

**From:** [Adelina Bellisario](#)  
**To:** [Adelina Bellisario](#)  
**Subject:** FW: [External] Presentation for 3300 Rutherford Road\_Meeting May 7\_2024  
**Date:** May-08-24 2:52:57 PM  
**Attachments:** [PRESENTATION\\_NO TO 3300 RUTHERFORD DEVELOPMENT.pdf](#)  
**Importance:** High

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**From:** Patricia Rojas <[REDACTED]>  
**Sent:** Wednesday, May 8, 2024 11:51 AM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External] Presentation for 3300 Rutherford Road\_Meeting May 7\_2024  
**Importance:** High

**CAUTION!** This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Good morning,

I would like to make sure that my presentation on May 7, 2024, regarding 3300 Rutherford Road is added to the files on record.

Please confirm you have received this message.

Thank you.

**Patricia Rojas**

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An aerial photograph of a city, likely Rutherford, New Jersey, showing a mix of residential and commercial buildings. A large, semi-transparent red circle with a diagonal slash through it is superimposed over the center of the image. Inside the red circle, the text "NO TO 3300 RUTHERFORD DEVELOPMENT" is written in white, bold, sans-serif capital letters. The background shows a dense urban area with various building styles, including some taller structures on the left and more residential-style buildings in the foreground and middle ground. A road with a curve is visible on the right side of the image.

**NO TO  
3300 RUTHERFORD  
DEVELOPMENT**

**MAY 7, 2024**



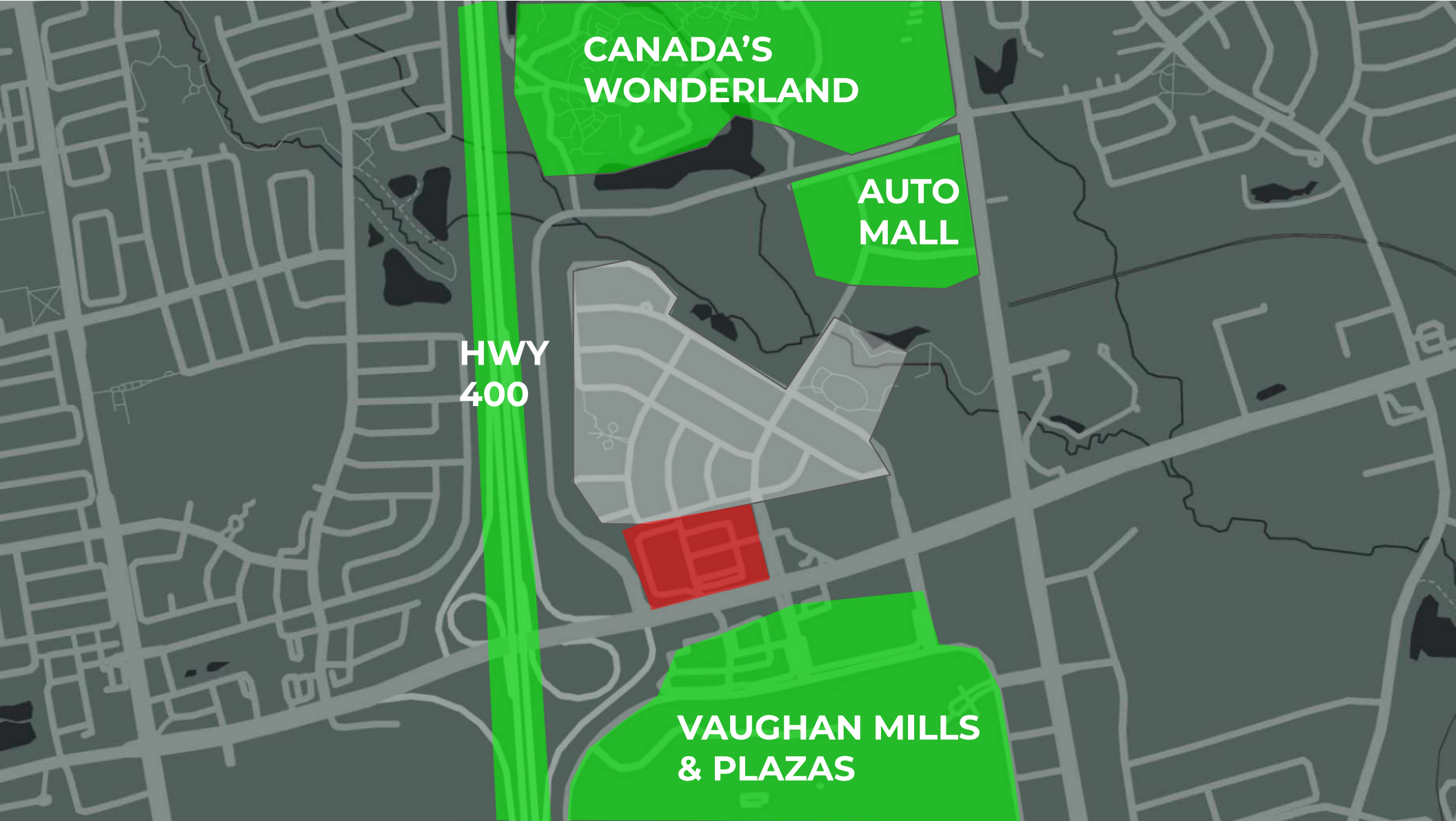
**THIS IS OUR  
COMMUNITY**



**THIS IS THE PROPOSED  
SITE LOCATION**

A dark teal map background with a red rectangular highlight on a specific location. The map shows a grid of streets and some green areas. The text is centered over the map.

**WE ARE SURROUNDED BY HIGH  
VOLUME AREAS THAT ALREADY  
IMPACT TRAFFIC**



**CANADA'S  
WONDERLAND**

**AUTO  
MALL**

**HWY  
400**

**VAUGHAN MILLS  
& PLAZAS**

A map showing a network of roads. Several major roads are highlighted in a thick red color, indicating heavy traffic. A specific building is highlighted in yellow. The background is a dark teal color with a faint grid of roads.

# **ROADS OF TRAFFIC WITH HEAVY CONGESTION**



Highway 400

Sweet River Blvd.

Jane St.

Julliard Dr.

Rutherford Rd.

Fishermans Rd.



SECTION 1

# ByLaws & Policies



# GMU

GENERAL MIXED-USED ZONE

*WHAT WE ARE CURRENTLY UNDER*

- ① ● Mix Commercial
  - Offices
  - Institution Uses
- \* EXISTING COMMERCIAL AREA\*

# HMU

HIGH-RISE MIXED-USED ZONE

*WHAT THEY WANT TO CHANGE TO*

- ① Mixing with Residential
- NOT ALLOWED -**

# GMU

GENERAL MIXED-USED ZONE

- ② Per VOP (Vaughan Official Plan)
  - Mid-rised mixed-use
    - 8 Storeys
  - FSI (Floor Space Index)  
2.5 Times. Also known as  
FAR ( Floor Area)

# HMU

HIGH-RISE MIXED-USED ZONE

- ② 12 Storeys  
**- NOT ALLOWED -**

# GMU

## GENERAL MIXED-USED ZONE

- ③ Per (Vaughan Metropolitan Centre Secondary Plan)
  - Policy 2.2.5 – Intensification Area. Mix centre + corridors
    - Vaughan Metropolitan Center must have tallest buildings and greatest densities in the city @ Subject Lands

### **HOWEVER: Rutherford Road**

- Primary Intensification Corridor
- Is the subject land Boundary
- South of Rutherford – Subject Land
- North of Rutherford
- Community Commercial Mix-Use
- Maximum 6 Storeys high
- FSI 1.5 Times

# HMU

## HIGH-RISE MIXED-USED ZONE

- ③ Developers are at the wrong side of the Subject Land Boundary
    - Lowest Building  
12 Storeys
    - FSI – 4.56 Times
- NOT ALLOWED -**

# GMU

GENERAL MIXED-USED ZONE

- ④ Per VOP 4.2.1.14
  - Due to noise, environmental and truck concerns, areas directly next to Provincial highways should be protected for Non-Residential Purposes

# HMU

HIGH-RISE MIXED-USED ZONE

- ④ Residential: 2,009 Units
  - **NOT ALLOWED** –



SECTION 2

# Health Impacts

# Health Impacts

- As per Tim Jason (PhD in Population Health Specializing in Health Geography)
  - Drastic Life changes can impact one's health
  - Development Massive changes in our neighbourhood will and already is affecting our lives
- Studies show traffic congestion lead to greater emotional health effects:
  - **Stress: 80.4%**
  - **Nervousness: 74.2%**
  - **Aggressiveness: 52.2%**
- Long driving hours – Sitting in traffic for long periods daily will lead to:
  - **Back pain: 66.8%**
  - **Pain in legs: 56.7%**
  - **Headaches: 43.4%**
  - **Dizziness: 28.8%**

## Health Impacts (Continued)

- Mental Health will deteriorate in the neighbourhood
- Population in the neighbourhood has a high concentration of Seniors, Children and Retirees. A population that planned to live in a **QUIET**, **PEACEFUL** and **SAFE** neighbourhood environment
- Increase risk during any future:
  - Contagions
  - Infections
  - Pandemics
- **PRESENTLY:** We are already dealing with **STRESS** and **ANXIETY** in our families due to the Developers plan to make such a **MASSIVE** development in our neighbourhood.





SECTION 3  
**Parking**

# Parking Concerns

- Developers have 2,009 residential Units and Parking Spots. In total 2,506
  - Assuming 1 car per residential unit (**NOT REALISTIC**)
  - 2,506 also includes parking for the commercial units? If so, parking is short counted
- Most of the neighbourhood residents own multiple vehicle, parked in their driveways
- We have a by-law that does not allow us to park on the streets
- Most of the neighbourhood have **NO SIDEWALKS**
- Safety is already an issue, pedestrians have to walk on roads
- Allowing parking on the streets will be **UNSAFE** for Pedestrians
- Due to **HIGH VOLUME** of traffic in the neighbourhood – **PARKING ON THE STREETS** will cause a problem for traffic to flow
- If the By-Laws to park on the street are changed, the neighbourhood will also move into the streets



SECTION 4

# Traffic



# TRAFFIC

Per VOP (Vaughan Official Plan) 4.2.1

- Concentrates on street types
- Streets have specific profiles and characteristics
- Traffic Volume Range
- Right-of-way width
- Capacity for Transit

# TRAFFIC IMPACTS

MAIN STREETS TO MAKE SURE VOP 4.2.1 is followed are:

- ***Komura Rd.***
  - No sidewalks
  - Narrow street
  - Not fit for big volume of traffic
- ***Sweet River Blvd.***
  - Narrow street
  - Presently used as a main road to avoid Jane traffic
  - Traffic is already **VERY CONGESTED**
  - Daily 3PM - 5PM – Traffic is bumper to bumper between the Auto Mall on Sweet River Blvd going towards Rutherford
  - Due to stress drivers become aggressive and don't make full stops at the Stop sign

## TRAFFIC IMPACTS (Continued)

- ***Sweet River Blvd. (Continued)***
  - In a good day it takes 15-20 minutes for traffic to clear per vehicle
  - Pedestrians are always in danger crossing the street to get to their homes
- ***Rutherford Rd.***
  - Very congested
  - Cars are bumper to bumper from 7AM - 9AM and 3PM - 6PM
  - Due to stress, drivers get aggressive and they speed through red lights
  - There has been multiple accidents in the intersection where pedestrian have been hit as well

# PHOTOS

May 3rd,  
2024



# PHOTOS

May 3rd,  
2024





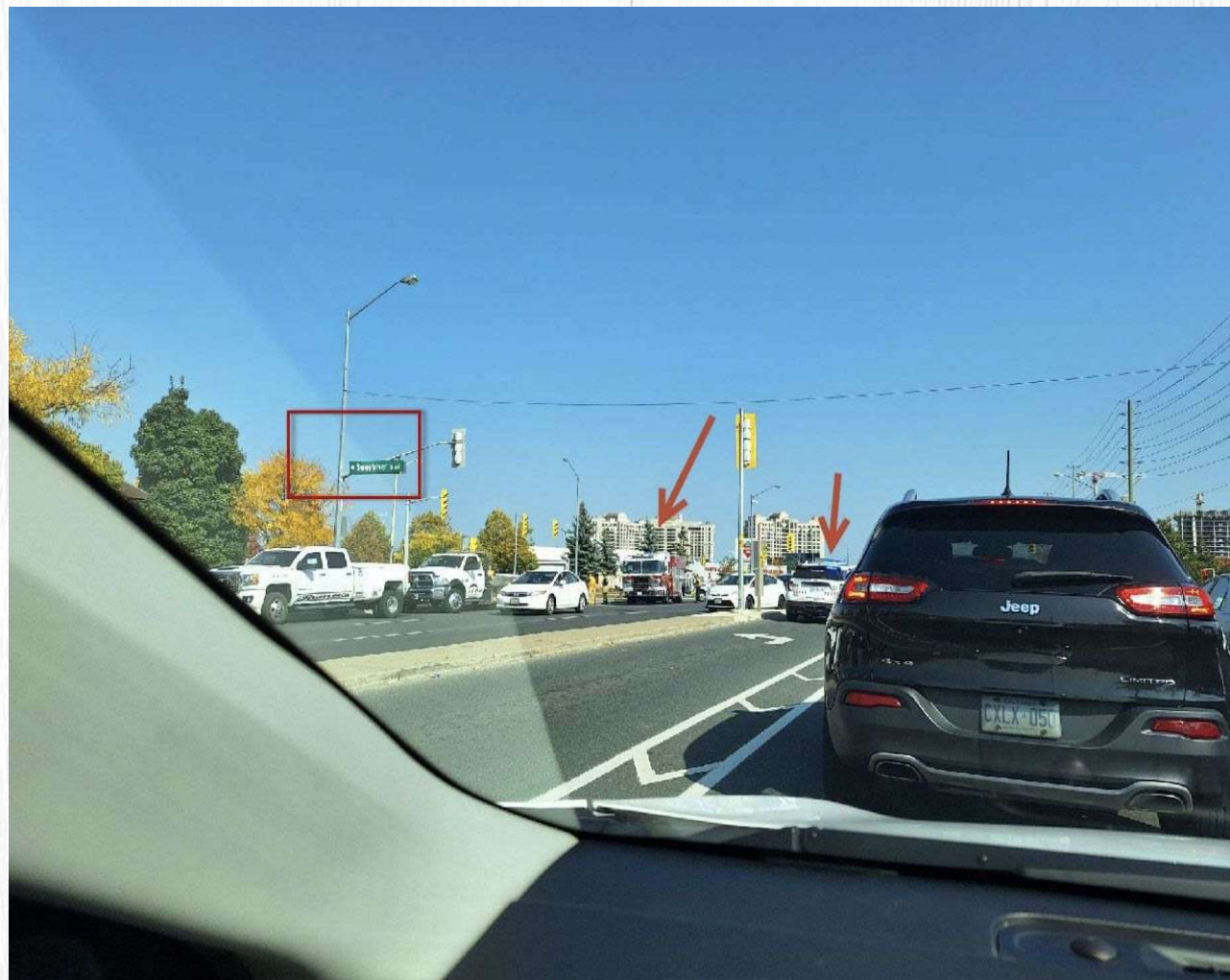
# PHOTOS

May 6th,  
2023



# PHOTOS

Oct 2nd,  
2023





# CLOSING REMARKS

- **NO AMENDMENTS to our existing By-Laws and City plans**
  - **Zoning By-Law 001-2021**
  - **VOP – Vaughan Official Plan**
  - **VMCSP – Vaughan Metropolitan Centre Secondary Plan**
- **LACK OF AMENITIES, the development will put a HUGE strain in:**
  - **Schools**
  - **Roads**
  - **Hospitals**
  - **Environment & Park Lands**
  - **Parking**
  - **Traffic**

- **Crime: Crime will increase – Proof of evidence (Buildings at Hwy 7 & Jane)**

**FINALLY: Developments are supposed to Benefit the neighbourhood/community**

- **We get 0 benefits**
- **100% gain on HEALTH DETERIORATION**
- **100% of MENTAL HEALTH ISSUES**
- **100% STRESS AND ANXIETY**
  
- **Developers/Owners GAIN MILLIONS OF DOLLARS**

An aerial photograph of a city, likely Rutherford, New Jersey, showing various buildings, streets, and green spaces. A large, semi-transparent red prohibition sign (a circle with a diagonal slash) is centered over the image. The word "THANK YOU" is written in large, white, sans-serif capital letters across the center of the red sign.

THANK YOU

OUR COMMUNITY SAYS NO TO  
**3300 RUTHERFORD DEVELOPMENT**