

**Communication: C13**  
**Committee of the Whole (PM)**  
**May 2, 2023**  
**Item #2**

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

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**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