infrastructure. Vaughan Mills Mall and Wonderland have been major attractions of Vaughan area for decades, which means we have always had a high traffic area. Once the additional condos were built along Jane street the traffic in the area became very congested. Even now it is really busy, especially on the weekends, during rush hour on some occasions it takes about 15-20 min to drive from Sweet River Blvd to Keele St via both Rutherford road and Major Mackenzie Road. Our small subdivision has only access to 2 main roads due to the position of Wonderland theme park (Jane street and Rutherford Road) versus other subdivisions that have exits to all 4 major roads on all sides. Our neighborhood experiences a lot of through traffic when people exiting HWY400 cut through Sweet River Blvd to get to East of Jane Street. According to the proposal over 3047 units will be built, potentially it can add over 6000 cars to the area that is already congested beyond measure. If you try to drive via Rutherford Road towards HWY 400 during afternoon rush hour the distance that should take 3 minutes will easily take you 15min, due to traffic not moving. Adding another 6000 vehicles will mean it will be impossible to even get to major roads. There is no subway/go station within walking distance, therefore it is irrelevant to think that all these people will be using public transit.

Apart from traffic, our next concern is safety. Quite often people speed while driving on the few streets in our subdivision, not all streets have sidewalks, many neighbors have already complained to the city multiple times as we are worried about the safety

of pedestrians in our area, due to thru traffic and people driving way over speed limit, however, NOTHING was done in that regard.

Moreover, in our small subdivision we have 2 play parks for children. However, even now many families from all condo buildings that were built along Jane street bring their children to our area due to the fact that their complexes have no amenities for children, therefore we have experienced more theft in the area, even children's bikes and toys have been stolen from the play parks, while kids leave them for a short period of time while using the swings or other facilities in the park. Lots of nearby restaurants in the area do not have patios, so many people who choose the take out option use our Julliard Park as a "patio". They drink alcohol and smoke weed at times as well, leaving all their garbage in the landfills. The amount of non- locals in the parks is already astonishing, people litter, and quite often all garbage bins are overfilled and garbage is spilled everywhere, which attracts animals and rodents to the area. The proposed buildings with over 3047 units will overflow the play parks that are already busy, which will greatly affect the life of our children and safety in the area.

Furthermore, the schools who are in the area are full already, all proposed buildings will have many families with children, that will have to go to school, there is no space to build a new school building, and adding this many people to the area that is already congested with no adequate accommodation for families with children in regards to schooling and outdoor recreational spaces is not appropriate.

Also, due to the proximity of main York Region attractions such as Vaughan Mills Mall and Wonderland, it is a high possibility that a good amount of units in the proposed buildings will be rented as AirBnb, which will only increase crime in the area.

To conclude, please consider our appeal and do NOT approve the application for building Official Amendment file OP.23.001 Zoning By-law Amendment File Z.23.002 on 3300 Rutherford Rd. plaza, to avoid worsening the situation with traffic, crime and negatively impacting the life of our children at schools and play parks. There are a lot of other places in Maple with empty lots that are not developed yet, where building proposed high storey buildings will be more appropriate. The preservation of the Plaza with Decathlon store, and restaurants will be more valuable for current residents of the area and will help preserve jobs.

Thank you for your time and consideration,
Sincerely,
Yakov Kandyba

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](#)
Subject: FW: [External] 3300 Rutherford Developments Inc
Date: Tuesday, April 25, 2023 9:28:46 AM
Attachments: [image002.png](#)
[image003.png](#)
[3300 Rutherford.pdf](#)

From: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Sent: Monday, April 24, 2023 9:27 PM
To: Clerks@vaughan.ca
Cc: Gina Ciampa <Gina.Ciampa@vaughan.ca>; Marisa Provenzano <Marisa.Provenzano@vaughan.ca>
Subject: Fwd: [External] 3300 Rutherford Developments Inc

For the May 2 Public Meeting.

Thanks

Sent from my iPad

Begin forwarded message:

From: hamideh hadi <[REDACTED]>
Date: April 24, 2023 at 6:42:15 PM EDT
To: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Subject: Re: [External] 3300 Rutherford Developments Inc

Good afternoon Marilyn

Thank you for following up

I have been living at [REDACTED] Casabel dr. (2 blocks down from 3300 proposed development) with my family since 2002 and i have great concerns about proposed development of 6 buildings and 7 towers at 3300 Rutherford Road. Please find attached a copy of the letter with my concerns, hope you will take action to address these issues.

I have no problem you share my correspondence with the staff or it's becoming part of public record.

Thank you in advance.

Hamideh Habibi

On Mon, Apr 24, 2023 at 3:44 PM Marilyn lafrate <Marilyn.lafrate@vaughan.ca> wrote:

Thank you Councillor Ainsworth.

Hamideh, please forward me your correspondence regarding the proposed development and also please let me know if it can be shared with staff so that the correspondence becomes part of the public record.

Kind regards,

Marilyn Iafrate
Councillor, Ward 1
Maple/Kleinburg
905.832.8585 x 8344
marilyn.iafrate@vaughan.ca

City of Vaughan
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca
To subscribe to my E-Newsletter, please click [here](#)

My work day may look different than your work day. Please do not feel obligated to respond out of your normal working hours.

From: Chris Ainsworth <Chris.Ainsworth@vaughan.ca>
Sent: Monday, April 24, 2023 9:28 AM
To: [REDACTED]; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>
Cc: Cindy Furfaro <Cindy.Furfaro@vaughan.ca>
Subject: RE: [External] 3300 Rutherford Developments Inc

Good morning Hamideh,

Thank you for your email, but 3300 Rutherford Development proposal is in Ward 1, not Ward 4.

You should be contacting your local Councillor Marilyn Iafrate, she is amazing and will answer all your questions and concerns.

Have a great day!

Chris Ainsworth, BBM
City Councillor, Ward 4
Office: 905-832-2281, ext. 8342 | Cell: 647-354-1988
Email: chris.ainsworth@vaughan.ca

City of Vaughan
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1

vaughan.ca

From: hamideh hadi <[REDACTED]>
Sent: Friday, April 21, 2023 11:57 AM
To: Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Cindy Furfaro
<Cindy.Furfaro@vaughan.ca>
Subject: [External] 3300 Rutherford Developments Inc

Dear City Council Chris Ainswirth

I am a homeowner who will be affected by the 3300 Rutherford Development proposal greatly. I am reaching out to you as my City council with my concerns written in the attached letter.

Thank you in advance
Hamideh Habibi
[REDACTED]

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

Dear City Council Members,

I am writing to express my deep concerns about the development application proposal at 3300 Rutherford road. The owner is seeking to redesignate and rezone the subject lands to permit a mixed-use development of six buildings with seven towers.

As a concerned citizen, I believe that this proposal would have a significant impact on the community, and not necessarily in a positive way. Here are a few reasons why I am opposed to this proposal:

1. **Traffic Congestion:** The proposed development is likely to increase traffic congestion on Rutherford Road, which is already a busy thoroughfare. The addition of so many buildings and towers is likely to attract a significant number of residents, employees, and visitors, all of whom will need to travel to and from the site.
2. **Overcrowding:** The proposed development is also likely to lead to overcrowding in the surrounding area. With so many buildings and towers, the population density in the area will increase significantly. This could put a strain on local resources and services, such as schools, parks, and healthcare facilities.
3. **Environmental Impact:** The proposed development may also have a negative impact on the environment. With so many buildings and towers, there will likely be a significant increase in energy consumption, water usage, and waste production. This could lead to increased greenhouse gas emissions, water pollution, and other environmental problems.

Given these concerns, I urge the city council to carefully consider the impact of this proposed development on the community and to take steps to mitigate its negative effects. Specifically, I would like to see the council work with the developer to:

1. Limit the height and number of buildings and towers to reduce traffic congestion and overcrowding.
2. Implement measures to reduce the environmental impact of the development, such as requiring green building practices and promoting sustainable transportation options.
3. Ensure that the development includes adequate public amenities, such as parks, community centers, and other recreational facilities.

Thank you for taking the time to consider my concerns. I hope that you will take action to address these issues and ensure that any development in the area is in the best interest of the community.

Sincerely,

Hamideh Habibi

Casabel Dr., Maple, Ont,

May 2, 2023

Item #2

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](#)
Subject: FW: [External] Regarding Official Amendment file OP.23.001,Zoning By-law Amendment File Z.23.002. Very Negative Impact in our Neighborhood of New Development at 3300 Rutherford Plaza
Date: Tuesday, April 25, 2023 9:28:49 AM

From: Zlata Rozanova <[REDACTED]>
Sent: Monday, April 24, 2023 10:45 PM
To: Clerks@vaughan.ca
Cc: Service Vaughan - VOL <Service@vaughan.ca>; Anna Venturo <Anna.Venturo@vaughan.ca>
Subject: [External] Regarding Official Amendment file OP.23.001,Zoning By-law Amendment File Z.23.002. Very Negative Impact in our Neighborhood of New Development at 3300 Rutherford Plaza

To whom it may concern,

I am writing this letter to express our burning concern in regards to Official Amendment file OP.23.001 Zoning By-law Amendment File Z.23.002. I reside in the polling area at [REDACTED] Camino Dr, Maple [REDACTED] and I am extremely worried about the potential development of 7 high-rise buildings (17- 35 storey high) in addition to another 6 buildings 6-12 storey high at the Rutherford and Sweet River Blvd intersection due to congestion in the area, traffic, safety issues and adequate accommodations for children.

In the last 10 years a lot of high rise condo buildings have been built in the area, but no changes have been made to the infrastructure. Vaughan Mills Mall and Wonderland have been major attractions of Vaughan area for decades, which means we have always had a high traffic area. Once the additional condos were built along Jane street the traffic in the area became very congested. Even now it is really busy, especially on the weekends, during rush hour on some occasions it takes about 15-20 min to drive from Sweet River Blvd to Keele St via both Rutherford road and Major Mackenzie Road. Our small subdivision has only access to 2 main roads due to the position of Wonderland theme park (Jane street and Rutherford Road) versus other subdivisions that have exits to all 4 major roads on all sides. Our neighborhood experiences a lot of through traffic when people exiting HWY400 cut through Sweet River Blvd to get to East of Jane Street. According to the proposal over 3047 units will be built, potentially it can add over 6000 cars to the area that is already congested beyond measure. If you try to drive via Rutherford Road towards HWY 400 during afternoon rush hour the distance that should take 3 minutes will easily take you 15min, due to traffic not moving. Adding another 6000 vehicles will mean it will be impossible to even get to major roads. There is no subway/go station within walking distance, therefore it is irrelevant to think that all these people will be using public transit.

Apart from traffic, our next concern is safety. Quite often people speed while driving on the few streets in our subdivision, not all streets have sidewalks, many neighbors have already complained to the city multiple times as we are worried about the safety

of pedestrians in our area, due to thru traffic and people driving way over speed limit, however, NOTHING was done in that regard.

Moreover, in our small subdivision we have 2 play parks for children. However, even now many families from all condo buildings that were built along Jane street bring their children to our area due to the fact that their complexes have no amenities for children, therefore we have experienced more theft in the area, even children's bikes and toys have been stolen from the play parks, while kids leave them for a short period of time while using the swings or other facilities in the park. Lots of nearby restaurants in the area do not have patios, so many people who choose the take out option use our Julliard Park as a "patio". They drink alcohol and smoke weed at times as well, leaving all their garbage in the landfills. The amount of non- locals in the parks is already astonishing, people litter, and quite often all garbage bins are overfilled and garbage is spilled everywhere, which attracts animals and rodents to the area. The proposed buildings with over 3047 units will overflow the play parks that are already busy, which will greatly affect the life of our children and safety in the area.

Furthermore, the schools who are in the area are full already, all proposed buildings will have many families with children, that will have to go to school, there is no space to build a new school building, and adding this many people to the area that is already congested with no adequate accommodation for families with children in regards to schooling and outdoor recreational spaces is not appropriate.

Also, due to the proximity of main York Region attractions such as Vaughan Mills Mall and Wonderland, it is a high possibility that a good amount of units in the proposed buildings will be rented as AirBnb, which will only increase crime in the area.

To conclude, please consider our appeal and do NOT approve the application for building Official Amendment file OP.23.001 Zoning By-law Amendment File Z.23.002 on 3300 Rutherford Rd. plaza, to avoid worsening the situation with traffic, crime and negatively impacting the life of our children at schools and play parks. There are a lot of other places in Maple with empty lots that are not developed yet, where building proposed high storey buildings will be more appropriate. The preservation of the Plaza with Decathlon store, and restaurants will be more valuable for current residents of the area and will help preserve jobs.

Thank you for your time and consideration,
Sincerely,
Mrs.Zlata Rozanova

City of Vaughan
Office of the City Clerk

RE:
3300 Rutherford Developments Inc.
Official Plan Amendment File OP.23.001
Zoning By-law Amendment File Z.23.002

As a resident in the affected area I am writing to express some of my concerns regarding the proposed development of a 6 building, 7 tower complex immediately next to an established neighbourhood. Having come to learn that this plot of land according to the 'City Plan' is only meant to accommodate mid-rise buildings, I am quite appalled that the City of Vaughan would even consider this type of development. The city must seriously consider the impact on people living in the existing community. I am not opposed to progress and development of our city, but the scale of this proposed project is just not suitable for the existing neighbourhood and the existing infrastructure will not support it. Below are some points that must be considered.

Traffic & Safety

- There is currently an excessive amount of vehicles moving through and around this neighbourhood due to the proximity of Vaughan Mills, Canada's Wonderland, and vehicles using SWEETRIVER Blvd. & JULLIARD Dr. to bypass JANE and RUTHERFORD.
- The roads in the neighbourhood presently cannot accommodate the current traffic demands, and the additional traffic associated with the estimated 3,047 residential units and whatever non-residential uses planned for this complex will only worsen the already existing traffic problems below.
- During peak times it is extremely difficult to access RUTHERFORD from SWEETRIVER Blvd. or to access SWEETRIVER and JULLIARD from RUTHERFORD; people are unable to get in and out of their own streets.
- Non-resident traffic passing through SWEETRIVER blocks the ability of local traffic to move in and out of the neighbourhood.
- It has become unsafe for pedestrians to cross neighbourhood streets due to cars speeding through SWEETRIVER and JULLIARD as they bypass major streets.

Deterioration of Neighbourhood Quality of Life

- Home owners purchased in this community with the expectation of the current community make up. Buildings towering over our houses was not part of the equation when deciding to purchase in this neighbourhood. The proposed development is a drastic and unreasonable alteration of the community.
- A development of this scale does not belong next to a neighbourhood of 2 story houses, this type of proposed development should occur in an area where existing housing is more compatible. As proposed, this development does not compliment or improve the existing community.

- It is unreasonable to expect that current homeowners would want this development, and in the current economic climate it is simply out of reach for most to just pick up and move so that they can maintain the circumstances they originally invested in.
- Noise levels are going to worsen. The number of vehicles moving in and out of the neighbourhood is going to drastically increase with this development.
- Noise levels related to demolition and construction are going to become a daily feature of our neighbourhood for the duration of the project.
- Safety, as mentioned earlier is already a problem trying to cross streets in the community due to outside traffic. This development is only going to worsen this situation.
- Current parks are already looking run down, littered, and neglected. For example, I cannot remember the last time the tennis court at Komura park was in good enough condition to enjoy with my children and the garbage bins in local parks are always overflowing. The addition of this many residents is not likely to improve our park spaces, but only make them worse.

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](#)
Subject: FW: Files OP.23.001 & Z.23.002 - 3300 Rutherford Developments Inc. Notice of Public Meeting (May2, 2023)
Date: Tuesday, April 25, 2023 10:11:46 AM

From: Margaret Holyday <Margaret.Holyday@vaughan.ca>
Sent: Monday, April 24, 2023 2:20 PM
To: ЧАСОПИС <[REDACTED]>
Cc: Clerks@vaughan.ca
Subject: Files OP.23.001 & Z.23.002 - 3300 Rutherford Developments Inc. Notice of Public Meeting (May2, 2023)

Hi Nataliya & Sergiy,

Thank you for your email. I am the Planner who has carriage of the above noted files. I note your concerns and will keep your email on file.

The applications will be proceeding to the May 2nd Public Meeting at 7:00 pm. Should you wish to speak at the meeting either in person or on-line, pre-registration is required by contacting the City Clerk at clerks@vaughan.ca copied on this email no later than NOON on the last business day before the meeting.

Sincerely,

Margaret Holyday, MCIP RPP
Senior Planner
905-832-8585 ext. 8216 | margaret.holyday@vaughan.ca

City of Vaughan | Development Planning Department
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1



From: ЧАСОПИС <[REDACTED]>
Sent: Sunday, April 23, 2023 7:08 PM
To: Margaret Holyday <Margaret.Holyday@vaughan.ca>
Subject: [External] RE: Notice of Public Meeting (May2, 2023)

To whom it concerns.

We do not support the plan for the construction of a complex of high-rise buildings in the vicinity of Rutherford Rd. and Highway 400 in the submitted plan.

The application for construction provides for the construction of 6 buildings with 7 towers, 6-35 floors high, with a total number of residential units up to 3,047. The construction of such a complex will complicate the traffic in the area, where residents are already having difficulty turning from Rutherford Road to Sweetriver Boulevard due to the heavy flow of traffic along Rutherford Road. Also exacerbating the problem at this intersection is the flow of traffic from the Vaughan Mills shopping plaza.

The transport problem will intensify already with the start of construction (construction equipment, transportation of materials). During the construction period (which is several years), the workers of the complex will park their cars in the adjacent area of residential development, which will make it difficult to move along the streets of the area and increase the risk of injury to children and damage to residents' vehicles.

The construction of the complex will worsen the living conditions of homeowners in the area. This is in conflict with the ever-increasing property tax and will cause people to misunderstand city hall politics in the future.

Summary: The presented plan for the reconstruction of the plaza at the intersection of Highway 400 and Rutherford Road requires changes and revision, taking into account the comments made.

We ask you to make public our opinion at a public meeting and take it into account when deciding on the feasibility of building in the presented plan.

Sincerely,

Nataliya and Sergiy Moroz

([REDACTED] Love Run Rd. Vaughan, [REDACTED])

[REDACTED] Virus-free www.avast.com

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](#)
Subject: FW: [External] Regarding Official Amendment file OP.23.001Zoning By-law Amendment File Z.23.002 Very Negative Impact in our Neighborhood of New Development at 3300 Rutherford Plaza
Date: Tuesday, April 25, 2023 12:56:24 PM

From: Natalia Gues <[REDACTED]>
Sent: Tuesday, April 25, 2023 12:55 PM
To: Clerks@vaughan.ca
Cc: anna.roberts@parl.gc.ca; Service Vaughan - VOL <Service@vaughan.ca>; Anna Venturo <Anna.Venturo@vaughan.ca>; mayor@vaughan.ca
Subject: [External] Regarding Official Amendment file OP.23.001Zoning By-law Amendment File Z.23.002 Very Negative Impact in our Neighborhood of New Development at 3300 Rutherford Plaza

To whom it may concern,

I am writing this letter to express our burning concern in regards to Official Amendment file OP.23.001 Zoning By-law Amendment File Z.23.002. I reside in the polling area at [REDACTED] Camino Dr, Maple [REDACTED] and I am extremely worried about the potential development of 7 high-rise buildings (17- 35 storey high) in addition to another 6 buildings 6-12 storey high at the Rutherford and Sweet River Blvd intersection due to congestion in the area, traffic, safety issues and adequate accommodations for children.

In the last 10 years a lot of high rise condo buildings have been built in the area, but no changes have been made to the infrastructure. Vaughan Mills Mall and Wonderland have been major attractions of Vaughan area for decades, which means we have always had a high traffic area. Once the additional condos were built along Jane street the traffic in the area became very congested. Even now it is really busy, especially on the weekends, during rush hour on some occasions it takes about 15-20 min to drive from Sweet River Blvd to Keele St via both Rutherford road and Major Mackenzie Road. Our small subdivision has only access to 2 main roads due to the position of Wonderland theme park (Jane street and Rutherford Road) versus other subdivisions that have exits to all 4 major roads on all sides. Our neighborhood experiences a lot of through traffic when people exiting HWY400 cut through Sweet River Blvd to get to East of Jane Street. According to the proposal over 3047 units will be built, potentially it can add over 6000 cars to the area that is already congested beyond measure. If you try to drive via Rutherford Road towards HWy 400 during afternoon rush hour the distance that should take 3 minutes will easily take you 15min, due to traffic not moving. Adding another 6000 vehicles will mean it will be impossible to even get to major roads. There is no subway/go station within walking distance, therefore it is irrelevant to

think that all these people will be using public transit.

Apart from traffic, our next concern is safety. Quite often people speed while driving on the few streets in our subdivision, not all streets have sidewalks, many neighbors have already complained to the city multiple times as we are worried about the safety of pedestrians in our area, due to thru traffic and people driving way over speed limit, however, NOTHING was done in that regard.

Moreover, in our small subdivision we have 2 play parks for children. However, even now many families from all condo buildings that were built along Jane street bring their children to our area due to the fact that their complexes have no amenities for children, therefore we have experienced more theft in the area, even children's bikes and toys have been stolen from the play parks, while kids leave them for a short period of time while using the swings or other facilities in the park. Lots of nearby restaurants in the area do not have patios, so many people who choose the take out option use our Julliard Park as a "patio". They drink alcohol and smoke weed at times as well, leaving all their garbage in the landfills. The amount of non- locals in the parks is already astonishing, people litter, and quite often all garbage bins are overfilled and garbage is spilled everywhere, which attracts animals and rodents to the area. The proposed buildings with over 3047 units will overflow the play parks that are already busy, which will greatly affect the life of our children and safety in the area.

Furthermore, the schools who are in the area are full already, all proposed buildings will have many families with children, that will have to go to school, there is no space to build a new school building, and adding this many people to the area that is already congested with no adequate accommodation for families with children in regards to schooling and outdoor recreational spaces is not appropriate.

Also, due to the proximity of main York Region attractions such as Vaughan Mills Mall and Wonderland, it is a high possibility that a good amount of units in the proposed buildings will be rented as AirBnb, which will only increase crime in the area.

To conclude, please consider our appeal and do NOT approve the application for building Official Amendment file OP.23.001 Zoning By-law Amendment File Z.23.002 on 3300 Rutherford Rd. plaza, to avoid worsening the situation with traffic, crime and negatively impacting the life of our children at schools and play parks. There are a lot of other places in Maple with empty lots that are not developed yet,

where building proposed high storey buildings will be more appropriate. The preservation of the Plaza with Decathlon store, and restaurants will be more valuable for current residents of the area and will help preserve jobs.

Thank you for your time and consideration,

Sincerely,

Natalia Revzin

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](#)
Subject: FW: [External] Regarding Official Amendment file OP.23.001Zoning By-law Amendment File Z.23.002 Very Negative Impact in our Neighborhood of New Development at 3300 Rutherford Plaza
Date: Wednesday, April 26, 2023 8:58:47 AM

From: Anatoli Gues [REDACTED] >

Sent: Tuesday, April 25, 2023 8:01 PM

To: anna.roberts@parl.gc.ca; Clerks@vaughan.ca; Service Vaughan - VOL <Service@vaughan.ca>; mayor@vaughan.ca; Anna Venturo <Anna.Venturo@vaughan.ca>

Subject: [External] Regarding Official Amendment file OP.23.001Zoning By-law Amendment File Z.23.002 Very Negative Impact in our Neighborhood of New Development at 3300 Rutherford Plaza

To whom it may concern,

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To conclude, please consider our appeal and do NOT approve the application for building Official Amendment file OP.23.001 Zoning By-law Amendment File Z.23.002 on 3300 Rutherford Rd. plaza, to avoid worsening the situation with traffic, crime and negatively impacting the life of our children at schools and play parks. There are a lot of other places in Maple with empty lots that are not developed yet, where building proposed high storey buildings will be more appropriate. The preservation of the Plaza with Decathlon store, and restaurants will be more valuable for current residents of the area and will help preserve jobs.

Thank you for your time and consideration,
Sincerely,
Anatoil Gues

May 2, 2023

Item #2

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](#)
Subject: FW: [External] Official Plan Amendment File OP.23.001; Zoning By-Law Amendment File Z.23.002
Date: Thursday, April 27, 2023 9:37:47 AM

From: Rose Di Nola <[REDACTED]>
Sent: Wednesday, April 26, 2023 8:50 PM
To: Clerks@vaughan.ca; Margaret Holyday <Margaret.Holyday@vaughan.ca>
Cc: Rose Dinola [REDACTED]
Subject: [External] Official Plan Amendment File OP.23.001; Zoning By-Law Amendment File Z.23.002

To whom it may concern,

I am a resident of Love Run Road, Maple and I have many concerns about the condo development that is proposed for my neighbourhood.

First and foremost, the scale and density of the project are completely out of proportion with the existing neighbourhood, which has been home to my family for 20+ years.

The proposed 7 towers will significantly alter the characteristics of this small residential community. The increased traffic in an already dense and congested area (i.e., Rutherford and Hwy 400), noise pollution and an increase in population density would create significant strain on an already overburdened infrastructure (i.e., retail, schools, childcare, healthcare, etc.) and negatively impact our lives. Significant impact on the local environment to local flora and fauna.

Close set towers would block sunlight, create wind tunnels and increase the urban heat island effect as well as eliminate the open air space which is one of the reasons why we moved to this area.

Construction noise, dust and increased emissions, all harmful to the health of residents, particularly those with respiratory problems, including my elderly own mother-in-law.

Neighbourhood streets converted to public streets with no sidewalks, endangering residents, elderly and children, which are prominent in this community.

Adverse effect on property values in the area.

As shown in the building plans, loading zones are located at the end of our street which would cause a significant disturbance to our daily lives.

The dental clinic which my close and extended family frequent would be lost, forcing us to find another family dentist.

This subdivision has been our home for 20+ years. We moved here specifically for the open space. Over the last decade, the area has enclosed all around us with new condo and retail developments. Our subdivision has luckily remained unchanged until now and we will not stand for this change.

More suitable for this area would be a similar residential subdivision made up of similar building types rather than 35-storey condos.

As a community, we are all shocked and upset that the city would even consider a project of this size in our small subdivision.

Please consider the community's concerns in this matter.

Ellis Di Nola

**Communication: C21
Committee of the Whole (PM)
May 2, 2023
Item #2**

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](#)
Subject: FW: [External] 3300 Rutherford Developments Inc.
Date: Thursday, April 27, 2023 9:38:11 AM

-----Original Message-----

From: Steven Ferreira <[REDACTED]>
Sent: Wednesday, April 26, 2023 6:21 PM
To: Margaret Holyday <Margaret.Holyday@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: [External] 3300 Rutherford Developments Inc.

Hello my name is Steven Ferreira and I live in the neighborhood of where this development is proposed to happen. My wife and I have lived here for 15 years and never imagined of something like this to happen. Our neighborhood is quiet and calm. This is a residential area and not called for having condominiums in this zone. We do not agree with this development.

Sent from my iPhone

Communication: C22
Committee of the Whole (PM)
May 2, 2023
Item #2



**BUILDING 1
TOWER B
35-STOREYS**

**BUILDING 1
TOWER A
26-STOREYS**

**BUILDING 4
TOWER B
30-STOREYS**

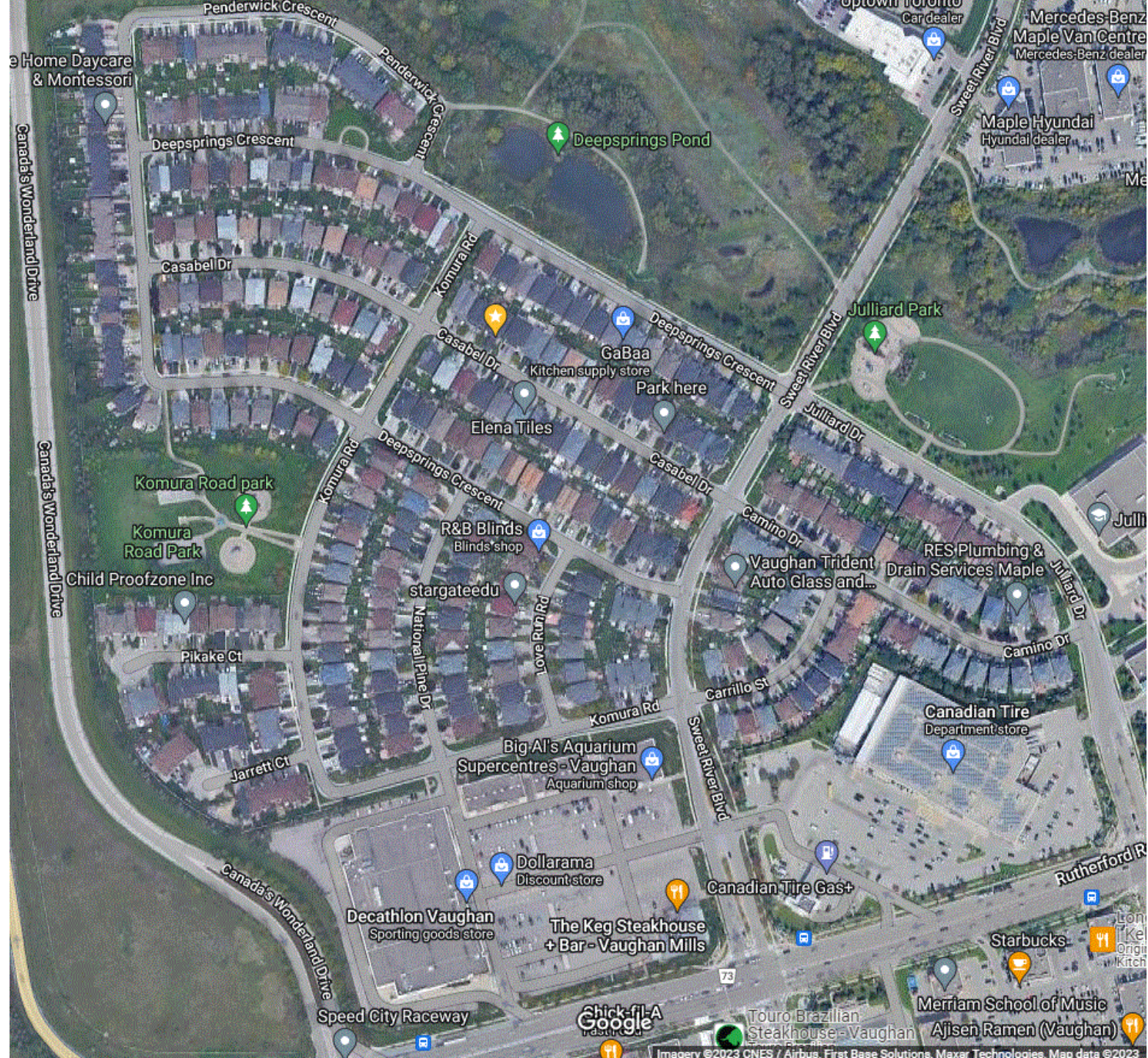
**BUILDING 4
TOWER A
34-STOREYS**

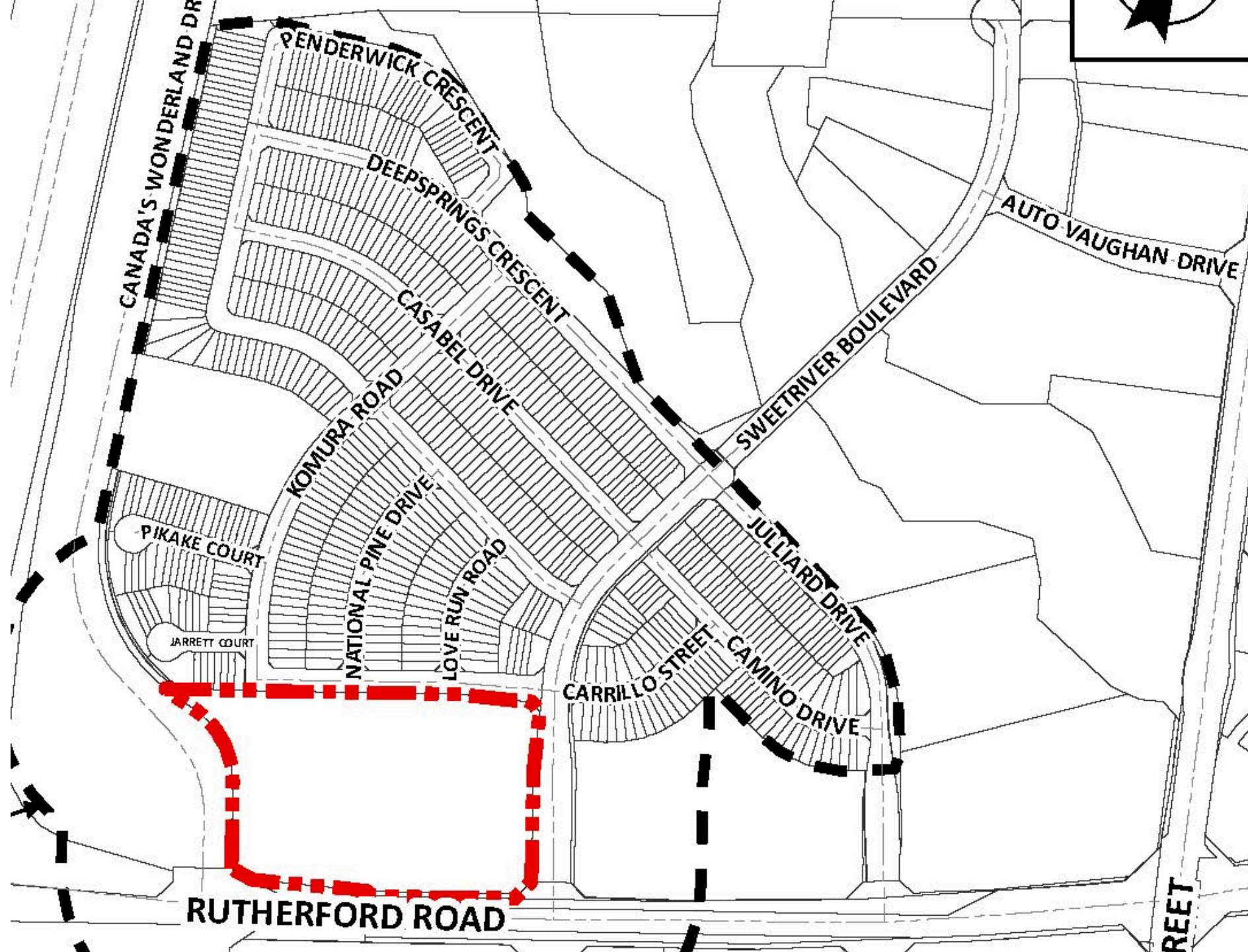
**BUILDING 2B
TOWER A
21-STOREYS**

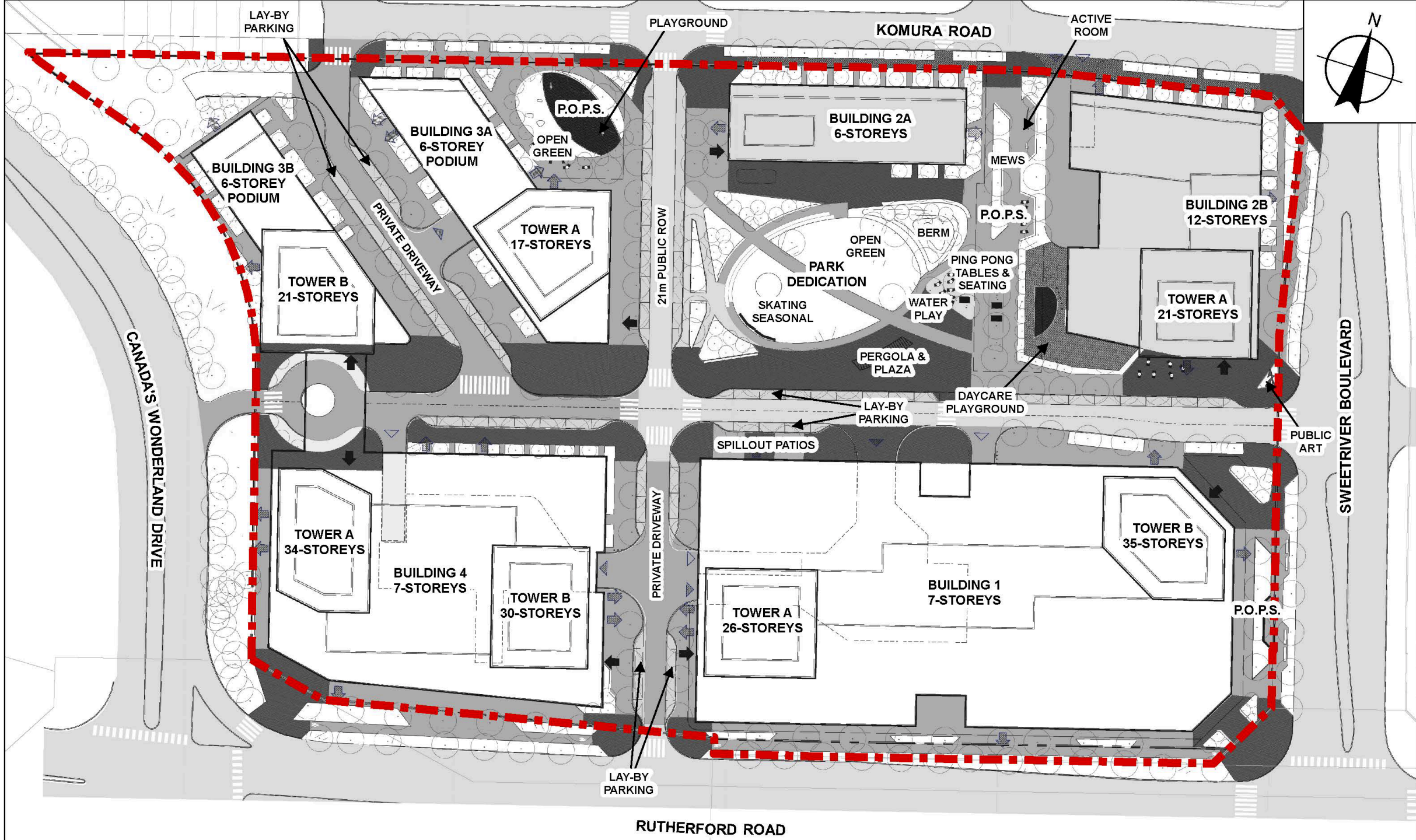
**BUILDING 3A
TOWER A
17-STOREYS**

**BUILDING 3B
TOWER B
21-STOREYS**

VIEW LOOKING SOUTHEAST







	Yard Setback (Rutherford Road)		4.9 m (Building 2)
d.	Minimum Rear Yard Setback (Komura Road)	7.5 m	4.6 m (Building 2A) 4.2 m (Building 2B) 4.5 m (Building 3A)
e.	Minimum Exterior Yard Setback (Sweetriver Boulevard)	5 m	0 m (sight triangle Building 2B)
f.	Minimum Build-to-Zone	5 - 10 m applied to a minimum of 50% of the street frontage	3.56 m – 10 m (Rutherford Road) 4.23 m – 4.78 m (Komura Road) % not provided
g.	Building Height	Minimum 24 m to a Maximum of 88 m	Building Heights range from minimum 18.9 m (Buildings 2A, 2B, 3A and 3B) to a maximum height of 119.6 m (Building 1)
h.	Minimum Ground Floor Height	4.5 m	3 m

	Zoning By-law 001-2021 Standard	HMU High-Rise Mixed-Use Zone Requirement	Proposed HMU High-Rise Mixed-Use Zone Exceptions
i.	Angular Plane	45-degree angular plane	Not meeting the 45-degree angular plane
j.	Maximum Podium Height	20 m	27.1 m (Building 1) 24.6 m (Building 4)
k.	Minimum Tower Stepback	3 m	0 m
l.	Maximum Tower Floor Plate	850 m ²	870 m ² (Tower B – Building 3B)
m.	Minimum Tower Separation	30 m	28.2 m (Building 1 to 2B)
n.	Minimum Landscape Strip Abutting a Street	5 m	4.2 m (Komura Road) 0 m (Sweetriver Blvd. sight triangle) 4.2 m (Rutherford Road)
o.	Minimum Amenity Areas	5,004 m ² (Building 1) 2,569 m ² (Building 2) 3,179 m ² (Building 3) 4,579 m ² (Building 4)	4,948 m ² (Building 1) 2,481 m ² (Building 2) 3,091 m ² (Building 3) 4,523 m ² (Building 4)
p.	Amenity Area Locations	55 m ² contiguous outdoor area Maximum of 20% of the required outdoor amenity area may be located on a rooftop or terrace	0 m ² 100% rooftop

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](#)
Subject: FW: [External] 3300 Rutherford Road Development
Date: Friday, April 28, 2023 9:26:21 AM

From: flavius anton [REDACTED] >
Sent: Thursday, April 27, 2023 9:26 PM
To: Clerks@vaughan.ca
Subject: [External] 3300 Rutherford Road Development

City of Vaughan
Office of the City Clerk,

Dear madam/sir,

As a neighbor living at [REDACTED] Deepsprings Cres. I want to express my opinion regarding The development at 3300 Rutherford Road:

As per developer presentation they want to build in such a small area 3047 apartments and at ground floor and first floor retail spaces. For all this apartments they intend to build around 2000 underground parking spots which is totally insufficient and no parking lot for the retail spaces. In top of that direct in/out to Rutherford Road it will be only one(1) way. The other in /out ways are on Sweetriver Boulevard and Komura Road/Sweetriver Bld to reach to Rutherford Road.

Now I would like to propose you an imagination exercise. Try to envision in the morning 6:30 to 7:30 how it will look 1000 cars going out to Rutherford Road. Then try to imagine those 1000 cars coming back between 4pm and 6 pm. If you think is not big deal send someone to stay at the intersection Rutherford and Sweetriver between 4pm and 6pm and record the traffic now without this development. And I said 1000 cars which is half of the underground parking capacity declared by developer.

In the area now doesn't exist 2000 cars because now in the area there are around 600 houses, let's say 1200 cars. And around 100 houses have the option of Julliard Drive to get to Rutherford.

Let's talk about retail spaces. NO PARKING LOT AT ALL. Do you imagine what it will be on the Komura road and actually the rest of adjacent streets? Full of cars. The parking lot of Canadian Tires it will take that much and after it will be chaos. I invite you in the area now to take a look in the existing parking lots in the weekend. Canadian Tires and Decathlon. And imagine what it will be when Decathlon will be at intersection at Rutherford and Sweetriver and no parking.

Please let the police know because they will have as much fun as us the actual residents. Or hell.

As my opinion: I oppose the whole development the way it is presented now. Ask the developer to solve the issues I raised here and PLEASE don't accept a development of more then 1000 apartments and should have at least 2 streets direct to Rutherford for in /out traffic beside Sweetriver Blvd.

Thank you,

Flavius Anton
[REDACTED] Deepsprings Crescent

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](#)
Subject: FW: [External] 3300 Rutherford Road
Date: Friday, April 28, 2023 9:26:41 AM
Attachments: [Maple-Model.pdf](#)

From: Paun Dan <[REDACTED]>

Sent: Friday, April 28, 2023 8:20 AM

To: Clerks@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Gina Ciampa <Gina.Ciampa@vaughan.ca>; Anca Paun <[REDACTED]>; Margaret Holyday <Margaret.Holyday@vaughan.ca>

Subject: [External] 3300 Rutherford Road

Good morning,

I writing you regarding the proposed new development at 3300 Rutherford Road.

We live in the adjacent neighborhood on National Pine Drive for the last 14 years and we bought our house making great sacrifices. We were happy for our decision, buying our property next to a big food store (Highland Farms), close to 400 to avoid traffic jams on Rutherford. Now we are in a difficult situation with the proposed new project: the area will be extremely busy, commercial space will be close to nothing, the market value of our house will decrease dramatically.

I'm trying to be open to progress, I understand that more units will be created on Rutherford but we ask for decency. If a green space west of Rutherford/Jane will be an obstacle and the City will not make any compromises, we ask for the same optics in our case: there is an existing neighborhood and the vision for the future of this area has to take in consideration our presence there.

All we can ask is to reduce the density for the new project:

- **No more than 15 floors on the south buildings, 10 and 5 maximum to the north in respect with angular setbacks.** Older towers in the Jane/Rutherford intersection have no more than 19 floors.
- **The podium levels should reserve space for a big store** replacing existing Decathlon store
- **Blocking National Pine and Love Run on the south, creating "cul-de-sac"**

Thank you for your time, and please take a look on the attached file – is a scaled section drawing I create, showing the sheer footprint of the proposed development.

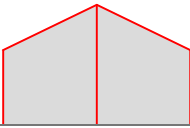
Regards,

Dan & Anca Paun

 National Pine Drive

Neighborhood	Proposed Development
651 Units	3047 Units
60 Acres	10 Acres
8,000 /square km Density	150,000 /square km Density
13,400 sqf Retail	8,546 sqf non-residential

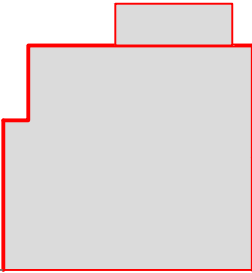
5,000 more cars
Loss in market value
No new school
Less privacy backyard
Less store area



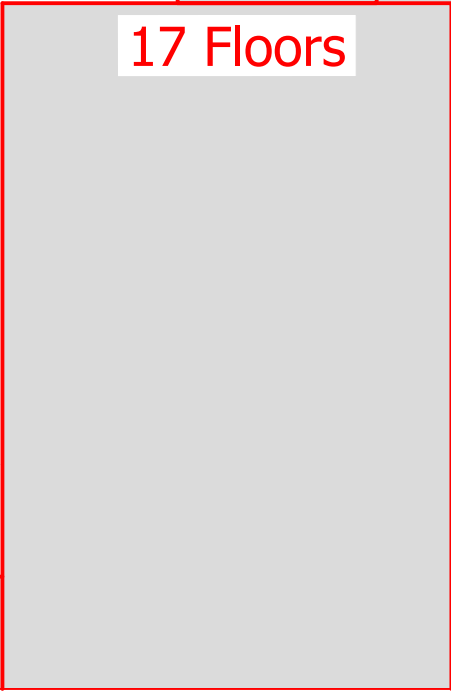
Neighborhood House

Komura Road

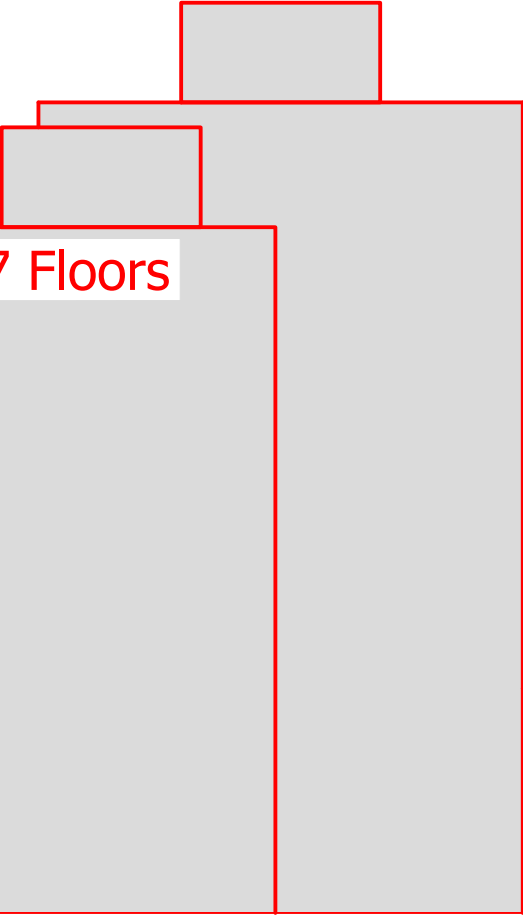
6 Floors



17 Floors



21 Floors



34 Floors



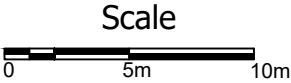
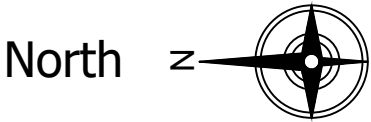
35 Floors



26 Floors



Rutherford Road



Vaughan	3300 Rutherford Road
Projected Elevations SECTION	
Date:	April 2023

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](#)
Subject: FW: [External] Public Meeting Nashville Major Development
Date: Friday, April 28, 2023 9:43:08 AM

From: Meghan Summaria <[REDACTED]>
Sent: Friday, April 28, 2023 9:14 AM
To: Clerks@vaughan.ca
Subject: [External] Public Meeting Nashville Major Development

As per related application: DA.22.055
Zoning By-Law Amendment File Z.22.027

Comment regarding development of plaza:

Residents of Moody Drive are wondering why a new vehicular entrance adjacent to Dunedin Dr. was added to recent plans when back in December, residents requested a small pathway/catwalk link to the plaza and not a vehicle entrance. We are concerned about traffic on our small residential street. Barons is wider and can be considered a main through-fair to the subdivision, making it more suitable to incoming traffic. Three other entrances have already been planned for this site.

We also notice there has been an additional building proposed to this side of the plan (building F) which will only serve to increase traffic concerns and congestion. This curved end of Moody Drive serves as a blind spot on approach and will surely cause unnecessary conflict among drivers.

Please take these concerns into consideration as this decision will impact the safety of our residents and children for years to come.

Thank you for your time,
Meghan Summaria

Communication: C26
Committee of the Whole (PM)
May 2, 2023
Item #2

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](#)
Subject: FW: [External] Written submission re official plan amendment file OP.23.001 and zoning by-law amendment file Z.23.002
Date: Monday, May 1, 2023 9:23:37 AM

From: Shiri Kaplan [REDACTED] >
Sent: Friday, April 28, 2023 6:12 PM
To: Clerks@vaughan.ca
Cc: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Gina Ciampa <Gina.Ciampa@vaughan.ca>; mayor@vaughan.ca
Subject: [External] Written submission re official plan amendment file OP.23.001 and zoning by-law amendment file Z.23.002

Dear Sir/Madam,

Further to the Notice of Public Meeting, scheduled to take place on May 2, 2023, and in regards to the official plan amendment file OP.23.001 and zoning by-law amendment file Z.23.002, I would like to vocalize my opposition to the application to re-designate and rezone the subject lands to a development of residential buildings.

The community surrounding this land is full of residential homes, parks and schools where my children go to. I have three main concerns. One is that this development will cause a tremendous amount of dust, debris, pollution and noise. Its proximity to the residential homes is bound to effect residents. Many people work from home, and the amount of noise this will cause will be incredibly disturbing. Our children play outside and need to inhale the pollution this construction will cause, which can ultimately trigger asthma/respiratory problems and cause other disease.

Secondly, the amount of traffic this construction and development will cause, will simply not be able to be managed in this area. The intersection of Rutherford and Sweetriver Blvd is already unbearable. The combination of traffic from local residents, Highway 400 and Vaughn Mills Mall, has already put this area at an unbearable capacity. During summer times, there is the added traffic of accessing Wonderland from Rutherford. I cannot imagine how adding traffic from construction for years to come, let alone traffic from the so many residents this development will bring can ever be managed. This intersection is already being blocked by vehicles trying to pass a green a light and this can ultimately endanger others and prevent first respondents from getting to where they need. The City of Vaughn needs to find ways to alleviate the brutal traffic that currently exists in that intersection, and not add to it with this development.

Lastly, this is a suburb. While there is a mall on the other side of Rutherford, emphasis is to be made on the fact that it is on the other side, and as such, somewhat distant from our housing community. As previously stated, the proximity of the proposed development is too near, to our homes, parks, schools. Visually its takes away from the suburb appeal. It brings too much chaos to a suburb, and I do not believe it belongs in our community.

I understand the need for development, I understand Vaughan needs to continue to grow, however, I don't believe this should come at the expense of the current community residents. This will ultimately affect my enjoyment of MY community, where I chose to purchase a home and build my family. This does in fact make me consider relocating.

It is indicated on his profile that one of the Mayor Steven Del Duca's priority is to build "more housing while respecting both existing neighborhoods and our community's need for green space". Let me point out that this plan does none of that, and the fact that its consideration is even being entertained is not respecting the existing neighborhood. I truly hope the committee bears in mind nothing but the best interest of current residents and does not approve it.

Yours truly,

Shiri Kaplan
[REDACTED] Pikake Court, Maple

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](#)
Subject: FW: [External] Strong Opposition against Building High Rises in Our Area
Date: Monday, May 1, 2023 9:25:45 AM

From: Qi Qiu <[REDACTED]>
Sent: Saturday, April 29, 2023 11:00 PM
To: Clerks@vaughan.ca; Service Vaughan - VOL <Service@vaughan.ca>
Subject: [External] Strong Opposition against Building High Rises in Our Area

To the City,

As residents of this area, we strongly oppose the proposed plan to build high rises. We are already suffering from traffic congestion and loud noises. Building high rises in this area will worsen the environment we live and make this area even less livable. The health and safety of the local residents is more important than the commercial gains of the owner of the land. We strongly appeal to the city to refuse the proposed plan.

We reserve the right to appeal further.

Kind regards,

Qi Qiu

[REDACTED] Julliard Drive
Vaughan, [REDACTED]

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](#)
Subject: FW: [External] 3300 Rutherford Developments Inc. Public Meeting: Written Communication for Review
Date: Monday, May 1, 2023 9:25:53 AM

From: Thy D <[REDACTED]>
Sent: Sunday, April 30, 2023 9:06 AM
To: Clerks@vaughan.ca
Subject: [External] 3300 Rutherford Developments Inc. Public Meeting: Written Communication for Review

Hello,

Regarding:
Notice of Public Meeting Committee of the Whole
Official Plan Amendment File OP.23.001
Zoning By-law Amendment File Z.23.002
Applicant: 3300 Rutherford Developments Inc.
Date of Meeting: Tuesday, May 2, 2023 @ 7:00pm

Can you please add the following items as written communication for review by Members of Council as part of an agenda item?

- What shadow impact studies have been done on how the shadows cast from the condos would impact the polling area's access to sunlight? If yes, what are the results of these studies?
(Some concerns: How it will affect solar panels on roofs of homes in the area, reduced sunlight for residents affecting mental health...)
- What plans have been made to minimize disruptions from construction to the polling area?
(Some concerns: Noise exemption permits for this project. Traffic congestion on Sweet River Blvd. and Rutherford Rd. are both known to be extremely bad as is.)

All the best,

Thy Dinh

Resident of: [REDACTED] National Pine Dr., Maple, ON [REDACTED]

Phone: [REDACTED]

**Communication: C29
Committee of the Whole (PM)**

May 2, 2023

Item #1

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)
Subject: FW: [External] Comments for Public Meeting- May 2, 2023 -Planning Application for Nashville Major Developments Inc. Block 226
Date: Monday, May 1, 2023 9:27:19 AM

-----Original Message-----

From: Carolyn Smith <[REDACTED]>
Sent: Sunday, April 30, 2023 9:32 PM
To: Clerks@vaughan.ca; Gina Ciampa <Gina.Ciampa@vaughan.ca>; marilyn.lafraite@vaughan.ca; Marisa Provenzano <Marisa.Provenzano@vaughan.ca>
Subject: [External] Comments for Public Meeting- May 2, 2023 -Planning Application for Nashville Major Developments Inc. Block 226

Good afternoon city clerk (and Marilyn),

Thank you for sending a notice as to the updates involved with the zoning application for file Z.22.027, (the plaza for the New Kleinburg community).

I am in support of the plaza, however, I do have some concerns/comments that I am requesting to be considered during the Public Meeting scheduled on Tuesday, May 2, 2023.

1) I am very concerned about only one full (all-way) entrance into the plaza located at Barons/Hopewell. This concerns me because I am a resident on Hopewell Street, and this may lead to a large increase in vehicles using our street to access the plaza.

This may be the case since it appears that traffic coming west along Mactier (which turns into Moody Deice) cannot turn left into the plaza from Moody.

I am requesting clarification if traffic will be able to turn left into the plaza when travelling west on Moody drive. If they are not able to do this, this needs to be changed to support the safety of the residents on Hopewell street.

A redesign of this section of the plaza, to make Dunedin Ave line up with the Moody Plaza entrance may be beneficial. (For pedestrians as well as residents of our community that need to access the plaza).

2) I would like confirmation that a 4-way stop will be installed at Hopewell and Barons Street at the full site entrance.

As a resident of Hopewell Street, it is currently incredibly dangerous to cross Barons Street (4+ lanes of traffic) as a pedestrian. The plaza will attract more traffic and there needs to be a 4-way stop with pedestrian crossing marks to support green methods/ways to travel to the plaza and support walkability to the store for neighboring residents.

I believe I also saw plans for a bus stop in this area of Barons, thus it would be even more important to protect the safety of those that would take a bus to work in the plaza, etc.

Not only would this increase safety for pedestrians, it would increase the safety for vehicles/EMS that need to exit the community by turning left onto Barons Street from Hopewell Street. Currently, it is incredibly challenging and stressful to turn left onto Barons from Hopewell Street during peak times of the day.

3) I am requesting pedestrians markings on the road and signs to be installed ASAP at the 4 way stop at Barons Street and Moody Drive. As a resident of Hopewell Street, it is terrifying to cross at this intersection for a number of reasons. Our community needs to learn how to share this intersection with pedestrians and unfortunately there isn't anything to protect the safety of a pedestrian at this intersection. It is extremely important that these changes are

made well before the plaza comes so drivers get used to it, as there will be an increase of pedestrians at this intersection who want to access the plaza.

It's also important to note that students from Pope Francis will be accessing this plaza at lunch time. Which means they will be travelling south down Barons and Dunedin Drive. For their safety pedestrian markings are needed at all three locations/intersections (Moody/Barons, Barons/Hopewell, and Dunedin Drive/Moody-in line with the plaza entrance on MoodyDrive). This is another reason why realigning the plaza entrance to Dunedin Ave may be beneficial and support the safety of our children accessing the plaza by foot from Pope Francis.

4) What is the developer and city doing to prevent speeding within and outside the plaza? As a resident of Hopewell Street, speed is currently a great concern as impatient traffic cuts through our street to access Mactier drive.

Speed is a huge problem along Barons (cars leaving and coming into our community). A 4 way stop at Hopewell and Barons would help this issue, however, additional measure will be needed as there will be much more traffic accessing our community to use the plaza. Please let me know what is being proposed to address this issue.

5) What will the developer and city do to prevent crime and protect the safety of the residents located near the plaza? Has there been any consultations with York Regional police on incorporating designs using crime prevention through environmental design?

I wish to be notified of the council's decision and responses to my comments.

Thank you and I hope this is helpful!

-Carolyn

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

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](#)
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

From: Julia Kreyenin [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.

May 2, 2023

Item #2

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](#)
Subject: FW: [External] Vaughan Rutherford Development
Date: Monday, May 1, 2023 10:32:07 AM

From: Julie Huang [REDACTED] >
Sent: Saturday, April 29, 2023 12:44 AM
To: Clerks@vaughan.ca
Subject: [External] Vaughan Rutherford Development

Hello, to the City of Vaughan,

I hope all is well,

My name is Julie Huang, I represent my father Keith Huang and my uncle Joe Huang who are both owners of my home. They both authorized me to send this email to you as they have concerns but they are not familiar with computer technology and the English language.

I am emailing to express my concern about the recent plan for the condominium development, my family and I have an objection to this development and insist to have a voice towards such drastic changes within our community.

We hope to speak to a representative or fill out a form electronically that states our objections, however, I am the only member in my family that is computer-literate so my question is do we need proof of home ownership when partaking in such objections? Is there a date, time and platform where we need to be present in order to express our concerns?

--

Thank you and have a great day!

Julie Huang

Statutory Public Meeting

Nashville Major Developments Inc.

Application for Zoning By-law
Amendment and Site Plan

File Nos. Z.22.027 & DA.22.055

Block 226, Plan 65M4373

May 2, 2023

Communication: C32
Committee of the Whole (PM)
May 2, 2023
Item #1



Site Context

Block 61 – Nashville Heights approved in 2014

North side of Major Mackenzie Drive and Barons Street intersection

Site is Commercial/Mixed-Use in Block Plan

Block 61 achieves the minimum density of 61 persons & jobs/hectare without residential units on this block

Parkland dedication exceeds what is required for the Block



Proposal

Previously presented December 6, 2022

Plan revised to:

- Expand north to Moody Drive
- Addition of one building
- Additional entrance added to Moody Drive



Proposal

6 commercial buildings with approximately 10,000 m² (107,500 sq.ft) GFA total

Individual unit sizes range from 90 m² to 3,500 m² (1,000 sq.ft to 37,500 sq.ft) GFA

Access provided from Major Mackenzie Drive, Barons Street and Moody Drive



Vaughan Official Plan

Designated Mid-Rise Mixed-Use C in the Nashville Heights Secondary Plan

Mid-Rise Mixed Use C allows for:

- Residential uses
- Mixed-use residential-commercial uses
- Commercial uses

Commercial uses include:

- Supermarket, retail store, eating establishment with drive-through, and banks

Proposed development conforms to the Vaughan Official Plan



Zoning

Current:

- A and OS1 in ZBL 1-88
- A-1006 and OS1 in ZBL 001-2021

Amendment to rezone Agricultural and Open Space to Commercial and provide site-specific exceptions:

- Reduced setback and landscape strip requirements
- Consolidate parking requirements
- Removal of requirement for long-term bicycle parking and associated change/shower facilities
- Removal of two loading spaces
- Increase maximum height for one building



Overall Concept



Development Statistics

Lot Area	4.15 ha
Commercial Buildings	6 buildings 10,000 m2 GFA (107,500 sq.ft)
Parking	468 Parking Spaces 13 Barrier Free



Statutory Public Meeting

Nashville Major Developments Inc.

Application for Zoning By-law

Amendment and Site Plan

File Nos. Z.22.027 & DA.22.055

Block 226, Plan 65M4373

May 2, 2023



3300 Rutherford Road

Communication: C33
Committee of the Whole (PM)
May 2, 2023
Item #2

Communication: C33
Committee of the Whole (PM)
May 2, 2023
Item #2

Combined Official Plan Amendment No. OP.23.001
& Zoning By-law Amendment Z.23.002

Public Meeting
May 2, 2023

almadev



 **Lithos**

KRCM 

GRADIENTWIND
ENGINEERS & SCIENTISTS



BDP
Quadrangle

URBAN
STRATEGIES
INC.

A significantly sized site capable of accommodating a dense mixed-use, complete community



Location: along a Primary Intensification Corridor

Current/Permitted Use: Commercial

Context: Low-rise residential; high-rise mixed use residential; commercial & retail uses

Connectivity

- Highway 400
- YRT Bus Routes 85, 20, 720 and 760 with connections to Toronto Transit Commission (TTC) and Metrolinx transit networks

Area of planned intensification
(Intensification corridor and Primary Intensification Areas)

The Site today is an underutilized and auto oriented retail site



West View of Subject Site - Dollorama and Decathlon



Southeast View of Subject Site - the Keg Steakhouse + Bar



North View of Subject Site - Retail Strip



Residential area directly north of Subject Site



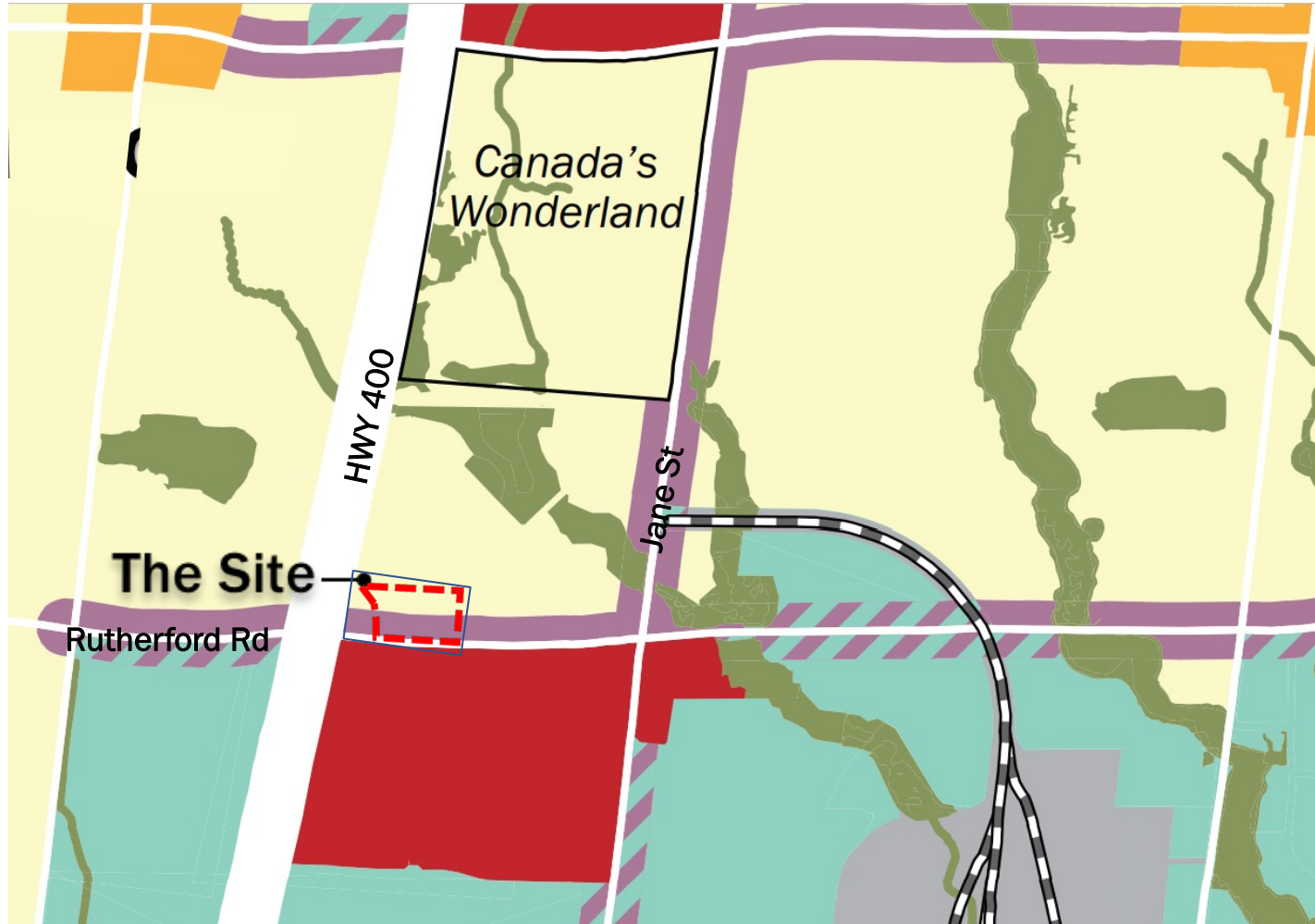
Vacant lot west of Subject Site



Tuscany Place directly south of Subject Site

The policy context is supportive of intensification along the Rutherford Road corridor

Schedule 1 – Urban Structure



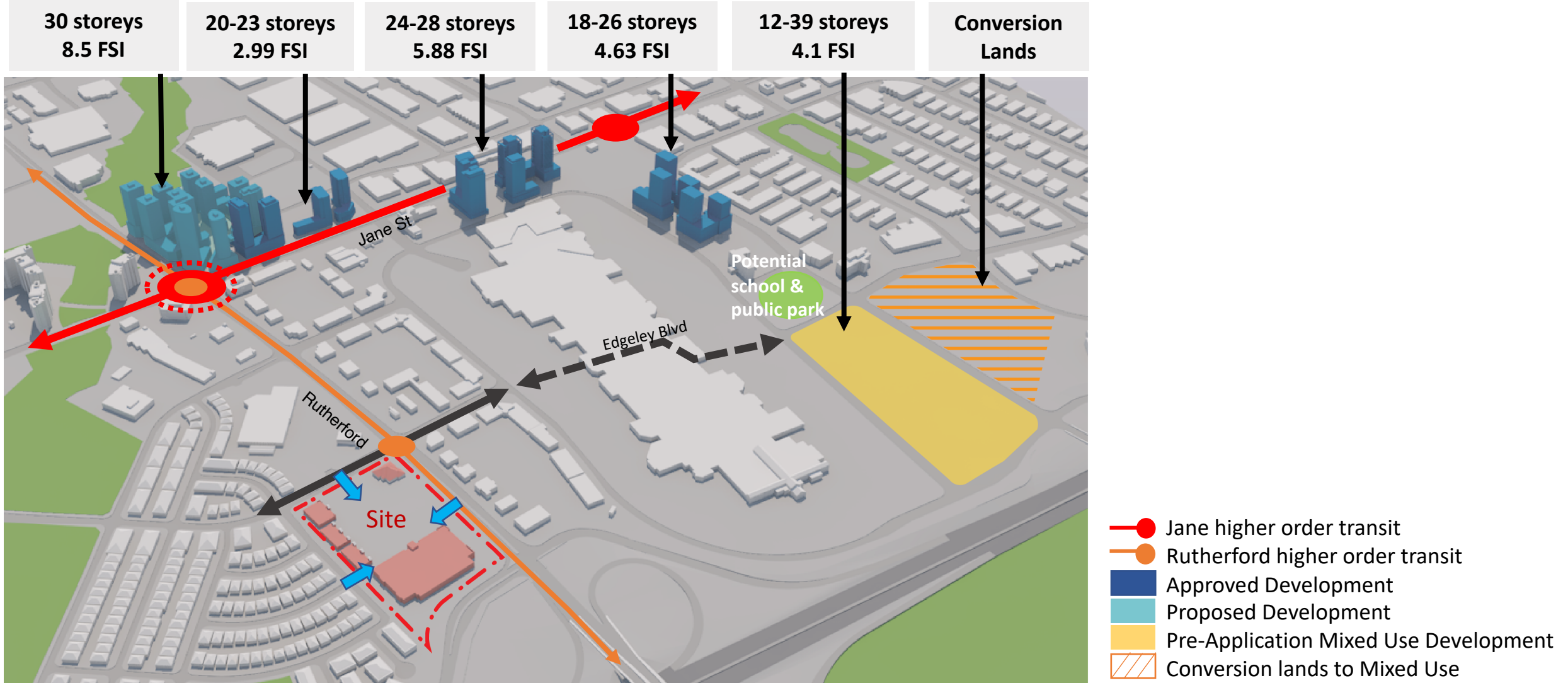
Primary Intensification Corridors

- Mixed-use or employment intensification
- Mix of housing types/tenures
- Transit-supportive densities

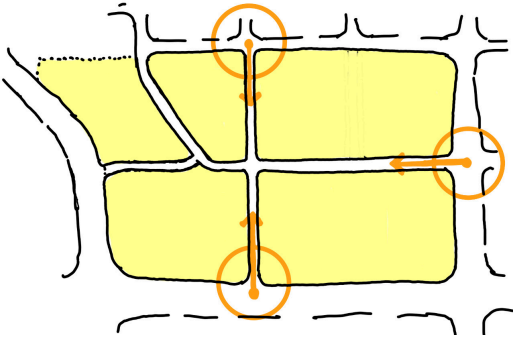
Intensification Areas

- Primary Centres (Red)
- Local Centres (Orange)
- Regional Intensification Corridors (Pink)
- Regional Intensification Corridors within Employment Areas (Pink with diagonal stripes)
- Primary Intensification Corridors (Purple)
- Primary Intensification Corridors within Employment Areas (Purple with diagonal stripes)

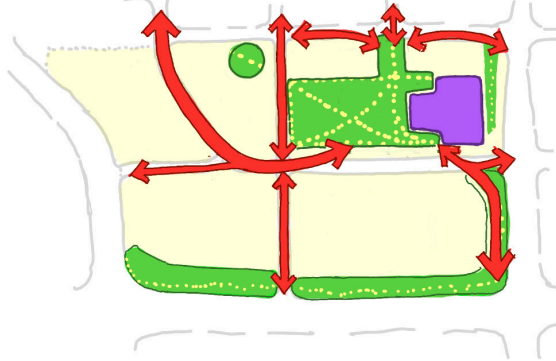
The development context is evolving and creates a contextual reference for heights and density



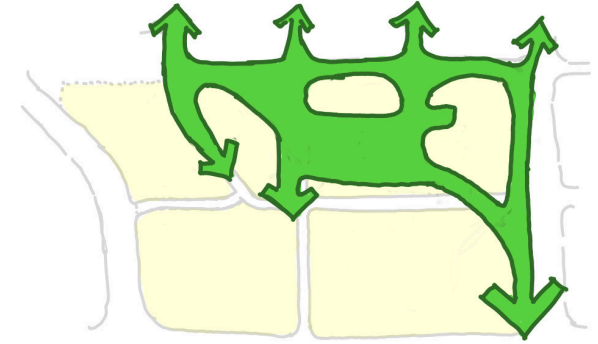
6 Big Moves inform the design direction for the Site



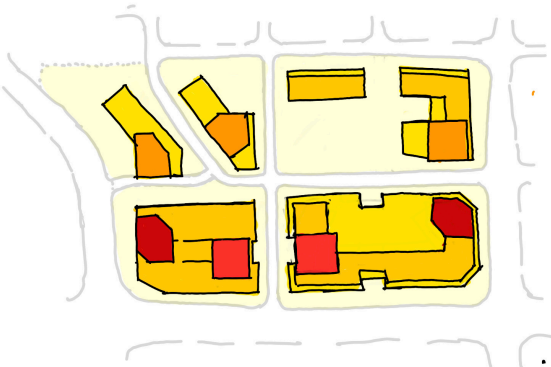
1. Fine Grained Network



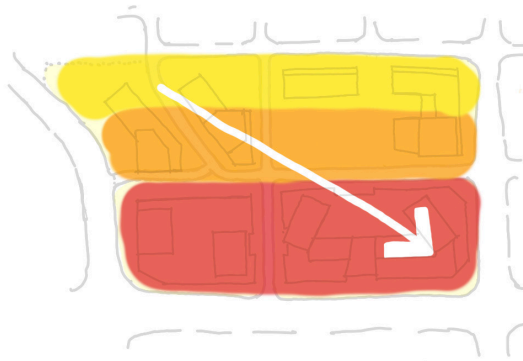
2. Centralized Open Space



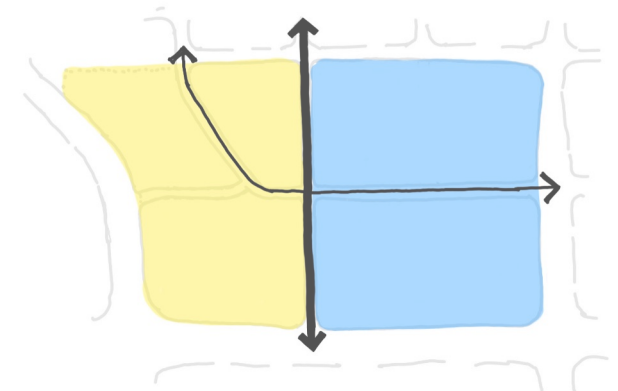
3. Porous Neighbourhood Edge



4. Diverse Built Form



5. Graduated Height

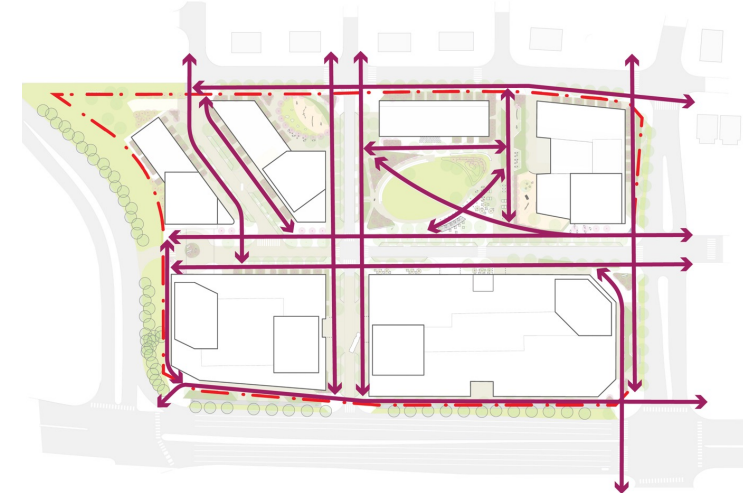


6. Coordinated Phasing

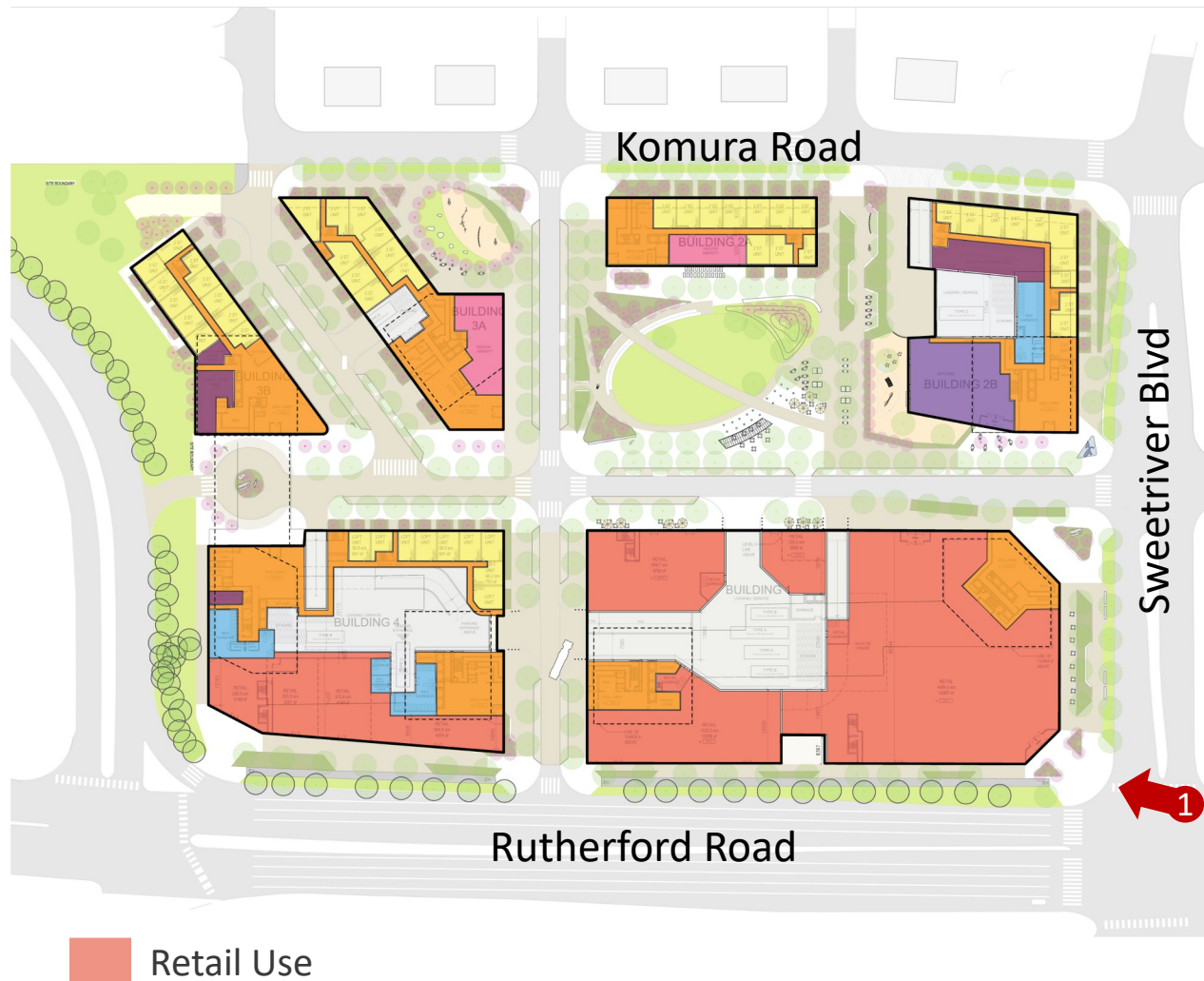
City Building Opportunities: **Public realm improvements**



- Green network incorporates a **series of open spaces and mid-block connections**
- **Integrating a new public park** that offers opportunities for passive and active uses
- **New community amenity facing the public park**



City Building Opportunities: **Retain retail in a highly walkable environment**



Looking northwest at Rutherford and Sweetriver

City Building Opportunities: **Diversify housing options through a variety of built forms transitioning from the existing neighbourhood**



Development Statistics

- **GFA: 218,076 m²**
 - Residential GFA: 209,531 m²
 - Commercial GFA: 7,826 m²
 - Community GFA: 720 m²
- **Gross FSI: 4.86**
- **Height: 1-35 storeys**
- **Units: 3,047**
 - 1 Bedroom: 1,800
 - 2 Bedroom: 1,066
 - 3 Bedroom: 153
- **Rental housing: 10% of total units**
- **Open Space: 0.65 hectares**

Thank You





**BUILDING 1
TOWER B
35-STOREYS**

**BUILDING 1
TOWER A
26-STOREYS**

**BUILDING 4
TOWER B
30-STOREYS**

**BUILDING 4
TOWER A
34-STOREYS**

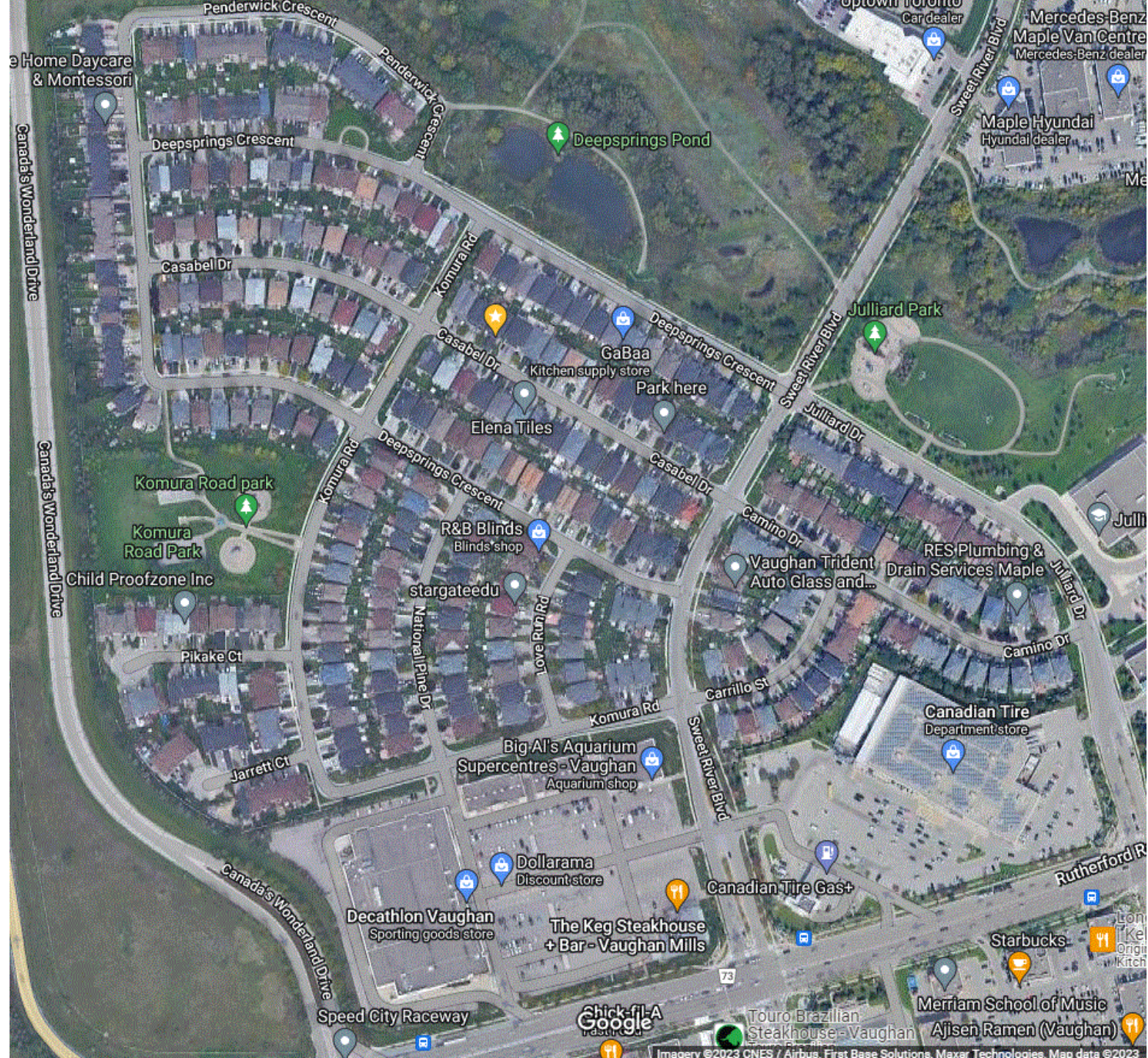
**BUILDING 2B
TOWER A
21-STOREYS**

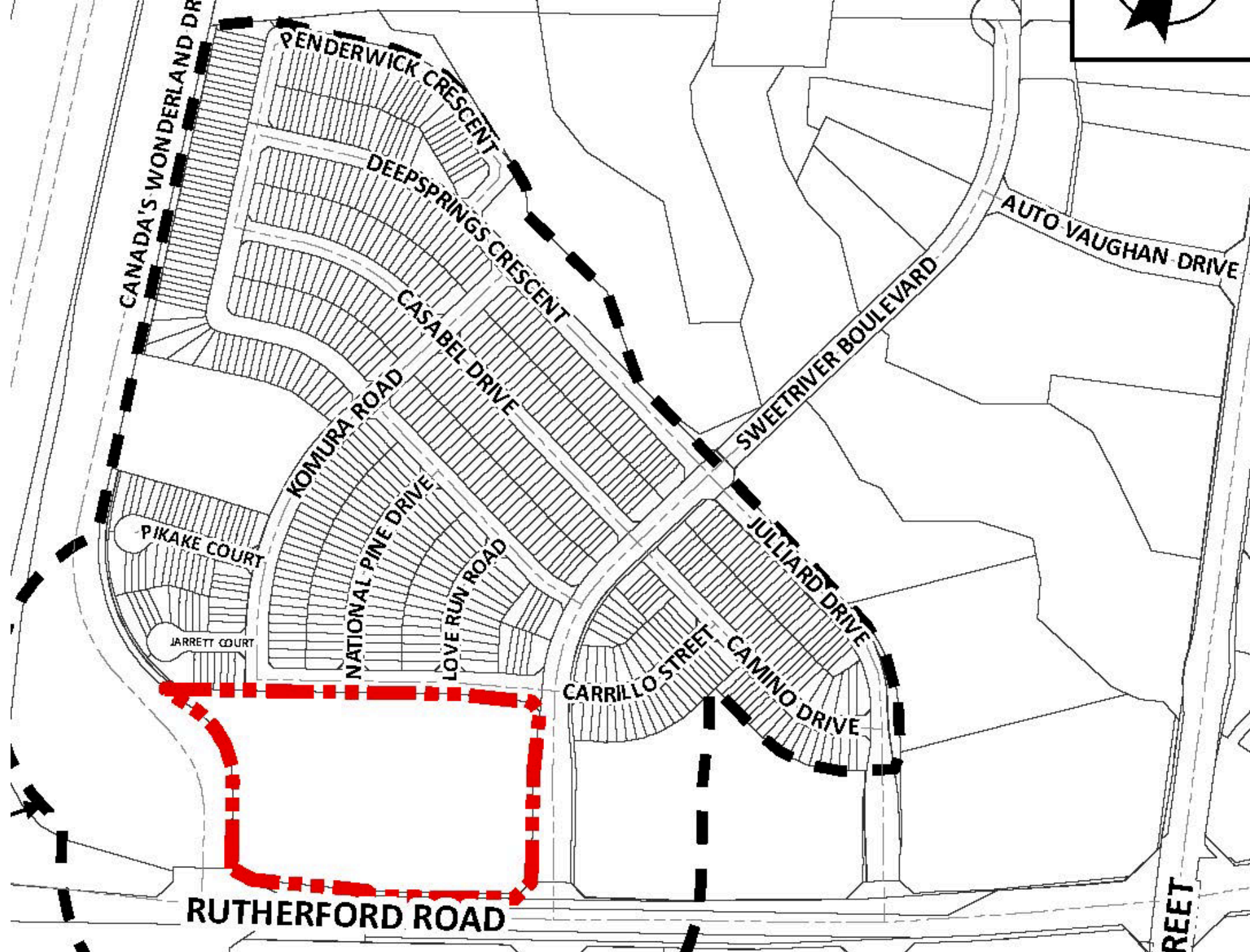
**BUILDING 3A
TOWER A
17-STOREYS**

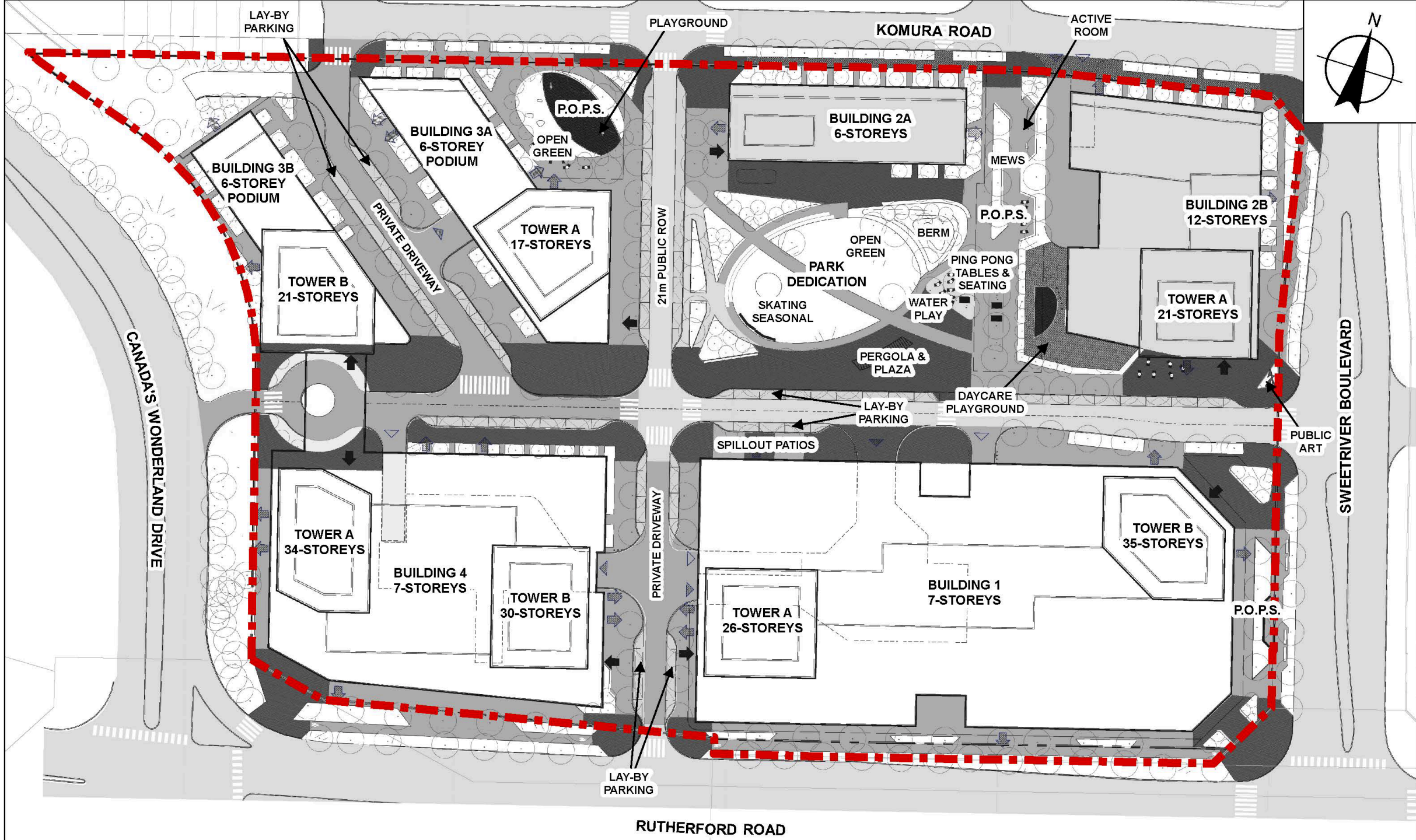
**BUILDING 3B
TOWER B
21-STOREYS**

**Communication: C34
Committee of the Whole (PM)
May 2, 2023
Item #2**

VIEW LOOKING SOUTHEAST







	Yard Setback (Rutherford Road)		4.9 m (Building 2)
d.	Minimum Rear Yard Setback (Komura Road)	7.5 m	4.6 m (Building 2A) 4.2 m (Building 2B) 4.5 m (Building 3A)
e.	Minimum Exterior Yard Setback (Sweetriver Boulevard)	5 m	0 m (sight triangle Building 2B)
f.	Minimum Build-to-Zone	5 - 10 m applied to a minimum of 50% of the street frontage	3.56 m – 10 m (Rutherford Road) 4.23 m – 4.78 m (Komura Road) % not provided
g.	Building Height	Minimum 24 m to a Maximum of 88 m	Building Heights range from minimum 18.9 m (Buildings 2A, 2B, 3A and 3B) to a maximum height of 119.6 m (Building 1)
h.	Minimum Ground Floor Height	4.5 m	3 m

	Zoning By-law 001-2021 Standard	HMU High-Rise Mixed-Use Zone Requirement	Proposed HMU High-Rise Mixed-Use Zone Exceptions
i.	Angular Plane	45-degree angular plane	Not meeting the 45-degree angular plane
j.	Maximum Podium Height	20 m	27.1 m (Building 1) 24.6 m (Building 4)
k.	Minimum Tower Stepback	3 m	0 m
l.	Maximum Tower Floor Plate	850 m ²	870 m ² (Tower B – Building 3B)
m.	Minimum Tower Separation	30 m	28.2 m (Building 1 to 2B)
n.	Minimum Landscape Strip Abutting a Street	5 m	4.2 m (Komura Road) 0 m (Sweetriver Blvd. sight triangle) 4.2 m (Rutherford Road)
o.	Minimum Amenity Areas	5,004 m ² (Building 1) 2,569 m ² (Building 2) 3,179 m ² (Building 3) 4,579 m ² (Building 4)	4,948 m ² (Building 1) 2,481 m ² (Building 2) 3,091 m ² (Building 3) 4,523 m ² (Building 4)
p.	Amenity Area Locations	55 m ² contiguous outdoor area Maximum of 20% of the required outdoor amenity area may be located on a rooftop or terrace	0 m ² 100% rooftop

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)
Subject: FW: Plan to build
Date: Wednesday, May 3, 2023 10:35:17 AM

From: 王春来 <[REDACTED]>

Sent: Sunday, April 30, 2023 7:32 PM

To: Service Vaughan - VOL <Service@vaughan.ca>; Clerks@vaughan.ca; gina.crampa@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>

Subject: [External]

To the City of Vaughan,

Dear Sir/Madam,

It is with indignation that we have learned that there's a proposed plan to build high rises in our area.

Our area is already notorious with heavy traffic, loud noises which affect our safety and health. Adding high rises will make this area over crowded and worsen the situation. For the well-being of the local residents and for the city of Vaughan as a whole, please stop this plan from moving forward.

Thanks and kindest regards,

chunlai wang

[REDACTED] National Pine Dr Vaughan
[REDACTED]

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)
Subject: FW: Plan to build
Date: Wednesday, May 3, 2023 10:35:31 AM

From: ya su <[REDACTED]>

Sent: Sunday, April 30, 2023 6:35 PM

To: Service Vaughan - VOL <Service@vaughan.ca>; Clerks@vaughan.ca; gina.crampa@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>

Subject: [External]

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Thanks and kindest regards,

Melissa

[REDACTED] National Pine Dr Vaughan
[REDACTED]