
From: Nick Ciappa <[REDACTED]>
Sent: Friday, September 13, 2019 2:35 PM
To: Bevilacqua, Maurizio; DeFrancesca, Rosanna; Ferri, Mario; Clerks@vaughan.ca; Council@vaughan.ca; DevelopmentPlanning@vaughan.ca; stephanie.ferrira@vaughan.ca; Messere, Clement; rsalerno@westondownsra.ca
Subject: Opposed to Rezoning of Weston Downs, 4101 RutherFord Property (southwest corner of Rutherford Rd and Velmar Drive)

Follow Up Flag: Follow up
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To: City of Vaughan Council of the Whole, Vaughan Development Department, and City Clerk

I and my family are strongly opposed to allowing the rezoning of the southwest corner of Rutherford Road and Velmar Drive from a low to high density designation to allow for the construction of a 7 storey building on this property.

This property has been designated as a low density area, for many, many years and likely since day 1. There are really no tangible benefits for the majority of residents in Weston Downs for this zoning designation change but there are many significant disadvantages (see below) to the residents of Weston Downs for having this property rezoned from low density to high density.

As you know people and families make major investments to live in the area and they based their decision to purchase partly on the zoning by-laws. It is totally unfair and to a certain degree, unethical to change the zoning bylaw for a property for the sole benefit of one person or one group, the owners of the land that wish to simply increase the value of their property to allow for a significantly larger structure to be build for increased sales revenues. The owners of this property at 4101 Rutherford Road were well aware of the zoning bylaw when they bought the property and it is unfair to allow this zoning designation change simply for the sole benefit of the owner(s) of the property on the Southwest corner of Rutherford Road and Velmar Drive.

The higher density rezoning of the Rutherford Rd and Velmar Drive to allow a 7 storey residential complex, along with the rezoning of the other 2 local plazas (i.e. southwest corner of Weston Road and Rutherford Road and on Astona Blvd north side) in Weston Downs, will significantly increase traffic infiltration into Weston Downs, which as you know is still a significant issue to all residents of Weston Downs and to which the Vaughan City Council still has not taken any concrete action to reduce or eliminate this traffic infiltration problem. This zoning bylaw change will also cause significant shadow issues to neighboring homes and deeper into the Weston Downs community.

I am respectfully asking you on behalf of myself and my family to vote against this rezoning application to rezone 4101 Rutherford Road and the other 2 plaza locations in Weston downs from a low density to a high density designation.

Sincerely,

Nick Ciappa, P. Eng.
Resident of Weston Downs Community