

From: Pat Pelliccione <PPelliccione@jkoverweel.com>

Sent: Monday, May 10, 2021 2:29 PM

To: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; mario.ferii@vaughan.ca; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; sandra.rocco@vaughan.ca; Shefman, Alan <Alan.Shefman@vaughan.ca>; Integrity Commissioner <Integrity.Commissioner@vaughan.ca>

Cc: Clerks@vaughan.ca; Council@vaughan.ca; DevelopmentPlanning@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>; Harnum, Jim <Jim.Harnum@vaughan.ca>

Subject: [External] FW: 4101 Rutherford Redevelopment

Dear Mayor, Members of Council, Members of the Vaughan Planning Department , Members of the City Clerk Department and the Integrity Commissioner:

I hope that all of you are well. By now you have all been inundated with letters regarding the proposed development at 4101 Rutherford Road (within the Weston Downs subdivision). I have been a member of the Vaughan Community since 1978 and I operate a large business that has an office , a production plant and a warehouse in Vaughan. I live in the Weston Downs community. The purpose of this e-mail letter is to advise you that I am no longer proud to be a member of the Vaughan Community. The reason for this is that in most communities the citizens of the community matter and have a voice. This is the basis for a democracy. However with the issues surrounding this particular development at 4101 Rutherford Road all the rights that I have as a Vaughan citizen have been eliminated or ignored. I am trying to figure out if the reason for this is that the Vaughan Planning Department has the freedom to do whatever they want. I have also considered the reason to be that maybe some members within the Vaughan community have a debt to be serviced to the developer of 4101 Rutherford Road. I am making these statements since the metrics surrounding the development department's recommendations for the development at 4101 Rutherford Road make no sense. To elaborate on this statement I have included in the attachment an analysis of the application submission. As a community we are not ignoring development. We are opposing the approval of conditions that have been redefined by the Vaughan Planning Department. I would like to ask all of you to meet with me at the proposed site of this development. If after meeting on the

site and reviewing the proposed development any of you still think that this development should proceed I will not continue with my opposition to the development. For me it does not make a lot of sense that a community going on more than 30 years requires a face lift or redevelopment especially when there are many parcels of land in Vaughan still undeveloped. It also does not make sense that with the type of opposition from the Weston Downs community itself that such a development would even be considered by the Vaughan Planning Department.

In conclusion the Rate Payers Association of Weston Downs has done a lot of work to voice our communities opposition to this development at 4101 Rutherford Road. I would ask the City Council Members who are next in line to vote on the Vaughan Planning Department 's poor recommendation to proceed with this development at 4101 Rutherford Road to reject the Vaughan Planning Departments recommendation. Vaughan's City tag line is " The City Above Toronto". Please let us continue to make this phrase be appropriate for the future. Given what has transpired I hate to say it but I feel the Vaughan City Tag Line is back to " The City Above the Law". This proposed development will give Vaughan a very bad reputation as appeasing land and building developers at the expense of the citizens of the Vaughan community. Please do the right thing and vote this development down. Make Vaughan a democratic place to live and do business. The future repercussions are unthinkable with the approval of such a development. Thank you all for your cooperation and I would appreciate a response by each of you to this e-mail.

Sincerely,

Patrick Pelliccione

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From: [Pat Pelliccione](#)
To: [Pat Pelliccione](#)
Subject: FW: [External] RE: 4101 Rutherford Road Application resubmission
Date: Monday, May 10, 2021 10:45:00 AM

Please note below the analysis of the Application Submission for the 4101 Rutherford Road Project verses the current VOP 2010 Legislation:

VOP 2010 Plan (Binding legislation)		4010 Proposal	Pass	Fail	Comments
Number of Stories	4	6		X	50% over Official plan
FSI	1.5	2.7		X	80% higher density than allowed by Official Plan
Zoning NC				X	In conjunction with number of floors this proposal falls outside of allowed use
Set-back	14 m from Rutherford Road	0		X	
Sewer Loads		Sump pumps needed below parking structure		X	Not sure original sewers were designed to take load from 135 units constrained in this parcel of land
Traffic Increases				X	At an FSI of 2.7 this block will contain about 8% of the residents of the whole of Weston downs
Amenity areas			X		

Patrick Pelliccione

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