

**From:** ANGELO DAMIANO [REDACTED]  
**Sent:** Monday, May 10, 2021 10:54 AM  
**To:** Clerks@vaughan.ca  
**Cc:** Council@vaughan.ca  
**Subject:** [External] RE: Velmar Centre Property Limited / Files: OP.19.003, Z.19.008, and DA.19.042

### **Att. Planning Committee**

I Angelo Damiano, resident of the Weston Downs I believe that the proposed building construction at Velmar Rd. and Rutherford Rd: is not the appropriate location, for a building of the proposed size, because this area is residential with single family homes, a condo would impact the daily life of all the residents (especially those close to the proposed building site) and destroy the beauty of our prestigious community. This will increase the density of population in a very small area that will impact the day to day life and serenity of all the residents of Weston Downs and create a serious increase in danger due to an unacceptable flow(clog) of traffic throughout the entire subdivision and will increase congestion on already very busy area which at present residents have a major issues with local traffic.

Other issues with this 6 store Mixed-Use Building proposal:

1. it will be an Eyesore as the current condo architecture style does not match the upscale architecture of the community
2. will have a big impact to the public park and playground where so many residents spend time with family to engage in recreational activities
3. it is too close to the adjacent roads causing traffic concerns for getting in and out of the property
4. there is not enough outside visitor parking to accommodate the visitors of the building and the commercial business customers, which will force people to park on the road causing more traffic congestion and increase vehicles accidents which is a serious concern for the residents Weston Downs not to mention that it will be next to impossible for residents on the opposite side of the street to get in or out of their driveways.

The present commercial building was approved and built for the convenience of the residents which has and is serving the community well, why not leave the building to

operate the way it is now?

If there is a need to build a new building!! It should be designed to a limit of 3 stories high, re-design the footprint and landscape design, increase allocation of visitors parking spaces needed in the underground,

Plus allocate the appropriate outside number of commercial parking according to the bylaws, calculated according to the square footage of the commercial spaces and ensure appropriate space to have commercial vehicles that need to service the building be able to do so on the property of the condo so they are not forced to park on Velmar thus making it more appealing to the neighborhood and convenient for residents and business to operate in a harmonious relationship.

I hope that my elected officials turn down the application to build a condo on the corner of Rutherford Road and Velmar Road based on the **residents of Weston Downs who have overwhelmingly voted and thus stating a condo in Weston Downs is not appropriate for the Neighbourhood.**

Regards

**Angelo Damiano**

**Pinemeadow Dr.**  
**Woodbridge ON** [REDACTED]

[REDACTED]