

Communication : C 90
Committee of the Whole (2)
May 12, 2021
Agenda Item # 4

From: G Badwal [REDACTED] >

Sent: Monday, May 10, 2021 8:40 PM

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Subject: [External] Re: Regarding Proposed Condo at 4101 Rutherford Rd.

May 10th, 2021

Re: Applications OP.19.003 and Z.19.008

To City of Vaughan Council of the Whole, Vaughan Development Department, and City Clerk.

I am writing to you in regards to the proposed application for the condo at 4101 Rutherford Road. I furthermore request that this letter be entered into council minutes. I currently reside alongside my husband, two children, and in-laws at [REDACTED] Velmar Dr. which is directly across the proposed site. In my opinion, the first few homes across the address have the greatest number of justifiable concerns. We have been residents and taxpayers of Vaughan for 18 years and specifically moved from Brampton to enjoy this city. I hope that our concerns be noted and taken seriously as

this affects us the most.

In my first email to the council which I wrote over a year ago, I stated all the impacts that the initial application presented. The application has now been revised for a 6-storey development; however, my initial concerns still apply to this new submission. Anything above what is already there (the one storey plaza) will cause an invasion of privacy. Our home specifically is a two-storey home, with bedroom windows facing Velmar, understand that any building directly across with multiple occupants would be able to peer into our windows. We will no longer be able to pull up our blinds, hence getting no natural light, this is detrimental to one's mental and physical well-being. I for one start my day each and every morning by pulling up my blinds which allows for natural light to come in, I will need to rethink doing this knowing that there could be potentially multiple occupants in a building being able to see into my room. Our view of the sunset will also be blocked, again something my family enjoys looking at. (Image attached)

Another issue with a multiple storey building would be blockage of natural sunlight during certain parts of the day. My in-laws work hard and enjoy their garden during the summer months. They have a "special spot" in the backyard in which they sit down in the evenings just to enjoy the beautiful sun for the few months out of the year that they actually can. After reviewing both shadow studies conducted by the developer is clearly demonstrates that we lose a substantial amount of natural sunlight in our background. (Images attached). I would also like to point out that I have 2 children that enjoy playing outside in the backyard when the sun is out and shining....not in shadow. I believe this is our fundamental human right to have a Right to Light. With the building being built not only will my in-laws not be able to enjoy the sun in the backyard but all of our neighbors beside and behind us as well. This to mean is huge infringement on not only my family but to surrounding homes.

Another major concern has to do with traffic as you have probably heard about from numerous other residences in the Weston Downs area. Since our home is the corner lot and very first home on Velmar there are 3 major issues already we are dealing with when it comes to the traffic. First, when trying to exit our driveway in the morning between the hours of 7:30 am-9:00 am it is very difficult to back out and get into any of the lanes to get out onto Rutherford. Once we do finally get out we get caught with a red light, hence taking approximately 5 or more minutes just to get out of our driveway. Even during the stay-at-home order there is traffic that is blocking our driveway entrances. The proposed condominium states there will be well over 250 parking spots, that is at least at minimum 200 cars added to that already tight corner. Second, between the hours of 4:00 pm-7:00 pm is a complete disaster. It is so incredibly hard to turn into any of the homes on Velmar, our home being the worse as it is the first home off of Rutherford. There is not a day I do not come home after work and not get honked at or told off just for turning into my home. Furthermore, it is very and I mean very rare that anyone leaves the front of our driveway clear. I get extreme anxiety turning in either direction as I worry about getting hit from the back or side. Once again, I point out that the proposed building would add at least another 200 if not more vehicles adding to the already chaos of traffic. This is a complete nightmare of an idea for all Weston Downs Residences.

I would also like to point out that if visitors to the building are parking on Velmar, this will become a huge safety concern to young children trying to get to the park. We have many families that visit the park to not only use the playground, basketball nets but also the tennis courts that travel by car. They usually park in front of the entrance, however if there is no place for them to park, they will need to park on the other side of the street. Children act on impulse especially when they are excited, the likelihood of a child being hit by a car while trying to enter or exit the park entrance will greatly increase due higher amount of traffic from the proposed development. Everyone's worse nightmare.

Since living at our current home for 18 years, the property owner has not done an adequate job of upkeeping his property. The parking lot is a disaster, in need of much repairs. The tall business sign has become extremely rusty, faded and in also need of other repairs. The roof has also damage in which repairs need to be made. These repairs have been outstanding for many years and in fact some of the business owners have complained that repairs are needed but the owner is not stepping up. If this is how he take care of a single-story plaza, how will he take care of a 6 storey 135-unit building. Since repairs are not being done to the property, it really diminishes the character of the rest of the community. (Images attached)

I would like to also convey my concerns about what will happen if this proposal gets passed and construction begins. This project would take over a year if not more to complete. During this time heavy equipment, noise, dust, dirt and overall safety concerns will affect all areas surrounding the site. We are also concerned about how any digging for underground parking, pipes, water, and sewage will affect our homes and their stability.

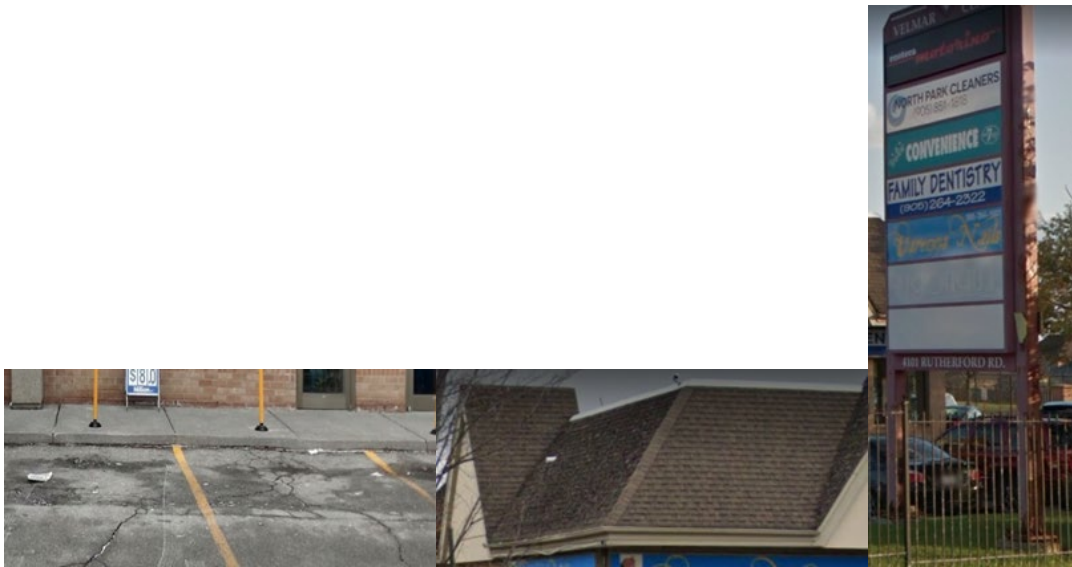
I would like to make it clear that even accepting a proposal like this for our community is detrimental not only for the major concerns stated above but for many other reasons as well. The applicant is also requesting a zoning change, which in turn would set a precedent if accepted because this would give the message to other possible builders that they can just build these types of buildings anywhere. I would like you to please take these concerns as well as other residents' concerns seriously and do the right thing and reject this application. I completely understand The City of Vaughan vision for planning; however, the city has gone above and beyond meeting development goals along Hwy 7, and other locations where residences are not affected substantially. I am also open to having a verbal conversation regarding our concerns, I can be reached at [REDACTED].

Thank you for taking the time to read this letter and considering my family concerns regarding this application.

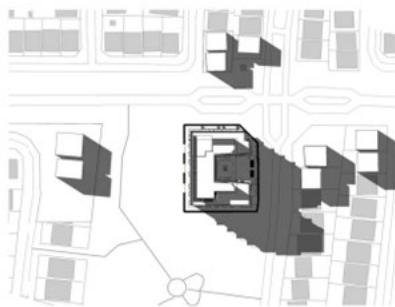
Sincerely,

Gurdeep Badwal

Sunset view from bedroom



Property not well maintained.



10 June 21 - 6.18pm
1 : 2000



9 March 21st 05.18 PM
1 : 2000

Sun Blockage

