

**From:** Rajbir Singh [REDACTED]  
**Sent:** Tuesday, October 1, 2019 8:25 AM  
**To:** Clerks@vaughan.ca; Magnifico, Rose; Coles, Alan; Bevilacqua, Maurizio; Ferri, Mario; Jackson, Linda; Kusatz, Gino; Larrate, Marilyn; Carella, Tony; Racco, Sandra; Tamburini, Nancy; Ciafardoni, Joy; Messere, Clement  
**Subject:** Subject: Regarding Proposed Condo at 4101 Rutherford Rd.

c 20 Communication COUNCIL: Oct 2/19 PH Rpt. No. 26 Item 5
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To City of Vaughan Council of the Whole, Vaughan Development Department, and City Clerk.

I am writing to you in regards to the proposed application for the condo at 4101 Rutherford Road. I furthermore request that this letter be entered into council minutes. I appose the approval to the Official Plan and Zoning By-Law for the following reasons:

- The proposed built form of this 7-storey building is not compatible with the built form of the surrounding community of single-family
- This apartment is out of character with the neighborhood. In fact this community was built as a cohesive community with minimum 60 foot lots and unique urban design guidelines. This apartment building will destroy the character of the community that we have loved and lived in for over three decades.
- The density of this proposal is too high. Though the current Official Plan permits a density of no greater than 5 FSI, this applicant is proposing a density of 3.14 FSI.
- This proposal will compound the current traffic issues that the Weston Downs community is experiencing with traffic Many residents who live to the north and west of Weston Downs cut through our residential streets in order to circumvent the gridlock on Weston Road during the morning and evening rush hours.
- Weston Road and Rutherford Road already experience traffic issues. The current residents of Weston Downs have difficulty turning onto Rutherford Road in the morning not to mention adding an additional 200 or more cars to the problem of turning right or left onto Rutherford.
- This tall and large apartment building will overshadow the tennis court and park which abut the proposed apartment building.
- The tall and large apartment building will cast shadows on the houses that are across the street from this development.
- There are only 3 parking spaces at grade with the remaining 257 parking spaces located in the 3 underground parking It is clear from this parking situation that this will no longer serve as a local convenience plaza for our neighbourhood. The residents of Weston Downs do not want to run in and out of our local stores by parking underground. The local plaza stores essentially will be unusable for our Weston Downs Community.
- The access in and out of the apartment building complex will not work properly. It is currently difficult to go in and out of the plaza during the morning and afternoon rush since there is a line of cars along Velmar which infiltrate Weston Downs in order to bypass the gridlock on Weston Road and Rutherford Road. It is currently difficult for our current residents to leave their properties as they try to enter the gridlock on Velmar caused by infiltration during these times. How do you expect an additional 200 cars to do this in the morning and afternoon rush?

- This proposal has directed the commercial space towards the Rutherford Road frontage indicating that they want to encourage a pedestrian friendly environment. This will accomplish the opposite. Without the commercial space on Velmar, our community of approximately 5000 residents will no longer have convenient access to our local plaza establishments.
- It is too soon after the last VOP 2010 review to make such changes to the official plan. The City invested a significant amount of time and money into the VOP review and it is not appropriate for a developer to try to change what has just been approved just to increase their profits

Furthermore I reside directly across from the proposed site. We are unable to enter and exit our driveway the way it currently is during peak rush hour times such as 7-9am and 4-7pm. The entire neighborhood is overwhelmed with traffic which starts on Valeria and Langstaff and makes its way to Velmar and Rutherford. I invite each and everyone of you to visit this area at 5pm any weekday to witness the mayhem. On top of all this the intersection of Rutherford and Velmar is already an intersection where countless accidents occur. The biggest one being the one in February of 2013, where we were evacuated from our house because the car ended up on our fence and ruptured the natural gas line. This intersection is used by countless students daily to catch a school bus or transit bus. I fear for their safety on a daily basis. I can only imagine what another 2-300 cars of daily traffic will cause to this intersection. I can be contacted at anytime via email or my cellular number [REDACTED]

Thank you for taking the time to read this letter and considering my concerns regarding this application.

Kind Regards,

Rajbir Singh

A concerned resident of Vaughan - Weston Downs