

Subject: Velmar Center Property

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Communication
COUNCIL: Oct 2/19
PH Rpt. No. 26 Item 5

From: Bob Farrugia <[REDACTED]>
Sent: Monday, September 16, 2019 5:41 PM
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Cc: Marrelli, Carmela <Carmela.Marrelli@vaughan.ca>; 'mauro.paverini@vaughan.ca' <mauro.paverini@vaughan.ca>; 'Bob Farrugia' <[REDACTED]>
Subject: Velmar Center Property

Good evening.

Today, I was advised by the staff in the City Clerk's office that I should email you on this matter of a zoning change proposal on the property being developed as the Velmar Center Property (southwest corner of Velmar and Rutherford). This would be item number 5 on the agenda for the public hearing to be held September 17 2019.

As a local resident living very near by, our household is in opposition of the proposed amendment to the current zoning restriction which permits strictly 4 storey low rise construction. I currently reside at [REDACTED] Francesca Court, Vaughan [REDACTED] located just west of the property in question.

My concerns are as follows:

Traffic on Rutherford Road is terrible currently. The congestion causes significant delays on Rutherford Rd eastbound. Traffic backs up literally to Velmar. The project would introduce (roughly) 60 more residents, including vehicles vs the zoning allotment. This would further clutter an extremely busy route. As a resident who has lived in this area since 2000, I must tell you that even now, I do everything I can to avoid Rutherford Rd....the traffic and congestion is beyond acceptable. In addition traffic through the surrounding streets off the main routes (Weston and Rutherford) would encounter further congestion because people would avoid the main roads (Weston, Rutherford, Islington).

Second, having to see and look at the west face of a 7 storey structure from my home is (a) not pleasant and (b) would have an impact on the value of my home should the time come when I want to sell it. This again, is not acceptable. I have a real concern that a prospective buyer for my home would take another property over mine due to the fact they have an unsightly large structure hovering over the neighbourhood. 4 storeys is bad enough but I understood that when I moved into the area. A 7 storey structure is completely unacceptable.

Third...apartment/condo complexes are much more prone to becoming rental properties and that is a real concern for me that we are introducing an element into the immediate area that is not vested in maintaining a standard of care as would a true homeowner. In 2000, I committed an additional level of investment to live heere in Vaughan ("The City Above Toronto") to avoid the mixed residences which I experienced and saw developing in Mississauga at the time. This sudden change in zoning policy goes against what attracted me to the City of Vaughan.

Fourth, I would ask the city to consider the reasons for its very zoning provisions which are in place, and to respect the fact that these very provisions reflect the culture and values of the local residents and to know that changes to these zoning restrictions will ultimately alter the social and environmental "dna" of our great city.

Please consider my concerns as a resident of Vaughan.

Yours truly,

Bob Farrugia

