

From: Maria Guadagnolo [REDACTED]

Sent: Monday, May 10, 2021 10:20 AM

To: Clerks@vaughan.ca; 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>; lafrate, Marilyn <Marilyn.lafrate@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] Condo Proposal - 4101 Rutherford Road.

Dear Mayor Bevilacqua and members of Regional and City Council,

my name is Maria Guadagnolo and I live at [REDACTED] Siderno Cres in the City of Vaughan.

I'm writing this email as a result of all the feedback I received from dozens and dozens of home owners in the Weston Downs regarding the proposed condo development at 4101 Rutherford Road. Two days ago, Saturday May 8th, I spent most of the day going door to door, notifying residents of the upcoming City of Vaughan Committee of the Whole meeting this Wednesday, May 12th, that will decide whether to accept or reject the proposed 6-storey condominium building with 135 units at Velmar and Rutherford, 4101 Rutherford Road.

I feel compelled to express the opinion of the many, most of which are elderly folks that do not know how to use the internet, speak very little English, and feel that their best interest is not being represented by the City of Vaughan officials that they elected.

I patiently heard their concerns and explained that we cannot stop progress, but if we voice our opinion, we can impact what is being approved or rejected.

Almost all of the residents I had the pleasure to meet, expressed concerns regarding the height and density of the building. The proposed density is far too high. The current official plan permits densities of no greater than 1.5 FSI, and this applicant is proposing a density of double that. The height is 50% more than what has been approved in the 2010 VOP. This site has been designated as a low-rise mixed-use property, not a medium-density or medium high-rise density site.

They are also concerned about the additional traffic it will generate. The proposal will compound the traffic issue that Weston Downs residents have been experiencing with traffic infiltration.

Another very important concern is that the proposed building has 99 1-Br units and 31 2-Br Units and 5 3-Br Units. The residents feel that the 2-Br units should be double the 1-Br units to accommodate the many Weston Downs' empty nesters that want to downsize but still live in the community.

Lastly, the exterior design and Facade of the building should compliment our upscale community of Weston Downs. The Site should not encroach onto Velmar Downs Park and the planning design should include beautification and improvements to the adjacent park by the Developer.

Please confirm receipt and/or reply to concerns.

**Maria Guadagnolo,
Broker, SRS, CLHMS**

Direct:

██████████

Office: 416-987-8000

Website:

www.MariaG.ca

Website: www.Forsaleinvaughan.com

Website: www.Forsaleinking.com

Email: mylistingsell@gmail.com

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