

Communication : C 46
Committee of the Whole (2)
May 12, 2021
Agenda Item # 4

From: Joe Andreoli [REDACTED]

Sent: Monday, May 10, 2021 9:29 AM

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Subject: [External] Velmar Road & Rutherford Rd Proposed Condo Application - Objection

Hello, my name is Joe Andreoli and I am a resident of Weston Downs. I live at [REDACTED] Novaview Cres. I am writing to you today because I have issue with the proposed development at 4101 Rutherford Road. I believe this building should not be built and will only support the politicians that reject this ridiculous proposal moving forward. My issues are listed below in no particular order:

Before Covid-19 even started, the entire community of Weston Downs came to a meeting at Vellore Village Community to let the politicians know we did not want any part of this. **The community made it loud and clear that this project was not welcome and did not make sense. Politicians should have been at that meeting and sadly were not there. These people voted you in and need your help. Now they can vote people out when our best interests are not being met.** The community showed overwhelming support against the building with 500+ people showing up at the initial introduction of this proposal to council.

The politicians need to make an attempt to listen to the Community as does the builder.

We have a petition of 1500+ residents who are against the proposed building. You need to listen to common sense.

The Building exceeds the Vaughan Official Plan by 3 stories and requires a large number of changes to setbacks. In fact the proposal currently removed numerous parkland trees and will have patios that go to the fence line as well as balconies that hang over the fence line

The units in the building are small and do not conform to the type of community that I live in. Our community is made up of single family dwelling was required lot size of min 60ft wide lots. The majority of units are one bedroom apartments that does not fit the area at all.

We currently use the plaza as a neighborhood convenience that everyone supports and needs. The proposed commercial units have been reduced and they have been made inaccessible. I can no longer use a "convenience store" because it just isn't convenient. I have to park in a underground parking garage and take an elevator. Ridiculous.

Velmar is too congested now and it will get worse. Adding this number of residents will make Velmar unusable

The amount of shadow cast by the building will reduce sunlight for numerous residents.

The building is an eyesore. Architecturally it does not fit with the community. areas of Vaughan which have the same communities do not have the same type of buildings in their areas. Ie: Major Mackenzie in Maple – 4 stories, Major Makenzie in woodbridge – 4 stories, King street in King City – 4 stories. Why should a building of this size be allowed in a subdivision that only has detached home.

Finally, as a real estate sales representative, I know this type of development will decrease the value of homes in the area. People have worked hard in this community and deserve to have their property values maintained. I specialize in pre construction condo sales and can tell you from experience that 95% of these projects are purchased by investors who rent them out for profit. Some will become Airbnb units, some will become a place where criminals may conduct their business whether it is drug trafficking or prostitution. I am not opposed to development at all. They should be building these units where it makes sense and it does not make sense to drop a building that nobody wants in an area that is 100 single family dwellings. Stop the madness.

Joe Andreoli

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