

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] 3300 Rutherford Road Condo Development (OP.23.001 Z.23.002)  
**Date:** Monday, May 6, 2024 10:01:22 AM

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**From:** Margie Casallas [REDACTED]  
**Sent:** Monday, May 6, 2024 9:59 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] 3300 Rutherford Road Condo Development (OP.23.001 Z.23.002)

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Dear Sir/Madam,

I want to express my opposition to the mixed-use condo development at 3300 Rutherford Road. I recently moved from Toronto to Vaughan believing that I was making a sound decision only to discover that this small neighborhood is about to be converted into an overcrowded, noise-polluted, and near uninhabitable living space. It is not a secret how difficult it is to save some money for a down payment on a house in the GTA. People make sacrifices to afford steep mortgage payments in the hope that their equity grows. I have serious concerns how this development will jeopardize my investment and that of my neighbours. We already have exposure to noise from Hwy 400 and Rutherford Road. The possibility of even more cars on our narrow streets is unthinkable and stressful. The influx of cars and people from this development will result in daily bottlenecks entering and exiting Rutherford Road from Sweet River Blvd, as well as pedestrian and car accidents. I am greatly concerned (even losing sleep) about how this overcrowded space will affect my and my neighbours' daily commute to and from places of employment. It will be challenging to access basic amenities.

In our small neighborhood, we have two green spaces: Komura Park and Julliard Park. On weekends, both spaces can only support current residents of the neighbourhood. We don't even have proper sidewalks. The plan presented by the developer shows small rooftop and terrace green spaces, as well as inadequate parking spaces. These planned spaces are insufficient for supporting the mass influx of expected residents. Where will these residents park their vehicles? Where will they engage in recreation? Where will their children go to school? The reality is that they will pour into our neighbourhood spaces, which will put a great strain on our limited resources. We will not be able to support both current and future residents.

I chose to live in Vaughan because I felt attracted by a city known as "a great place to live, work and play". This is a city in which "smart ways to grow" is prioritized, and where any change "meets the needs and values of current and future residents..." I ask you this – is the development of approximately 2,009 residential units on land bordering a small neighbourhood with limited resources and already limited access to Rutherford smart? I argue that it is not smart and it certainly does not meet the needs and values of our community. In fact, quite the opposite.

I understand that growth happens and can benefit a community, but the proposed development is unsuitable, and contrary to urban planning ideals such as easing transportation throughout the city, creating more community spaces, and improving citizens' quality of life. Thank you kindly for your attention.

Sincerely,

Margie Casallas Artunduaga  
Deepsprings Crescent  
[REDACTED]