

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.