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Sent: Thursday, May 06, 2021 10:03 AM
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Subject: [External] Condo on Rutherford

Hello,

As a rate payer and resident in the area I am not opposed to more development in this area. However, I would like the development to consider the community first – traffic is a nightmare and getting worse, Major Mac will take some of that away but this condo will add another 100+ vehicles on the road. I received this email from the Rate Payers group and I am in support of their suggestions. Please keep this in mind when you are reviewing the confirmation of construction.

The WDRA and the local councilor have met with the developer and City Planners to voice the communities concerns. We delivered a number of issues that we requested the Developer and the City Planners address before they issued a final report. Our recommendations:

- Ensuring that the appearance and structure of the building respects the character of the community.
- Increase size of units to 3 bedroom to achieve Family-friendly units. Currently 70% of the units are 700sqft 1 bedroom + Den.
- Replace overhanging balconies and replace them with “Juliette” style balconies.
- Reduce the FSI of the building from 2.74 which grossly exceeds the 1.5 FSI in the approved Vaughan Official Plan 2010 (VOP2010).
- Reduce the 6 story height which exceeds approved height in the VOP2010 by 50%.
- Address parking issues. Only 3 of the 231 spots are above ground.
- Address the traffic issues which will compound our current problems with infiltration.
- etc...

Over the past few weeks the local Councilor and city planners met with the developer and had made

great strides to improve the quality and character of the building. We understand that these discussion ended when the Councilor attempted to address the height and FSI of the building. The landowner and his agent abruptly ended the discussion and completely pulled the improved design.

All the best,

Leslie

Leslie Ferrari

Principal

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