

Communication : C11
Committee of the Whole (2)
May 12, 2021
Agenda Item # 4

From: John Parete [REDACTED]
Sent: Wednesday, May 05, 2021 4:12 PM
To: Clerks@vaughan.ca
Cc: Council@vaughan.ca; DevelopmentPlanning@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Integrity Commissioner <Integrity.Commissioner@vaughan.ca>; Harnum, Jim <Jim.Harnum@vaughan.ca>
Subject: [External] Notice: Velmar Centre Property Limited - 4101 Rutherford Road - OP.19.003, Z.19.008, and DA.19.042

Official Plan Amendment File OP.19.003
Zoning By-law Amendment File Z.19.008
Velmar Centre Property Limited Applications
4101Rutherford Road

Dear Mayor and members of Regional and City Council. My name is John Parete and I have lived at [REDACTED] Velmar Drive in the City of Vaughan for over 22 years. I'm writing this email in opposition to the proposed condo development at 4101 Rutherford Road.

As you may note from my address, **I live most directly across the street from this proposal, and will likely be impacted more than any other resident in the area.**

I am opposed to this development for the following reasons:

- a building, and now townhomes, that are completely out of character with the Weston Downs community of single-detached homes on 60ft lots. Residents are strongly encouraged not to have “eyesores” such as commercial vehicles in driveways, outdoor clotheslines and instead to have appropriate landscaping that beautifies the neighbourhood - a building with many balconies will become an eyesore as it is used for storage and other purposes
- a lack of privacy coming from residents on an elevated level “looking down” on our formerly private properties
- a landscape that intrudes onto the street as opposed to the set-backs established in the community, and a creation of excessive shadows on the park behind it in the mornings and the homes in front of it (MY HOME) in the evenings
- a building that is too large for the property, that requires many amendments to encroachments that are legally established
- a density that is way beyond bylaws and serves no practical purpose - there are many high density areas already developed or being developed in Vaughan that are ideally situated to transportation corridors and have many walkable amenities and serve the needs of more affordable and convenient housing - this development would not serve that purpose
- a lack of foresight for future widening of Rutherford Road, meant to ease traffic congestion in the future
- an increase in traffic to an area already burdened with excess traffic infiltration that already cannot be resolved (see various studies made on the area in recent years) - there are many times I simply cannot enter and exit my own driveway under the current situation, despite having a city approved “Do Not Block Driveway” sign posted on the light standard, and this development will absolutely make it worse. Also, the entry/exit of the building will reduce the traffic safety (I have personally been involved in an accident exiting my driveway - so this is a real concern)
- a commercial space with only 3 street level parking spots - this would hinder those businesses and decrease any value for the community to use them by reducing easy access to them - and encourage street parking that would only exasperate the traffic situation
- 139 residences, 200+ parking spots can only serve to detract from the environment with noise, pollution, green house emissions, water usage
- a reduction in property values - I would only hope that my property taxes would be reduced by a commensurate amount that the value of my property would lose

It is clear from the voice of the residents of the area, that the overwhelming majority are opposed to this development as it stands - **none more so than myself, who will be the most adversely affected**. While the property is zoned for a low-level residence, the current proposal requires far too many concessions to the existing by-laws and to the residents to even be considered. And will this set a dangerous precedent to the other properties in the community in a similar circumstance?

I respectfully ask that council turn down this application as submitted due to all the reasons mentioned: compatibility within the neighbourhood, a building that is too high and with too large a footprint for the property and excessive density, traffic and safety issues, environment and value to the community.

As elected and appointed officials, I implore you to serve the needs of the people you have been commissioned to serve. In simple numbers, you have a community of thousands vs a developer, a potential 139 future property owners and a handful of business owners. Benefit vs Opposition. The decision is overwhelmingly one-sided towards the requests of the community. In a situation where the vast majority are opposed, it should not even become a consideration. Please hear the voice of the people and turn down this application and reject this proposal.

Please confirm receipt and/or reply to concerns.

Sincerely,

John Parete

■ Velmar Drive

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