

From: [Assunta Ferrante](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] 3300 Rutherford Rd Development
Date: May-08-24 10:38:28 AM

From: Nick N <[\[REDACTED\]](#)>
Sent: Tuesday, May 7, 2024 3:20 PM
To: Clerks@vaughan.ca
Subject: [External] 3300 Rutherford Rd Development

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To whom it may concern:

I am one of the residents behind 3300 Rutherford Rd Development where they are looking to build a master community. The project itself doesn't seem like a bad idea - if it was to get built in a different area - not the most congested area of the city. We need some parkland, not 3000 units plus shopping.

I will try to get straight to the point of this email. This proposal is ridiculous! for traffic and safety. The safety issues are this amount of people added to this area will only create more crimes, accidents and god forbid IF ONE OF US REQUIRED A 911 CALL HOW WOULD THE VEHICLES EVEN GET TO US IN TIME??

The traffic that this would create above the gridlock we are all facing in this area - resident or passerby - shouldn't even have to be a discussion anymore.

Right on Vaughan webpage, under the Mayor - it states what his priorities during his term in office are. First one listed is "Reducing gridlock and getting vaughan moving again"

Tell me and all residents concerned....how does this project accomplish this?

Who in their right mind will allow this to go through? To get zoning changed from what it is to destroy this part of the city? At the moment rutherford Rd in this area is a parking lot during rush hour and on weekends and with wonderland opening it just gets worse.

On the south east corner of Rutherford there are 14 towers APPROVED and being built as we speak, around the mall there is 1 tower built and occupied, another to be completed shortly and more approved to be built. If this area cannot sustain the traffic we already have, what is going to happen when all the ALREADY APPROVED towers get occupied? Where do the people go? How do they get around? Even the people who only use this as a means to get to and from HWY 400?

At this moment to get from Vaughan Auto Mall to Rutherford Rd is impossible to do in under 10 minutes with cars lined up behind each other on Sweetriver to Juliard bumper to bumper during busy times.

REMEMBER.. The last city meeting on this our counsel said she would look into this and see if it can

be made "no through traffic between certain times" - there was nothing that came of this in a year's time!

I see studies done regarding this project - how is it that the shade, blocking of sun of these towers reaches the mall on one side but when the sun turns they show the shadows barely reaching Komura St right beside (north) of this project? My Gazebo has more shade than this project! With the traffic studies done...were any of the condominiums already approved in the area taken into effect?? How could they be right? It's totally congested now, plus 3000 units proposed here and 16 more towers of people to come.

There are no proper exits and entryways into this land, they are too close to the onramp of the 400 to exit onto Rutherford, Wonderland has its own private road they cannot access so all access is from Sweetriver and Komua?? Really good plan!

I understand people have purchased this land to invest and make money but they also bought it knowing the zoning and if it doesn't get approved that is the chance they took.

To keep this email somewhat short... I am waiting to see the outcome of your decision, Our Mayor, Our Counsel, the people we voted in to make sure these types of things don't happen.

I am also interested to see if i bring this to other city planners, people in this industry on what their reaction may be.

Waiting for you to make us proud not angry and embarrassed.