

**COMMUNICATION – C22
COUNCIL – MAY 18, 2021
Committee of the Whole
Report No. 26, Item 4**

From: [Britto, John](#)
To: [REDACTED]
Cc: [Antoine, Mark](#)
Subject: RE: 4101 Rutherford Rd
Date: Wednesday, May 12, 2021 11:12:27 AM
Attachments: [image001.png](#)

Section 2.1(9)d of the Procedure By-law states: Communications received for a Standing Committee after noon on the last business day prior to the commencement of the meeting may be referred directly to Council.

In view of the above, your email communication, which was received past the noon deadline, will be forwarded to appropriate staff to be processed for receiving at the May 18, 2021 Council meeting.

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From: Ramona V. <[REDACTED]>
Sent: Wednesday, May 12, 2021 9:45 AM
To: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DevelopmentPlanning@vaughan.ca
Subject: [External] 4101 Rutherford Rd

Dear Mayor, Regional and Local Members of Council:

My name is Ramona Vella, and I have been a resident of the Weston Downs community for nearly six years along with my husband and three children. We have always loved the area, and after several years of looking, when we finally found our home here, we couldn't be more excited. Since our move, we have constantly been improving our house, inside and out, to realize the potential it had to become our dream home. Like so many others in the neighbourhood, we have worked hard, and invested considerable money, to beautify our home and bring it to the standards seen throughout Weston Downs. Anytime I take a walk around, I see numerous projects going on, and it is very obvious that the people here take a lot of pride in their homes and properties.

It is not only through observation that makes it obvious though. I have had many opportunities to speak with neighbours and fellow community members who confirm it. It is from these conversations that I am compelled to write about the serious concerns we have regarding what will happen to our neighbourhood if the proposed development is allowed to be constructed. I have yet to come across a single person who is in favour of having our beloved plaza at the corner of Rutherford and Velmar torn down to have it replaced by an awful apartment building that is completely inappropriate for the space. We are all at a loss as to how something with so many significant, non-conforming issues could even be considered, let alone *approved* by City Planners!

We are left with so many questions in this regard: What is the purpose of the the Vaughan Official Plan and City Bylaws if they are going to be outright defied? How could a 6-storey building (with the height of an 8-storey one) that encroaches on our park, tennis courts and sidewalks, steals our sun and threatens our sense of security, and is otherwise so horribly contrary to what is allowed for this location be given a green light? What justifications are there to make the many minimum/maximum requirements that have not been adhered to acceptable? Why can this developer make up his own rules? Why can he unilaterally decide on the design and density of the building by not taking into account the comments and concerns brought forward to him by the community, including the lack of parking, increased traffic at an already very busy intersection, and other safety issues for both drivers and pedestrians that are guaranteed to arise? Why do the vast majority of the units (99 of 135, or 75%) have only one bedroom barely big enough to change your mind? What will become of the businesses we utilize such as the convenience store, dry cleaners, nail salon and restaurant? Why does a petition against this building bearing nearly 2,000 names and signatures seem not to mean anything to the developer or City Planners? Why are the voices of so many tax-paying citizens being ignored, while that of this self-interested developer is being entertained?

Outside of the issues that affect the community as a whole, my family and I find ourselves in a more vulnerable position than many others. We would be much more personally affected due to our location at the northwestern-most corner of Polo Crescent. Our current view would be completely obliterated by a building of this size. We would be robbed of the sunlight and privacy that drew us to our home in the first place. We would now be in the shade for a substantial portion of the day and lose the sunshine we count on to help keep our pool warm in our efforts to be more environmentally responsible. We would lose the pleasure of watching the beautiful sunsets we have enjoyed over the years, and be forced to look at a monstrosity in its place. This is absolutely not an adequate substitute! Furthermore, we are especially anxious about having so many strangers being able to look directly into our backyard, particularly if this ends up being a building that caters to short-term renters, which would most likely be the case due to a composition weighted so heavily with one-bedroom units. We are distressed by the thought that our own property could not be considered as a safe place for our family, especially our children and their friends, to gather comfortably. We are further apprehensive about the additional noise that would be generated with so many more people and cars confined to an already often-congested intersection.

I am urging each and every one of you to reject the application to develop 4101 Rutherford Rd in its current form. The corner of Velmar and Rutherford simply is not suitable for this type of structure, and the members of our community do not want it. With it being so grossly contrary to what is

acceptable for this space, this proposal is not one that even works on paper. How then, could anyone be expected to believe it would work in reality? The artistic renderings of the building do not paint anywhere near an accurate picture of the disaster that would ensue if it was actually built. The developer and City Planners are trying to force a square peg into a round hole, and the consequences of doing so would be to the severe detriment of our neighbourhood. Today, please vote NO!

Thank you,
Ramona Vella