

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] OP.23.001 & Z.23.002 - Resident Feedback
Date: Monday, May 6, 2024 9:18:04 AM

From: Irene Vuong [REDACTED]
Sent: Monday, May 6, 2024 12:43 AM
To: Clerks@vaughan.ca
Cc: Margaret Holyday <Margaret.Holyday@vaughan.ca>
Subject: [External] OP.23.001 & Z.23.002 - Resident Feedback

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Regarding:

- Official Plan Amendment File OP.23.001
- Zoning By-law Amendment File Z.23.002
- Subject: 3300 Rutherford Road

Dear Mr. Mayor and Members of Council,

My name is Irene Vuong, a resident of [REDACTED] Camino Drive in Maple, ON. I am a concerned resident of my small community due to the recent application(s) by 3300 Rutherford Developments Inc. I would like to share my reflection as someone who has lived in the same home with my parents since the day we moved in. This is a long email – I appreciate your patience in reading through.

(Please note I have submitted a request to speak form – it will be a shortened version of this points from this email.)

Some Personal History/Back Story

I am the eldest of 3 children born to my parents. My siblings and I are 1st generation born Canadians. My parents left civil war in their home country of Cambodia in the 80s and have worked in factory jobs doing manual labour for their entire working lives to support the family and give their children the best chance at a good life.

When Maple was being developed in the early 2000's, they looked at different model homes/sales centres with homes for sale as the area was booming with growth. I remember coming to the HR sales centre at Jane and Rutherford when I was a young teenager with my family. I remember I helped ask/translate between my parents and the HR sales associate what else would be developed in the area as it was all new to us (we lived in North York). I remember the Canadian Tire that was already here and the new school that was being proposed and a large mall that would soon be developed. My parents pick a semi based on the model and price; there was a few homes we could pick from and together we pick the home we live in now, [REDACTED] Right" to HR and officially [REDACTED] Camino

Drive” when we moved in. To my parents, this was their dream – to own a home with a bedroom for everyone, a backyard, a driveway, a garage, a place for family gatherings. We have lived here ever since our home was completed in Jan 2004 – 20 years. It’s funny the things we remember when we pause to think about it.

Change/Developments

Over the years, our family and our community has seen a lot of change and growth to this area. We have seen more condos being built in familiar neighbourhoods along Hwy 7 from Jane Street to Weston Road. We have seen condos go up all around Jane and Rutherford and even adjacent to the mall. We saw Maple Auto Mall be built, we saw the relocation of Walmart from Hwy 7 to Applewood Crescent to make room for the extension of the subway into Vaughan. Simply put, we have seen a lot of change and a lot of development in our City in the last 20 years.

Volume of cars increased on the road, more time during peak hours in traffic, more pot holes on the road, more road expansion, more repairs, etc. etc. There was growing pains but seeing the city grow is a great thing – the subway expansion is wonderful, the dedicated lanes for buses on Hwy 7 made sense for the growth and placement of the condos. My sister and brother-in-law decided to buy a home on Jarret Court (within our neighbourhood) because it was close to family, it’s a great community, the subway was near (they commuted downtown daily pre-COVID), and majority of stores/needs were close by.

As I said, there was growing pains for us and for many who lives and or worked where development was occurring but I also see how these changes have benefited us and the growth to our city.

Our Small Neighbourhood

There are many neighbours who are the original owner(s) of their home just like my parents are. Many of us have known each other for 20+ years. When I ask neighbours if they will come speak at the public meeting or send an email, many respond with “What’s the point? They’ll do what they want.”, “We considering moving.” “There’s condos everywhere now; we are wasting our time to fight it.” Honestly, I felt the same way, too. But I saw how hard my parents worked for this home, how we have connected with this community, how we value where we live so that is why I have written this email. It’s for me, it’s for my family, it’s for my neighbours.

Sweetriver Blvd/Julliard Drive

If you look at our neighbourhood on Google maps with the satellite view, you will see we live within a “square”; the lines of the square consist of Canada’s Wonderland Drive, Rutherford Road and Jane Street. Before Maple Auto Mall was built, it was easy and safe to drive in and out of our area. Of course, with growth and a new road that connected to Jane Street, we have seen a lot more traffic over the years as Sweetriver Blvd. became a “short cut” for many during peak travel times as it was an alternative route to get to highway 400 and/or Jane Street (the volume of traffic making a left turn from Rutherford Road onto Sweetriver is significantly busy during peak time).

Sadly, many of these commuters treat Sweetriver as a race track and we have all seen increase of speeding cars trying to make it to the 400 exits or trying to make it to Jane Street. During peak hours, I have seen multiple times the line up of cars that take up the entire length of Sweetriver Blvd

(I have been part of the line many times). The volume of traffic makes it hard for all of us as Sweetriver is the road that majority of us use as it leads us to Jane (via Auto-Vaughan) and to Rutherford towards the highway. Julliard does not have the same volume compared to Sweetriver.

Sweetriver and Julliard are also two roads also connect direct to Vaughan Mills Mall. Sweetriver toward Vaughan Mills is especially busy as the current traffic light gives more time for people leaving Vaughan Mills making a turn towards highway 400 exits. There is only one sidewalk for pedestrians to allow for more time for partons that are mall patrons. As Vaughan Mills is open later on weekends and open during majority of holidays as a “tourist” destination, the residents only “catch a break” with traffic if we travel outside of peak times. It’s become the norm to add 5-10 minutes to the drive during peak time just to *leave* our small area.

3300 Rutherford Road Development

When our family (us on Camino and my sister on Jarret) received in the mail last year the proposed development plans, all we could think was “Really? Condos in *that small* corner?” When we looked at the proposed development, it was truly upsetting to see the number of condos and the height of the condos being proposed.

It was upsetting because as a resident, all the points I mentioned above all of a sudden became a greater worry. All of a sudden, how we were “managing” the volume of commuters on Sweetriver appeared not to make sense. The original proposal in May 2023 was to *added* 7 condos with 3,000+ units to our “square” and up to 35 stories (not including the commercial space). The revised proposal has 2,000+ units with a mix of taller condos and shorter condos (as no one was pleased with the original proposal) – the development company is trying very hard to change the by-laws regarding the high of buildings in our small area. I am equally concerned for the high rises and the revised “low rises” as all the additional units add to the density in our area but no additional roads connecting to Rutherford or Jane are being proposed.

Lost of trust with 3300 Rutherford Developments Inc.

When City Council “strongly suggested” the development company hold a community meeting for input, they did follow through in June 2023. However, it failed miserably. They chose to hold the meeting “Six Park Athletic Centre” – I would assume it’s because it was within the community so points to them there. But it’s an *Athletic* centre – the echoing of the venue made is difficult for us to hear them present and there was other patrons of the venue using the space as we would hear noise (as if someone was playing basketball) nearby. When the two presenters tried to speak, their mic was simply not clear or loud enough (the speaker for the mic was attached to their belt/pants so if you were not right in front of them, you really could not hear). The community was becoming frustrated as it was hard to hear with their choice of mics/speakers and the noise from the venue; there was comments from the crowd that we could not hear. Unfortunately, a gentleman from the development company (on the sidelines) next to me very abruptly got up and loudly yelled at us “Shut the hell up!” (some may recall he swore, but this was my recollection). To say it was “Game Over” is an understatement. I lost trust in them – I lost trust that they wanted to work on their development plan with us as it became clear they wanted as many units as possible while our community was trying to preserve what we had.

Seeing their revised plan for May 2024 with their revisions does not actually address the concerns us or City Council had from our last Town Hall meeting last year. To me, it appears the “massaged” a few things but the concerns are not addressed.

Look at our community – does the development make sense?

We are a small “square” - if you take a bird’s eye view of our neighbourhood you will see this proposal does not make sense for the development at 3300 Rutherford Road.

We are a community of townhomes and semi-detached homes.

We are a community that can see a decision to add high-rises/condos would irrevocably change everything about this neighbourhood.

What the developers have shown in their plan is a “view looking southeast” (attachment 3). It shows an unsuspecting person that these proposed condos ought to “fit” in the plan because you can see all the other condos facing “southeast” around Vaughan Mills. They are showing you density makes sense as it’s all around this plan. **Density in our neighbourhood does not make sense.**

I implore City Council to look at more than just what these Developers *choose* to show you. If I was the developer, I would do what they are doing, too because my goal would be to show you how this can “benefit” you and the community. I would gloss over any *true* concerns as they do not impact me as I do not live there. Ultimately, I would want you to approve changing by-laws so I can make as much in profit as possible with multiple units and move on to my next project. But I am not the developer, I am a resident and I hope City Council can put yourself not only in my shoes but in our community.

What the developers do not show you/do not consider:

- The “short term” impact of construction especially to those right by the site
- The “short term” impact to the property values
 - If the condos get approved many will want to move – the value will drop and/or it will be hard to sell when there is so much construction
- The actual long term impact of adding 2,000+ units
 - The footprint of these condos in this small space
 - The overcast on the streets by Komura Road
 - It’s not a very wise street – this would be considerably too close to existing residential
 - Drive by Vaughan Mills and see how close the new condos are to the mall – it’s too close, it will be a negative impact to our community
- The impact their plans has cause our community for the last year
 - Some sold their homes because they don’t think they will be able to change anything
 - Many like myself have been upset and anxious that our area will loose it’s identity due to greed from developers
 - Many of us do not feel like we’ll be heard because we do not have the purse strings like the developers do
 - It is depressing to feel bullied and defeated already (especially after the outburst from the developer last June)

- The fact that the Vaughan Mills bus hub is at *opposite* end of 3300 Rutherford Road
- It is not a short walk
 - It is not a direct connection to the subway like it is for the condos in “Downtown Vaughan” on Millway/Bent Tree Drive
 - The number of people, families, cars that come with 2,000+ units (if we simply assume 2 people per unit that is adding 4,000 residents)
 - Condos that have been developments in Vaughan have been near major streets or existing commercial
 - Those developments are close to the subway or highway 7 buses
 - Those condos are *not* adjacent to existing homes like ours
 - The impact of maintaining and adding more commercial/mix-used space “short term” and long term
 - The wear and tear to the roads
 - The pollution during construction and after construction with increase traffic
 - Some of the streets in our community that do not have sidewalks; we can walk on the streets now but with increase people it will become very busy
 - The number of units that will be used as rentals/AirBnBs
 - It would be conveniently by Vaughan Mills and Wonderland
 - It could easily become rentals for tourists
 - The existing hotels are south of Vaughan Mills; these condos would be much closer to both attractions (I can see the ad now “walking distance to the mall and Wonderland”)
 - The added volume of traffic to the main exist/entry points of Sweetriver, Julliard, and Auto Vaughan Road
 - The volume will eventually impact smaller streets like Carrillo and Komura
 - If the new development does not have new roads to exit onto Jane or Rutherford or Wonderland the line ups will be longer within the community
 - It will be worse than checking out at Costco in the middle of the afternoon
 - The lack of parking for the units and commercial space
 - There is not sufficient parking for 1 space per unit in their current plans but most households have at least 1 if not 2 cars
 - How many of these condo residents will park on our streets?
 - Will children have to play in between more cars?
 - If condo residents park on our streets, how will this impact the winter with clearing the snow if they park on existing streets?
 - Will they charge visitors of the condo residents visitor parking fees?
 - This occurs at the new condos on Millway Ave/Bent Tree
 - My friend lives there and only the first 15 minutes are free to me
 - If the charge visitors, those visitors will park on streets in the neighborhood to save money

Please visit our community during peak hours, non-peak hours, different days of the week, and on holidays too.

Please consider the influx of people from these condos/units being added to this small area with already congested streets.

Please encourage development that makes sense to our existing community and foot print

(additional townhomes, semis, detached).

Please do not make our “square” feel like we are being boxed in from the top.

As I mentioned I can see how development of our city has benefit us over the last few years; but that development has to make sense. Please do not allow this level of density in this small community. The impacts would be far-reaching and some that we possibly cannot see now but will not be beneficial regardless. If the developers came back with “low-rise” condos only, I still implore City Council to consider the volume of new residents when there are so many units per square feet. Develop the area so it makes sense with our community.

I thank you for your time in reading my email.

Warm regards,

Irene Vuong

■ Camino Drive Resident