

Communication : C32
Committee of the Whole (2)
May 12, 2021
Agenda Item # 4

From: Alison Fiorini [REDACTED]
Sent: Sunday, May 09, 2021 10:50 AM
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Cc: Clerks@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>
Subject: [External] 4101 Rutherford Road (and Velmar Drive) Planning Application - OPA, Zoning By-Law Amendment, SPA and LPAT submission

Dear Mayor and Members of Regional and City Council:

I am writing today to object to the current planning application(s) for 4101 Rutherford Road, Vaughan, Ontario by the landowners/applicant Velmar Centre Property Limited.

My family and I live at [REDACTED] Flatbush Avenue and have lived there since 2002.

I have been following the various stages of the application for the aforementioned lands, and I am writing in objection to the current proposal.

There are many valid planning and bylaw contraventions to the said proposal, all of which have already been outlined and discussed in great detail-(there are very REAL community and Official Plan issues pertaining to (but not limited to): density, setbacks, traffic, shadowing of parkland.

As a resident and community member, with a degree in Urban Planning from the University of

Waterloo, I really do not write this objection carelessly, it is not from a “NIMBY” position. I know what the OPA will allow and I don’t argue that there will be increased density in this corner as allowed for by the OPA. I am in objection to density above what is allowed and the rather disappointing vision to make this corner in keeping with both the OPA and urban design guidelines. Staff and Council are in a position to keep the highest standards for our City and this current proposal does not reflect these standards in any way.

I understand the need for higher density/mixed use developments - however these applications cannot be built on an ad hoc basis. The City of Vaughan policies are set in place and the Staff and Council members must demand greatness: higher end design-raise the bar on Vaughan urban design.

I am very concerned with the curb appeal of this current proposal, and shadowing on parkland which is a direction contravention to the City’s policies open space areas “the City aims to mitigate the potential negative impact on open space”....

I realize there will be a building here per OPA, the overall DESIGN of Proposal 5 & 6- subject to reduction in height, reduction in overall density/reduction in suite count and appropriate supporting studies is a good place to start. Not this a current proposal.

Thank you for your time. (I apologize if I missed anyone in the email addresses above).

Alison Fiorini



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