

**From:** [Clerks@vaughan.ca](mailto: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

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**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](mailto:margaret.holyday@vaughan.ca)

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



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**From:** kevin dushi <[REDACTED]>  
**Sent:** Thursday, March 23, 2023 2:58 PM  
**To:** Margaret Holyday <[Margaret.Holyday@vaughan.ca](mailto: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