

From: [Assunta Ferrante](#)
To: [Adelina Bellisario](#)
Subject: FW: Concerns About Proposed 3300 Rutherford Residential Development Near Our Community
Date: May-08-24 10:52:08 AM

From: Marisa Provenzano <Marisa.Provenzano@vaughan.ca>
Sent: Tuesday, May 7, 2024 9:54 AM
To: Hasan Ozbay [REDACTED]
Cc: Gina Ciampa <Gina.Ciampa@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Clerks@vaughan.ca
Subject: RE: Concerns About Proposed 3300 Rutherford Residential Development Near Our Community

Good morning,

Our office has forwarded your email to Clerks on your behalf so that your concerns become part of the public record.

Kind regards,

Marisa

Marisa Provenzano
Council Assistant to Councillor Marilyn Iafrate
905-832-2281 ext. 8413 marisa.provenzano@vaughan.ca

City of Vaughan | Office of Councillor, Ward 1- Maple/Kleinburg
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Subscribe to Councillor Iafrate's [eNewsletter](#).



From: Hasan Ozbay [REDACTED]
Sent: Tuesday, May 7, 2024 12:08 AM
To: mayor@vaughan.ca; Linda Jackson <Linda.Jackson@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; adrian.volpentesta@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; Council@vaughan.ca

Subject: [External] Concerns About Proposed 3300 Rutherford Residential Development Near Our Community

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.

To City Council,

As a member of the community being impacted by this urban development I strongly urge that you do not proceed. We have been overlooked as members of a community that will be gravely impacted by the apartments that are set to be built at the 3300 Rutherford commercial land. As if the current traffic weren't enough, now there will be an addition of 2,009 residential units that will worsen traffic.

Moreover, Canada Wonderland is a touristic place and brings many people all over the North America. With congested traffic people will not willing to visit Canada Wonderland and Vaughan Mills Mall.

Another important point is this land zoning is set for commercial buildings not residential and it shouldn't be changed to residential space as our neighborhood home owner when they purchased their homes they purchased based on their existing zoning and views. They wouldn't buy if the proposed high-rise building that block their views.

Plus, the parking space to be provided does not fit the one space per resident standard; and the developers solution to this? For the residents of the building to park on our streets! This development demeans the integrity of our neighborhood as a well accommodated space, and does not take into account the need for more infrastructure. This plot of land and limited road space and other social infrastructure, simply cannot take in the additional residents.

This building will also reduce the value of our homes that we have invested so much of our money and time in.

It is clear that this development is opposed by the vast majority of our community, so I urge you to reconsider the impacts of this development to our neighborhood and the surrounding area.

Moreover, I read the TRANSPORTATION IMPACT STUDY report prepared by LEA Consulting Ltd. is a mostly one sided report and paid by land developer. Their samples does not make sense.

I kindly urge you to reconsider this development and prioritize the needs of existing residents.

Thanks for your attention to this matter.

Best regards,
Hasan Ozbay

■ Deepsprings Crescent,
Maple ON, ■