

Communication : C 14
Committee of the Whole (2)
May 12, 2021
Agenda Item # 4

From: Rosa Pignotti [REDACTED]
Sent: Thursday, May 06, 2021 12:25 PM
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Cc: Nadia Magarelli [REDACTED]; Clerks@vaughan.ca; info@westondownsra.ca
Subject: [External] Velmar Ave./Rutherford Rd. - Condominium Development Proposal

Hello,

I am a resident of Weston Downs and am writing to express my deep concerns and frustration with the proposed Condominium project at Rutherford & Weston Road.

I believe I echo the sentiments of my Weston Down neighbours when I point out major issues that would affect our community if this ill-conceived development was approved by City of Vaughan Councillors for the following reasons;

1. A cornerstone of the mutually agreed VOP 2010, Section 9.1.2.2 was that any new development in an existing neighbourhood must be designed to respect and re-enforce the character of the existing community. The proposed development is clearly in contravention to this requirement.
2. The number of stories being proposed for the building greatly exceeds the allowable stipulation in the VOP 2010 of 4 stories. While it is understood that the developer would be within their rights to build up to 4 stories (and this was extensively negotiated in consultations to establish the VOP 2010) provided they were able to meet all other requirements and restrictions, Council should reject any submission to exceed the 4 story requirement as this again is clearly in contravention of VOP 2010. (...and Councillors and the City should stop citing Provincial Guidance as the Housing Minister has clearly indicated that the City has clear jurisdiction.
3. The FSI density being proposed of 2.7 is 80% over that prescribed in the VOP 2010 provisions. This is grossly over anything like the VOP 2010 allowable of 1.5.
4. Traffic – all Weston Downs residents know the terrible traffic problem we have to endure in our community. The lack of proper traffic planning and the eagerness of allowed expansion

without proper road infrastructure has made liveability (and driveability) impossible on our neighbourhood streets at certain times of the day and on weekends. This is getting worst with the current development in our area and will become unbearable should this condominium development be approved. In addition, we believe that the increased traffic is causing and will continue to cause significant danger for children and pedestrians in our community. Our streets have essentially become extensions of Weston Road and Rutherford Road with volumes of car traffic that was never intended for our community.

In addition to the serious concerns mentioned above, there are countless other concerns that have been raised in community meetings and that we all know Councillors are very well acquainted with. The choice you (the Councillors) really have to make is should you consider the serious concerns of the Rate Payers in your community – which are driven by real life issues they are having with the liveability of the area or to move forward a project that was ill-conceived and that will significantly decrease quality of life for the residence and continue to increase frustration and discontent.

I truly hope that you will all vote against this proposal and side with your Rate Payers on this very important matter.

Thanks,

Rosa Pignotti | Business Manager



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