

**C27.**

**Communication**

**CW(PM) – May 7, 2024**

**Item No. 6**



**NO TO  
3300 RUTHERFORD  
DEVELOPMENT**

**MAY 7, 2024**

A stylized, monochromatic map of a city grid. The map features a network of streets and roads in light gray against a dark gray background. A specific neighborhood in the center is highlighted with a slightly lighter gray. A thin white line originates from the text below and points to a small white dot within this highlighted area.

**THIS IS OUR  
COMMUNITY**



**THIS IS THE PROPOSED  
SITE LOCATION**

The background is a dark teal map showing a street grid and some green spaces. A red square highlights a specific location in the lower-middle part of the map. The text is centered over the map.

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

**CANADA'S  
WONDERLAND**

A stylized map of the Vaughan area in Ontario, Canada. The map features a grey grid of streets and a prominent vertical green band representing Highway 400. Several areas are highlighted in bright green: 'CANADA'S WONDERLAND' at the top, 'AUTO MALL' to the right, and 'VAUGHAN MILLS & PLAZAS' at the bottom. A red rectangular area is highlighted in the center, situated between Highway 400 and the 'VAUGHAN MILLS & PLAZAS' area. The text labels are in white, bold, uppercase letters.

**AUTO  
MALL**

**HWY  
400**

**VAUGHAN MILLS  
& PLAZAS**

The background is a dark teal map with a light grey street grid. Several thick red lines are overlaid on the map, representing roads with heavy traffic congestion. These lines run vertically and diagonally across the frame. A small, rectangular area in the center of the map is highlighted in a yellowish-gold color. The text is centered over the map.

**ROADS OF TRAFFIC WITH  
HEAVY CONGESTION**



Sweet River Blvd.

Jane St.

Highway 400

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

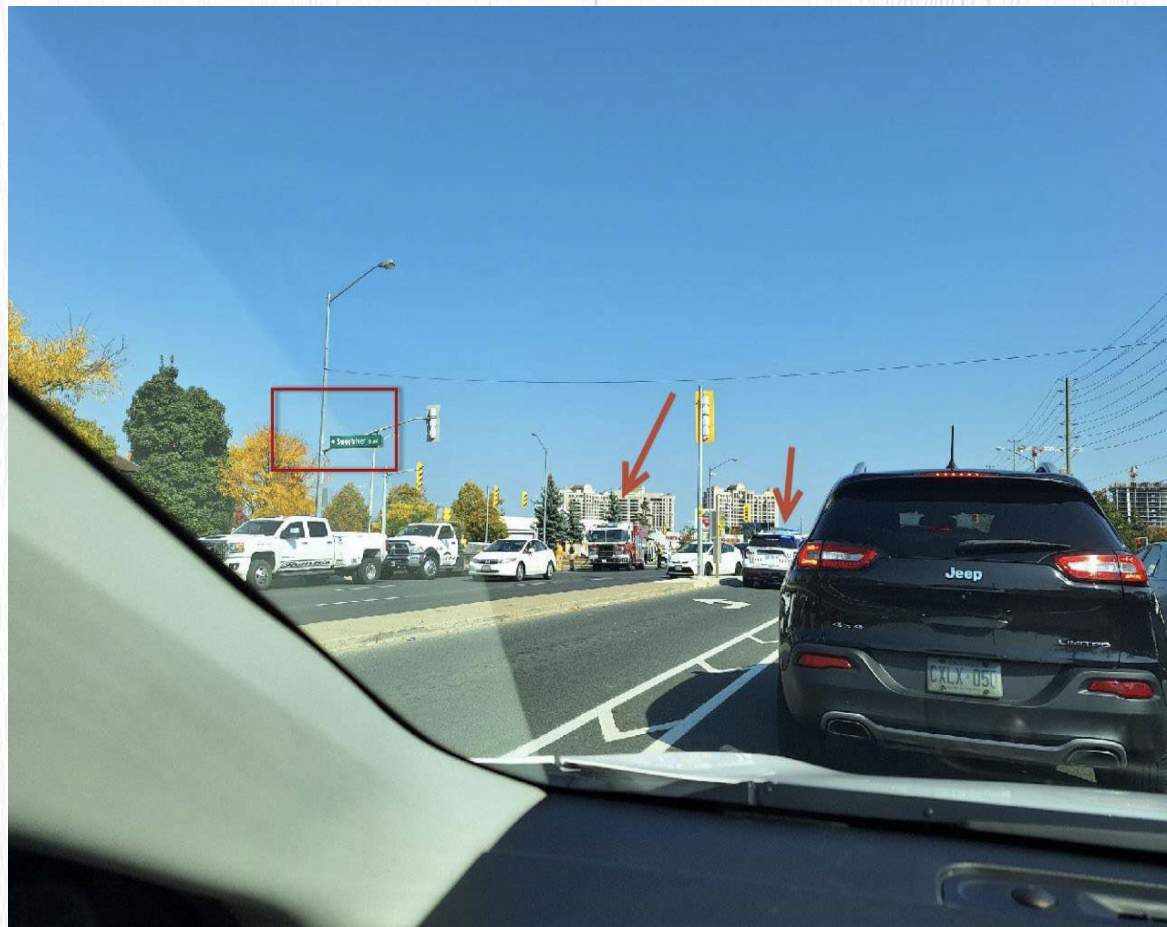
May 6th,  
2023





# 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**