

Communication : C 27
Committee of the Whole (2)
May 12, 2021
Agenda Item # 4

From: Chanh Nguyen [REDACTED]
Sent: Sunday, May 09, 2021 5:02 PM
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Cc: Clerks@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>
Subject: [External] Inputs re: Proposed 6-Storey Condominium Zoning Change at Velmar & Rutherford

Dear Honorable The Mayor;

Dear Councillors;

Dear Sirs/ Madams;

We are writing to respectfully express of opinions re: the proposed Zoning Change to allow for a 6-Storey Condominium project at the Corner of Rutherford & Velmar.

For the sake of brevity, we can only cite some of our primary reasons:

1. Construction of a 6-storey Condo is completely out of character with the existing curb appeal of Velmar & Rutherford area. Not only that the proposed 6-storey building is completely incompatible with the existing neighborhood comprising low-rise single homes, the characters (e.g. design structure, harmony) of the Condominium itself look stands out like an eyesore in the midst of a peaceful, tranquil community;
2. Existing heavy traffic on Rutherford. An additional 135 Condo units at this corner of Velmar and Rutherford will only exacerbate, in a significant manner, the traffic in this particular corner. Children and elderly folks using the Velmar Downs Park for recreation will be particularly at risk as they are more prone to accidents, due to increasing traffic;

In our view, under the proposed Application, many, many existing Home Owners will suffer significant, irreparable and irreversible financial harms, through no fault of these Home Owners, for the following 2 major reasons:

- a) Their Home values will be adversely and substantially affected;
- b) Their existing quality of life of the neighborhood will be negatively and irreversibly suffered. Our personal story is an illustrative case in point. Being elderly, one of the main reasons that we moved here last year was to be able to live in a peaceful community, away from the dense population of Etobicoke, and to enjoy walking around the neighborhood to exercise and acquire amenities, without much worrying of the heavy traffic.

Details aside, as a matter of Principles, this Application raised a very serious concern. To us, it simply does not seem fair nor equitable to allow for a Zoning Change to cater to the interests of a few, profit-motivated, risk-taking Investors, **at the expense of hard-working**

Community members:

- a) First, Investors know (or ought to know), through their due diligence or business acumen, what they were getting into when they first purchased the Property. Discovery of Under-utilization afterwards by the Investors (due to "shoddy homework" or incompetence) should never be used as an Excuse for requesting a Zoning Change, let alone causing substantial damages, hardships (financial and otherwise) to existing Community members. "Regular folks" don't have the luxury to look into the rear view mirror, and request the Rules changes - after the facts - especially at the great detriment of others;

Our Common Sense suggests that Home Owners - who saved every single dollars through their hard work to own their homes- should NOT be penalized, nor required to pay (and/ or make-up, absorb, etc.) for the mistakes of the Investors in their risk-taking Business Venture(s).

- b) Second, by claiming that their Property has been under-utilized, these Investors indirectly admitted they made mistakes. There is no assurance that they won't make the same mistakes again (or even worse). This could leave the City, and their Ratepayers holding the bag. The current poor/ unpleasant aesthetic of the Condominium Building itself seems to be a prelude of unpleasant things to come.

In addition, we - the neighbors living around that 6-Storey Condominium area will also have the unpleasant task of watching that "Condominium Eyesore" everyday that we pass by that corner of Velmar & Rutherford.

For the above cited reasons, we strongly object to the proposed Zoning change by the Applicant(s). We respectfully submit that we do not object the Zoning change just for the sake of objecting to it. If Under-utilization of the Land is a primary concern to the City, we could, for example, support a Zoning Change in the PUBLIC INTEREST (e.g. to allow for an opening of a Public Library, as an example).

However, should the City, in its wisdom, decide to allow the proposed Zoning change, we respectfully request that the City DIRECT the Applicant(s) to:

- a) Commit (not "promise") to the City, that the Applicant(s) will NOT, UNDER ANY CIRCUMSTANCES, cause the City (and indirectly the Ratepayers) to bear any adverse financial impacts, as a result of their Application, direct or indirect, now and in the future;
- b) Dutifully and fully address ALL the Financial and Quality of Life impacts on existing

Home Owners, to the latters' full satisfaction, and compensate them appropriately.

Respectfully submitted,

Chanh Bui

For Privacy reason(s), address is temporarily withheld. Will provide to City Officials on a "need to know" basis.