

Communication : C 47
Committee of the Whole (2)
May 12, 2021
Agenda Item # 4

From: Sam Ricci [REDACTED]
Sent: Monday, May 10, 2021 10:47 PM
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Cc: Rob Salerno [REDACTED]; Rose Savage [REDACTED] > [REDACTED]; Al Grossi [REDACTED] Nadia Magarelli [REDACTED]; Victor Lacaria [REDACTED] info@westondownsra.ca; [REDACTED] jgrimaldi@yrmg.com
Subject: [External] REJECTION of the 4101 Rutherford Road Rezoning Application

To: Honourable Mayor Maurizio Bevilacqua, Council Members & Regional Council Members:

We have been residents of Weston Downs for 30 years and during that time we have never been involved in any rezoning issues. However, today that has changed and we **beseech you and your Council to align with your constituents and REJECT the application of one avaricious developer regarding the 4101 Rutherford Road Rezoning.**

The residents of Weston Downs have opposed and have vehemently voiced their opposition and concerns in letters and deputations to Vaughan City Council and to Vaughan City Planners over a major change to existing zoning bylaw at 4101 Rutherford Raod.

The change to the existing zoning bylaw for **4101 Rutherford Road Plaza** from a C3 or NC neighborhood commercial (only 3 floors high with max hieght of 11 m) zoning bylaw to a Mixed Use bylaw to allow for a 7+ floor building with also a 2 floor high mechanical rectangular structure on the roof (in reality 9+ floors).

There must be a very high standard to change a zoning bylaw this drastically. The existing C3 zoning bylaw for this property has been in place since day 1, over 25 years ago and has served the community very well.

The only person benefiting from this major change is the developer. There are absolutely NO benefits for residents from this change but there will be numerous major negative impacts on the residents of Weston Downs as already documented to you by residents and summarized on the Weston Downs Ratepayers Association Website.

Families have made major investments to live in the area and they based their decision to purchase in Vaughan partly on the zoning by-laws. It is totally unfair and unethical to change the zoning bylaw for the benefit of one person or one group, the owners of the land that wish to simply increase the return on their investment by allowing a significantly larger structure to be built for major developer profit uplift but at the expense of the community. The owners of this property at 4101 Rutherford Road were well aware of the zoning bylaw when they purchased the property and it is unreasonable to allow this zoning designation change simply for the benefit of the owner(s) of the property on the Southwest corner of Rutherford Road and Velmar Drive.

Also this application for rezoning does not meet the policies and intent of Ontario, York Region and VOP-2010 planning documents and should therefore be rejected.

Again the developer is not just seeking minor variances, he is significantly exceeding every boundary set in the bylaw and wants Vaughan City Council to approve it. The Vaughan City planners and council are not trying to even accomodate the residents. Instead they are accomodating this developer for his every requested change. This makes no sense at all.

The Vaughan official plan VOP-2010 states this area is NOT a designated intensification zone, so it should NOT be allowed to change, plain and simple. This area does not need a condo with 135 units, the majority as small as 500 - 700 sq ft. This will likely cater to Airbnb rentals and vast profits to the developer and his posse.

The Vaughan City planners have not attempted to resolve any of the residents' numerous documented concerns and they have been in fact, very dismissal of the residents at meetings etc. They have, instead, been extremely biased in favor of this developer. Why? Why have we not seen the criteria used to make this assessment? **Please clarify Honourable Mayor Bevilacqua.**

This developer, Phil Campioni, is the same person who was caught up in the Linda Jackson campaign scandal involving illegal funding donations and catering cost scandal when she was Mayor.

Given the above, why has she not recused herself from this issue????? In fact, during one of the meetings, I attended she was totally disinterested in the views of her voters and played on her phone until someone asked her to stop. Your voters pay attention to the actions of the council.

Under the circumstances, the public's perception of council and the council's reputation will be forever tarnished if the developer's application is approved.

The developer has resubmitted his application with virtually no changes and the residents are still strongly opposed with all the same articulated concerns. But the Vaughan City Planners and it appears that the Vaughan City Council continue to plow ahead appearing to support the developer who is positioned to make a fortune on this development. We have yet to understand the criteria used to assess this proposal. Please provide this criteria which we are assuming is fact based and not biased towards this applicant or other applicants.

In fact, council and the city planners have been quite guarded in explaining their position and in particular their criteria in assessing the case. Now we find out it will most likely go ahead per the email below.

This entire issue appears to have been handled in closed door manner. It remains very strange for

elected officials to not advocate for their constituents but rather defend the developer and make excuses about that Ontario govt might step in.

Why Honourable Mayor Bevilacqua – does the Vaughan City Council not care about its constituents / voters?

Please refer to the two articles below:

1. By Phinjo Gombuurban affairs reporter Fri., May 1, 2009 [Catering costs key in Jackson charges | The Star](#)
2. [https://www.yorkregion.com/news-story/9498523-vaughan-resident-rejects-7-storey-condo-proposal-at-dedicated-low-density-area-/](https://www.yorkregion.com/news-story/9498523-vaughan-resident-rejects-7-storey-condo-proposal-at-dedicated-low-density-area/)

Regards and Stay Safe,

Grace and Sam Ricci

Sent from [REDACTED] for Windows 10