

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.