

From: [REDACTED]
Sent: Monday, May 10, 2021 9:38 AM
To: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DevelopmentPlanning@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External] Plan OP.19.003, Z.19.008 and DA.19.042 - Velmar Centre Property Ltd.

RE: 4101 Rutherford Road, Block 31, Plan 65M-2948

Dear Honourable Mayor, Councillors, Planners and Clerks of the City of Vaughan, I am a concerned resident of the Weston Downs community and have called this area our family's home for the last 10+ years. I have had a number of opportunities to live elsewhere, but have chosen to remain in the City of Vaughan. I had confidence that as elected officials and as caretakers of our community that you would always have the interests of the citizens of Vaughan in mind and that you would advocate and represent the very people who elected you to office. I am discouraged and disappointed by the favouritism being shown by council to the developer/builder, Quadcam Development Group o/b Mr. Phil Campione for the condo building project on the corner of Weston Rd. and Velmar Dr. I understand that council and the city planners have recommended that the condo proposal be accepted, even when so many citizens oppose the project. This council and committee of planners have vehemently opposed hearing any of the concerns raised by me or my neighbors, being the majority of citizens of the Weston Downs community. Our lives and properties are being impacted by this project and it appears that our concerns are being swept aside in favor of the builder.

There are specific guidelines represented by the VOP2010 that this project opposes which we have tried to discuss with council and the developer in order to find a compromise. The developer and his representative/agent abruptly ended their last meeting when councillors attempted to address the height and FSI of this building. This is completely unacceptable when this matter impacts a significant amount of citizens in this community. It's concerning that our Mayor and councillors are completely ignoring our concerns.

At the very least we have asked the Mayor and council to ensure :

- The appearance and structure of the building respects the character of the community.
- That unit size is increased 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 and through traffic

None of the above noted concerns have been addressed. The fact that council will vote on this project on May 12 without having addressed the communities concerns demonstrates how little the mayor and council truly care about the needs of it's citizens. I would ask the mayor and council to post pone the vote and address the issues raised by the Weston Downs community. I may be one citizen writing to you today, but I assure you I represent the voice of many of my friends, family members and neighbors who live in Vaughan.

With kind regards,

Vince Baggetta

