

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

