

Dear Vaughan City Council,

I am writing to express my, and my community's, full support for the city staff's recommendation to refuse the application by 3300 Rutherford Development Inc. to amend the Vaughan Official Plan (VOP) and Zoning By-Laws. As detailed in the staff report, this application is inconsistent with the 2024 Provincial Planning Statement (PPS), incompatible with the existing plans for up to 8-storey intensification under the 2010 Vaughan Official Plan, and fails to fully recognize the impacts of already-planned development through the Vaughan Mills Secondary Plan (VMSP).

We are particularly encouraged by the staff's statement that the development is "incompatible with the surrounding land uses, would represent ad hoc intensification, and represents poor planning." We hope that this key observation resonates with you as it highlights the core concerns of our community, which is deeply invested in seeing thoughtful, sustainable growth.

Additionally, we wish to underscore that this development runs counter to the policies outlined in the York Region Official Plan (YROP). Specifically, Policy 2.3.2 emphasizes comprehensive community planning, while Policy 4.4.1 stresses the importance of aligning intensification with the regional hierarchy for sustainable land use. The developer acknowledges the site is designated as a local corridor—the lowest tier for intensification—but is pushing for high-rise development that the region has not planned for. Since July 1, 2024 elements of the YROP relating to Vaughan have now been deemed to constitute an official plan of the City of Vaughan. It is crucial that these considerations be fully incorporated into the decision-making process.

Beyond the technical analysis from city staff, we want to bring to your attention the very real, on-the-ground concerns of our community members:

1. **Traffic and Safety:** Regardless of any Transportation Impact Study provided by the developer, we experience daily traffic congestion that compromises safety and negatively impacts our health and quality of life. There are no concrete transportation plans from Vaughan, York Region, or the Ministry of Transportation to accommodate the demands of this development. Many of you campaigned on reducing traffic, and we trust you will keep that pledge by opposing overdevelopment that only exacerbates the problem.
2. **Lack of Infrastructure and Amenities:** There is an urgent lack of infrastructure to support this level of intensification. There is no grocery store within walking distance, the local school board is concerned about accommodating this unplanned growth in schools, and the required parkland should not be compromised for cash-in-lieu payments, especially when the city guideline is being so egregiously unmet.
3. **Impact of Construction:** The scale of construction required for this development would be disruptive for many years, significantly affecting traffic, air quality, noise levels, and overall quality of life. Moreover, given the current state of the condo market and uncertainty around whether this project addresses housing demand appropriately through a very low persons per unit (which would effect the developer's ability to properly fund and complete this project according to their desired timeline), the prolonged construction period would likely worsen these conditions for local residents.

We implore you to:

- **Listen to our concerns** — We care deeply about the future of this community. We are so committed that we are in the process of organizing a ratepayers association. Please continue to engage with us and hear our feedback.
- **Follow the advice of city staff** — We urge you to refuse to approve this application.
- **Champion on our behalf** — We ask that you fight for our community at the Ontario Land Tribunal (OLT) and at the bargaining table with the developer. We need you.

We are encouraged by the city staff's recommendation, and we remain hopeful that you will take decisive action to ensure that development in our community is responsible, sustainable, and in the best interest of all residents.

Thank you for your attention to this matter. We look forward to your support in safeguarding the future of our community.

Sincerely,

Jason Frittaion

Resident of Pikake Court, Maple