

Communication : C 37  
Committee of the Whole (2)  
May 12, 2021  
Agenda Item # 4

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**From:** Steven Marino [REDACTED]  
**Sent:** Saturday, May 08, 2021 10:57 PM  
**To:** Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; rosanna.defrancesca@vaughan.ca  
**Cc:** Clerks@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>  
**Subject:** [External] 4101 Rutherford Road

Good evening,

I am writing you to formally document my opposition to the proposed six storey, 135 unit condominium project in the Weston Downs community. It is void of good planning.

First and foremost, the northern Weston Downs community is used as a thoroughfare for traffic looking to avoid Rutherford during rush hour. The traffic calming measures have not worked over the course of my 14-year residence in the community. The introduction of additional density at Velmar will only heighten what is already an unmanageable and untenable traffic situation. An abdication to further responsibly manage this problem will result in a deterioration of this community.

Secondly, the proposed project does not reflect the character of the surrounding community. The inclusion of 99 1-bedroom units will not complement the character and fabric of the neighbourhood. I appreciate the need to increase density in the community as part of Ontario's broader densification plans. Two and three bedroom units would be a more appropriate fit with the character of the community. As a participant in the development community, I appreciate that the associated economics are not as attractive. The economic benefits that accrue with 1-bedroom units should not be a consideration in defining what is ultimately good planning, in keeping with the character of the community.

As a ratepayer, I fail to understand how the city could support this proposal given these concerns. The primary role of government is to represent and manage the best interests of its residents. The community has loudly voiced its concern on this matter. The proposed project's reduction to a six storey project fails to address these concerns.

On this basis, I would ask you to oppose this development proposal.

Regards,

Steven Marino